McGoff Group Projects Ltd

85 Rochdale Road, Manchester (Downtown Victoria North 2)

Tall Building Statement

MARCH 2026

PUBLIC

McGoff Group Projects Ltd

85 ROCHDALE ROAD, MANCHESTER (DOWNTOWN VICTORIA NORTH 2)

Tall Building Statement

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1

INTRODUCTION

PUBLIC

1. INTRODUCTION

1.1.1. WSP has prepared this Tall Building Statement on behalf of the McGoff Group (the applicant) in respect of development at 85 Rochdale Road, Manchester.

1.1.2. The Tall Buildings Statement supports a full planning application being submitted to Manchester City Council (the Local Planning Authority – LPA) for the following development:

1.1.3. *"Erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first floor apartment.*

1.1.4. The proposed development will include the erection of a 17-storey building which will be developed on vacant land and replace the existing 85 Rochdale Road building, to be demolished.

1.1.5. The height and massing have been refined to create a clear, well-proportioned building that fits with the emerging urban character along Rochdale Road. The scale supports the Victoria North Strategic Regeneration Framework aim for taller development near the city centre while sitting comfortably within the surrounding context.

1.1.6. A tall building has been chosen as an appropriate design response for the site as it enables a commercially viable quantum of well-designed development to be provided. The site remains challenged in viability terms (given the various industries who operated previously on the land) and in order to develop a commercially viable, high quality design, a tall building is proposed.

1.1.7. The proposal will result in the creation of a high quality and striking residential led scheme in an appropriate and accessible city centre location. The redevelopment of the site, in addition to public realm and landscaping, will improve the streetscene and enhance connectivity and permeability of the site with the wider community.

1.1.8. It will integrate with adjacent developments and the surrounding area, to play its role in creating an attractive and prosperous area of Manchester achieving commercial viability and securing a sustainable residential density, whilst arriving at a solution which achieves a positive addition to Manchester's townscape. It delivers a high-quality scheme that creates a meaningful contribution to meeting housing needs, and carefully delivers the objectives of Manchester's regeneration policies, Historic England's and local stakeholder groups.

1.1.9. This statement has been produced to assess the proposals against the Tall Buildings: Historic England Advice Note 4 (March 2022), the evaluation criteria set out in the 'Guidance on Tall Buildings' document prepared by English Heritage and CABE (June 2007), Places for Everyone Joint Development Plan (2024) and the Manchester Core Strategy (2012).

1.1.10. Full details of the proposed development are described in the submitted Design and Access Statement (DAS) prepared by John Matthews Architects, presented on the application drawings, and as detailed in the Supporting Planning Statement prepared by WSP. This document should be read in conjunction with the Town and Visual Impact Assessment and Heritage Statement documents, and others, which also form part of the application.

2

GUIDANCE AND POLICY CONTEXT

PUBLIC

2. GUIDANCE AND POLICY CONTEXT

2.1.1. This section outlines the relevant policy and guidance which should be adhered to when proposing a tall building. They provide guidance on the location, form and appearance of tall buildings in order to ensure the suitability of the building proposed, especially its relationship to the surrounding environment and townscape. Furthermore, principles relating to design, planning and heritage are important matters to be taken on board when assessing the suitability for the tall building.

2.2 HISTORIC ENGLAND'S ADVICE NOTE 4 TALL BUILDINGS (2ND ED) (MARCH 2022)

2.2.1. 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 recent experience of planning for tall buildings in the historic environment.

2.2.2. The guidance outlines that a high-quality scheme would have a positive relationship with the following:

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

2.2.3. Advice Note 4 refers to the NPPF in stating that *"great weight should be given to the asset's conservation"*, with any harm requiring a *"clear and convincing justification"* (NPPF paragraph 132). Although, it states that *"in assessing this justification, and in weighing any public benefits…local planning authorities will need to pay particular regard to the policies in paragraphs 8 and 9 of the NPPF that state that economic, social and environmental gains are to be sought jointly and simultaneously…to deliver positive improvements in the quality of the built, natural and historic environment*".

2.2.4. Historic England Advice's outlines the importance of the ensuring the following criteria are considered to inform the design of the proposed tall buildings:

- The response to local context;
- The impact on the local environment;
- Architectural quality;
- Functional design;
- Sustainable design and construction; and
- A well-designed inclusive environment.

2.2.5. The advice note recognises that "*The development of tall buildings can have positive impacts upon an area, particularly if they are part of a wider regeneration scheme. Equally, there will be sites where the impacts upon the historic environment cannot be overcome or minimised. Such sites may be inherently unsuitable for tall buildings due to the harm they would cause to the significance of heritage assets*."

2.2.6. In terms of development management, the Design Note states planning applications need to be supported by enough information so that the impacts of the development upon the historic environment can be properly understood (NPPF paragraphs 131, 141 and 207) and dealt with speedily.

2.2.7. In addition, the Advice Note emphasises the importance of good design in terms of ensuring a tall building responds positively to the character of the surrounding area and the historic environment to create high quality buildings and places.

2.3 CABE AND ENGLISH HERITAGE (NOW HISTORIC ENGLAND) GUIDANCE ON TALL BUILDINGS (2007)

2.3.1. The 'Guidance on Tall Buildings Document' published jointly by English Heritage and CABE (July 2007) outlines how proposals for tall buildings should be evaluated. This guidance was endorsed by the Government and is capable of being a material consideration in the determination of planning applications.

2.3.2. Both organisations recommend that local planning authorities use it to inform policy making and, if necessary, to evaluate planning applications for tall buildings where the appropriate policies are not yet in place.

2.3.3. This Guidance recognises that in the right place tall buildings can make positive contributions to city life and can be excellent works of architecture. Furthermore, the guidance states that tall buildings can serve as beacons of regeneration and stimulate further investment. However, the Guidance also recognises that by virtue of their size and prominence, tall buildings can also harm the qualities that people value about a place.

2.3.4. To account for this, the Guidance provides criteria for evaluating planning applications for tall buildings. The criteria are listed below, and each criterion is assessed in detail within sections 5 and 6 of the Statement:

- Relationship to context;
- Effect on the historic context;
- Effect on world heritage sites;
- Relationship to transport infrastructure;
- Architectural quality of the building;
- Sustainable design and construction;
- Credibility of design;
- Contribution to public space and facilities;
- The effect on the local environment;
- Contribution to permeability; and
- The provision of a well-designed environment.

2.3.5. The guidance states the above criteria are not useful or necessary to define rigorously what is and what is not a tall building. Instead, it is relevant to buildings which are substantially taller than their neighbours and/or which substantially change the skyline.

2.4 NATIONAL PLANNING POLICY FRAMEWORK

2.4.1. The National Planning Policy Framework (NPPF) was updated in December 2024 and is a key material consideration in the determination of planning applications.

2.4.2. The NPPF promotes sustainable development, including through the delivery of high-quality buildings and places, requiring development to add to the overall quality of an area, be visually attractive, and respond positively to local character and history, including the surrounding built environment and landscape setting (paragraphs 131–141, and in particular paragraph 135).

2.4.3. There is no specific national policy relating explicitly to tall buildings; however, Chapter 11 of the NPPF ('Making effective use of land') encourages the efficient use of land, including the optimisation of previously developed (brownfield) land, particularly in accessible locations, when meeting the need for homes and other uses (paragraphs 124–130).

2.4.4. The NPPF also requires new development to make a positive contribution to local character and distinctiveness, reinforcing the importance of well-designed places that respect their context (paragraph 135).

2.4.5. In heritage terms, the NPPF seeks to conserve and enhance the historic environment, making clear that great weight should be given to the conservation of designated heritage assets, irrespective of the level of harm identified (paragraph 205).

2.4.6. It is also recognised that the setting of a heritage asset forms part of its significance, and development affecting that setting must be carefully assessed (paragraph 206).

2.4.7. Furthermore, the NPPF promotes the effective and efficient use of land while safeguarding and improving the environment, taking account of the desirability of maintaining prevailing character and setting, and the importance of securing well-designed, active and healthy places (paragraph 124).

2.5 PLANNING PRACTICE GUIDANCE

2.5.1. Planning Practice Guidance outlines a range of considerations should be taken into account in establishing appropriate densities on a site or in particular an area. This includes accessibility measures such as distance and travel times to key facilities, including public transport stops or hubs.

2.6 LOCAL PLANNING POLICY

MANCHESTER CORE STRATEGY (2012)

2.6.1. The Manchester Core Strategy outlines the Council's vision for Manchester from 2012 to 2027. The site is identified within a key area for regeneration and should provide high quality development, especially given it is previously developed land.

2.6.2. The Manchester Interactive Proposals Map illustrates that the site falls within Regional Centre (Policies EC3), Inner Areas (Policies SP1) and North Manchester (Policies EC4 and H3). The site has no specific allocation.

2.6.3. Policy SP1: Spatial Principles provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity. Policy SP1 also states that the City Centre is covered by regeneration areas and development should have regard to the character, issues and strategies set out in the prospective plans.

2.6.4. Policy CC9: Design and Heritage expect the design of new buildings to be of the highest standard in terms of appearance and function. It states: “Development in Manchester City Centre should preserve and enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments”. Furthermore, the policy states that the Council will support high density development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

2.6.5. Policy EN1: Design Principles and Strategic Character Areas seek to ensure that new development follows the seven principles of urban design within the sites specific character areas and reinforces the sense of place and local distinctiveness of the City. The policy also states that Design and Access Statements should be submitted with proposals for new development and must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

2.6.6. 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 building, by terminating a view or by signposting a facility of significance and will bring significant regeneration benefits.

2.6.7. Policy EN3: Heritage requires development to support the Council in preserving or enhancing the historic environment. A Heritage Assessment accompanies this planning application, setting out that the proposed development will enhance the setting of heritage assets such as the listed Marble Arch Inn.

PLACES FOR EVERYONE JOINT PLAN (2024)

2.6.8. The Joint Plan does not have specifical policies which relate to Tall Buildings but does encourage density in appropriate areas.

2.6.9. Policy JP-Strat1: Core Growth Area states that the economic role of the core growth area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities. Complementary to, but not at the expense of its economic function, it will see a significant increase in the number and range of homes in areas with good connections to employment, training and education facilities.

2.6.10. PfE is explicitly supportive of high-density residential growth in Manchester City Centre, identifying it as a Core Growth Area and the most appropriate location in Greater Manchester for intensified development, including tall buildings.

2.6.11. Policy JP-Strat2: City Centre establishes the City Centre as the primary economic driver for Greater Manchester, supporting significant levels of employment, housing, retail, leisure, and cultural development. The policy emphasises the importance of high-density residential development, through high quality design. The policy also emphasises the importance of public realm improvements, green infrastructure, and the conservation and enhancement of heritage assets.

2.6.12. Policy JP-P1: Sustainable Places requires development to respect local character in its design, size and scale, conserve and enhance the natural environment, create safe, attractive and socially inclusive spaces, and incorporate sustainable design principles.

2.6.13. Policy JP-H1: Scale, Distribution and Phasing of New Housing Development set out the overall housing requirement for Greater Manchester, the distribution of new housing across each council borough.

2.6.14. Policy JP-H3: Type, Size and Design of New Housing ensure a mix of housing types and sizes to meet local needs, including accessible and adaptable homes.

2.6.15. Policy JP-H4: Density of New Housing ensures development is delivered at an appropriate density in relation to location. Development should reflect accessibility of the site by sustainable transport methods and make an effective use of land. City centre development should achieve a density of 220 dwellings per hectare.

Victoria North Strategic Regeneration Framework (2019)

2.6.16. The site lies within Victoria North, as defined in the SRF adopted in 2019. The Vision for Victoria North encompasses high quality environments, connectivity, long-term growth and sustainable new communities.

2.6.17. The Victoria North SRF includes sub-areas, and the Site is located with ‘New Town’ The SRF states that New Town will be a residential-led neighbourhood and represents an opportunity to establish a range of higher-density housing types and tenures and will be predominantly apartment-led.

2.6.18. As demonstrated in figure 60 (page 119), the site is identified as being suitable for a mix of commercial and residential uses, as per the proposals.

2.6.19. In relation to height, the SRF identifies the Site as being suitable for up to 6 storeys and an *opportunity* for a Gateway Square adjacent to the Marble Arch Inn. The SRF is planning guidance only and was prepared 7 years ago. As development has come forward in the area, it has followed the principles of the SRF, but in response to viability often come forward at greater heights than originally envisaged. This has moved the regeneration baseline along and demonstrated that a greater ambition of development can be successfully achieved in the area, whilst still respecting historic context. One example of taller development being acceptable is the adjacent scheme (87 Rochdale Road - 131708/FO/2021) which is built at 11 and 13 storeys, despite the SRF identifying the site as being suitable for 6 storey buildings.

2.7 SURROUNDING AREA AND ENVIRONMENT

2.7.1. The site lies in a highly sustainable city centre location, surrounded by a mix of residential apartment blocks, interspersed by surface car parks awaiting development, with some commercial buildings and employment uses.

2.7.2. The application site is not located within a Conversation Area. The site is located within 500m of the boundaries of Ancoats Conservation Area (370m south of the site), Shudehill Conservation Area (approximately 400m north-west of the site), Stevenson Square Conservation Area (approximately 400m south of the site) and Smithfield Conservation Area (approximately 400m north-west of the site).

2.7.3. Several Grade II listed buildings are located within close vicinity of the site boundary, including:

- Marble Arch Inn, 73 Rochdale Road
- Cooperative Press on New Mount Street
- Warehouse on West Corner of Junction with Simpson Street
- Sharp Street Ragged School
- Former Police and Ambulances Station on Goulden Street

2.7.4. Non designated heritage assets within close proximity of the site boundary include:

- CWS Tabacco Factory, Gould Street
- Alexandra Place, 18-20 Rochdale Road
- Particular Baptist Chapel

2.7.5. The site is located in the New Town area of the Victoria North Strategic Regeneration Framework, which is earmarked to be a new residential neighbourhood, representing an opportunity to establish a range of higher density housing types and to regenerate former industrial land along the Lower Irk Valley. Victoria North is a longstanding priority area for regeneration and investment.

2.7.6. The development site is also located close to and has access to amenities and services along Rochdale Road and the Angel Meadows area to the west, along with being in walking distance to the activities of the City Centre.

2.7.7. There is a good network of existing public transport links, including bus stops adjacent to the site along Rochdale Road (1 minute walk), which provide frequent connections to the Greater Manchester area. Manchester Victoria train station is also located approximately 1km west of the site and provides frequent services to Liverpool and Manchester, as well as wider connections to the North West.

3

THE PROPOSED DEVELOPMENT

PUBLIC

3. THE PROPOSED DEVELOPMENT

3.1.1. The proposal for 85 Rochdale Road is to regenerate a high-profile previously developed site at a key gateway site in Manchester – see Appendix A for site location plan.

3.1.2. The application is submitted in full and seeks permission for a residential-led scheme. The description of development seeks the following:

> *"Erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first floor apartment."*

3.1.3. In summary, the proposed development will comprise of 153 apartments, amenity, public realm improvements, landscaping and other associated works. The 153 apartments are provided by a single block, which will be delivered over 17 storeys. The new building will replace the existing 85 Rochdale Road building, which is a 2 storey building in a poor condition.

3.1.4. The scale and massing of the apartment building has been optimised to provide the most efficient layout. The height and massing have been refined to create a clear, well-proportioned building that fits with the emerging urban character along Rochdale Road. The scale supports the SRF aim for taller development near the city centre while sitting comfortably within the surrounding context.

3.1.5. The building is split visually into clear vertical and horizontal elements to break up the overall form. These features give the development a slim and ordered appearance. An articulating top middle and bottom of the building is created through recesses, texture and scale.

3.1.6. A 13m setback is provided from the Marble Arch Inn, allowing space for a landscaped buffer. This separation softens the relationship between the new building and the listed pub while keeping a strong street edge along Rochdale Road.

3.1.7. A taller ground-floor height and exposed aggregate columns create a strong base to the building, which give the building a different expression and a more active and attractive frontage, with the aim to improve the street environment and provide a clear, legible entrance for residents and visitors.

3.1.8. The main entrance is positioned to face the landscaped buffer and the city centre, creating a clear and intuitive approach. This improves wayfinding, supports natural surveillance, and ties the ground floor into the wider public realm.

3.1.9. Red pre-cast concrete panels form the main facade, reflecting the nearby historic buildings. The material choice links the development to its surroundings.

3.1.10. Slim windows and metal ventilation panels add vertical emphasis and provide depth across the facade. The deep reveals detailing helps catch light and create visual interest.

3.1.11. Full details of the design, layout and access can be seen in the submitted Design and Access Statement prepared by Jon Matthews Architects.

3.1.12. In summary, the proposed development will also comprise:

- Creation of 153 high-quality apartments, of a mix of sizes;

- Public realm improvements which improve the appearance of the site and connect with neighbouring schemes;
- New tree planting and landscaping, increasing biodiversity and providing new pedestrian and cycle links for the wider Victoria North area;

3.2 PRE-APPLICATION FEEDBACK

3.2.1. Given the prominence of the site, the scale of development, and the Council's aspirations within the Victoria North SRF, the applicants have undertaken extensive pre-application discussions.

3.2.2. The pre-application engagement has been wide and multi-faceted, involving both the Local Planning Authority (Manchester City Council), nearby occupiers and the local community. Seven pre-application meetings were held with planning officers, covering topics such as the principle of development, land use, scale, retention of the former Victoria Hotel, design quality, layout, entrance, and landscaping. These discussions were iterative, with feedback from each meeting informing subsequent design refinements.

3.2.3. Additional engagement meetings were held with the landlady and staff at the adjacent Marble Arch Inn, and meetings were also held with one of the Piccadilly Ward Councillors.

3.2.4. A previous design of the scheme was consulted on between end of October and beginning of November 2025. The main concerns raised over the first proposed design of the scheme were the 2m distance from the Marble Arch Inn, and no landscaping being delivered between the proposed development and the Marble Arch Inn. The proposals were subsequently revised so that a 13.3m gap is proposed between the proposed development and the Marble Arch Inn, and within this area, an area of landscaping is proposed, creating a green buffer.

3.2.5. The revised proposals which are the subject of this planning application were publicly consulted on online. The consultation period lasted two weeks between 27th February 2026 and 13th March 2026 during which feedback was collected and analysed. Whilst most responses opposed the development citing concerns about height, scale, heritage, and community impact, responses were used to refine the scheme.

3.2.6. Full details of the public consultations can be viewed in the Statement of Community Involvement section of the submitted Planning Statement.

4

EXISTING TOWNSCAPE CONTEXT

PUBLIC

4. EXISTING TOWNSCAPE CONTEXT

4.1 HISTORICAL CONTEXT

4.1.1. The site at 85 Rochdale Road, Manchester, was largely undeveloped until the late 18th century, when double-depth dwellings were constructed on Ashley Street. By 1850, it had evolved into workers' housing, including back-to-back houses between McCracken's Court and Ashley Street.

4.1.2. The area was on the fringe of Angel Meadow, notorious in the 19th century for overcrowding, unsanitary conditions, and poverty. Census returns from 1851 indicate similar living conditions for residents within the site.

4.1.3. One of the main industries was the Rochdale Road Gas Works (originally Gould Street Gas Works), built in 1824. By 1891, the gas works had expanded across the north of the site, leading to the demolition of much of the workers' housing to accommodate industrial growth.

4.1.4. The Victoria Inn (Hotel) was established along Rochdale Road in the late 19th century, replacing earlier residential and commercial buildings. The gas works and associated warehouses dominated the site until the mid-20th century, after which most industrial structures were cleared.

4.1.5. The site's development mirrored Manchester's rapid industrial expansion, which brought mass migration and a need for housing. Regulations were largely unenforced, resulting in poor-quality, overcrowded dwellings, often with cellars used as separate residences.

4.1.6. Contemporary accounts (e.g., Dr. J. Ferriar, Friedrich Engels) described the area as "hell upon earth," highlighting the dire conditions and the impact of industrialisation on working-class life.

4.1.7. Angel Meadow, adjacent to the site, was infamous for its density and poor hygiene, attracting attention from reformers and writers. Legislative reforms in the mid-19th century gradually improved housing standards, but enforcement was slow.

4.2 BUILDING HEIGHTS

4.2.1. The townscape context surrounding the site has undergone significant change with the area's extensive redevelopment, with the NOMA masterplan creating a major employment hub and residential community around Angel Meadows. Despite its rich history, much of the built heritage has been lost, though the historic Marble Arch pub (adjacent to the site) and the flat iron building across Rochdale Road remain as links to the area's past.

4.2.2. Within the wider area, the townscape is rapidly evolving, with construction works and new developments already prevalent, with a significant increase in building height and density to reflect the city centre location and ambition to deliver significant new homes. Notably, the adjacent Phase 1 Rochdale Road buildings, Gas Works and other contemporary schemes such as Green Quarter, Angel Gardens, and Victoria Riverside and all tall residential developments.

4.2.3. The existing townscape features a mix of building heights, ranging from low-rise (1–2 storeys) to high-rise (30+ storeys), with the site itself currently hosting a two-storey building and car park, which means it appears very much as a gap in the scale of modern development emerging around it.

4.2.4. The Victoria North SRF envisions the area as a residential-led neighbourhood, with higher density housing types and tenures. The framework supports mid-rise buildings along Rochdale Road (up to 8–12 storeys), stepping up to landmark buildings of distinctive height closer to the city centre.

4.2.5. Notable nearby developments include:

- 87 Rochdale Road: G+10 and G+12 (residential, under construction);
- Premier Inn: G+10 storeys (hotel, under construction);
- Cynergy Wellness: G+22 storeys (residential, planning submitted);
- Rochdale Road: G+13 storeys (commercial, under construction);
- Cross Keys: G+8 storeys (residential, planning approved);
- Gasworks: G+8–34 storeys (residential, planning approved);
- Peelers Yard: G+7 storeys (residential, under construction);
- Angel Meadows: G+40 storeys (residential, planning approved); and
- Swan House: G+33 storeys (residential, completed 2024).

5

RELATIONSHIP TO THE HISTORIC ENVIRONMENT

PUBLIC

5. RELATIONSHIP TO THE HISTORIC ENVIRONMENT

5.1.1. This Chapter assesses the effect on the historic environment of the Proposed Development in line with the Historic England Advice Note (2022).

5.2 HERITAGE ASSETS

5.2.1. A summary of the characteristics of the heritage assets situated within close proximity to the site are listed below. The Heritage Impact Assessment (prepared by WSP) assesses all affected heritage assets in detail. No statutory listed buildings or conservation areas are located on the site itself.

MARBLE ARCH INN

5.2.2. The Marble Arch Inn is a Grade II listed public house located adjacent to the development site at 85 Rochdale Road.

5.2.3. The Marble Arch Inn was constructed in 1888. It is built of buff brickwork with polished pink granite to the ground floor level. The entrance to the public house is on the junction of Rochdale Road and Gould Street and it has two further entrances located at the centre and left end of Gould Street. The pub stands two storeys in height with a slate roof and very tall, corniced chimneys.

5.2.4. The Marble Arch Inn was historically part of a row of properties along Rochdale Road running through the site. These have since been demolished which is evident from the lack of decoration and windows to the rear of the public house.

5.2.5. The building's setting has changed dramatically over time, with much of the original context demolished and replaced by newer developments. The Marble Arch Inn now stands as a key historic reference point within a rapidly urbanising environment.

SHARP STREET RAGGED SCHOOL

5.2.6. Sharp Street Ragged School is a Grade II listed building established 1853, rebuilt 1869. It is located within 250m of the site. It was originally a Sunday School and Boys' Club. It is built of red brick and has a slate covered roof. The building is two storeys and rectangular in plan. The façade onto Sharp Street comprises 8 bays, which are defined by pilasters. The ground floor has a round-headed doorway to the first bay, with a panelled door and fanlight with semi-circular tracery. Most bays are characterised at ground floor levels by segmental-headed window and at first floor level by round-headed windows. The rear elevation onto School Street is similar to the façade.

5.2.7. It is significant in its historical, architectural, and communal value as a 19th-century educational building.

5.2.8. It is surrounded by urban streets and has no intervisibility or historical/functional relationship with the site.

COOPERATIVE PRESS, 23 NEW MOUNT STREET

5.2.9. The Cooperative Press building is Grade II listed and was originally built for the Co-operative Printing Society, which was formed in Manchester as the North of England's Co-operative Printing Society in 1869. The building is four-storeys with a basement. It is built of brick with sandstone dressings. An extension was added to the original building in the early 1900s in an Edwardian Baroque style. It is also of brick with red brick and yellow terracotta dressings. The building has a rectangular plan form. It has been converted into apartments

5.2.10. It is significant in its historical and architectural styles, with group value among local buildings.

5.2.11. Its setting is limited to the surrounding streets – New Mount Street, Ludgate Street, School Street and Naples Street – from where it is viewed and experienced. Views from the Cooperative Press are limited and there is no intervisibility between the listed building and the Site due to intervening medium-rise development. Furthermore, there is no historical or functional relationship between the Cooperative Press and the Site.

WAREHOUSE AT JUNCTION WITH SIMPSON STREET

5.2.12. The Warehouse at Junction with Simpson Street is grade II listed and is a Mid-19th-century, four-storey brick warehouse. It is significant in its historical and architectural style, with group value. The warehouse is built of brick and has an almost square shaped plan form. Its elevations are characterised by three bays, containing segmental-headed windows.

5.2.13. Its setting is limited to the surrounding streets – Sharp Street, School Street and Simpson Street – from where it is viewed and experienced. Views from the warehouse are limited and there is no intervisibility between the listed building and the Site due to intervening medium-rise development. Furthermore, there is no historical or functional relationship between the warehouse and the Site. As a result, the Site is not considered to form part of the listed building's setting

FORMER POLICE AND AMBULANCE STATION

5.2.14. The building is Grade II listed and relates to the former Ancoats Police and Ambulance (also known as the Goulden Street Police and Fire Station), dating from the second half of the nineteenth century. The building was severely damaged by a fire in 2002, and large parts of the building have been demolished with only parts of the elevations and a tall chimney stack remaining. The remaining walls around the edge of the site are a combination of red brick and stone. The chimney stack is characterised by brick with panelled sides and a stone cornice with brackets.

5.2.15. The former Ancoats Police and Ambulance have historical and aesthetic (architectural) interest as a surviving emergency services building from the second half of the nineteenth century, albeit its heritage interest has been reduced through the demolition of large parts of the building.

5.2.16. The former Ancoats Police and Ambulance Station forms part of a dense grid of urban streets to the south/south-west of the Site. Its setting is mainly limited to the surrounding streets – Cross Keys Street, Chadderton Street and Goulden – from where it is viewed and experienced. However, there are wider views of the tall chimney, but there is no intervisibility between the former Ancoats Police and Ambulance Station and the Site due to intervening development. Furthermore, there is no historical or functional relationship between the former Ancoats Police and Ambulance Station and the Site. As a result, the Site is not considered to form part of the listed building's setting.

5.2.17. The Site is not in a conservation area, nor is it located close to any conservation areas. The nearest conservation areas (within a 500m radius of the Site) are as follows:

- Smithfield Conservation Area – located approximately 320m to the south-west of the Site;
- Ancoats Conservation Area – located approximately 370m to the south of the Site;
- Shudehill Conservation Area – located approximately 380m to the south-west of the Site; and
- Stevenson Square Conservation Area – located approximately 400m to the south of the Site.

5.2.18. The Site does not form part of the setting of these conservation areas. The Site would remain visually divorced from the conservation areas due to sufficient distance and intervening development. As a result, there would be no harmful impact on how the conservation areas are understood, appreciated and experienced, and their heritage significance would be preserved.

5.2.19. There are three non-designated heritage assets within the surroundings of the Site:

- CWS Tobacco Factory, Gould Street;
- Particular Baptist Chapel, Rochdale Road; and
- Alexandra Place, 18-20 Rochdale Road.

5.2.20. The Site is not considered to form part of the setting of the Particular Baptist Chapel and the CWS Tobacco Factory. It is considered to form part of the setting of 18-20 Rochdale Road, but it does not contribute to its heritage significance. As a result, there would be no harmful impact on how these non-designated heritage assets are understood, appreciated and experienced, and their heritage significance would be preserved.

5.2.21. In terms of the Marble Arch Inn, its historical, architectural (aesthetic) and communal value would not be adversely impacted by the proposed development. It is considered that the proposed development would result in a noticeably taller composition within the setting of the listed building, but one that must be considered in context of the existing taller built and consented development which lies in close proximity to the Marble Arch and already influences how it is viewed. The proposal also seeks to partly restore the built street frontage along Rochdale Road which contributed to the historic setting of the Marble Arch Inn. The proposal therefore would result in less than substantial harm at the lower end of the scale. This very minor less than substantial harm has been weighed and balanced against the public benefits of the scheme, as seen in chapter 8 of the submitted planning statement. The public benefits of the scheme outweigh the very minor less than substantial harm to the setting of the Marble Arch Inn.

6

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

PUBLIC

6. TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

6.1.1. This section includes the Townscape and Visual Impact Assessment (TVIA) of the report and describes the character of the area surrounding the development site and assesses its relative historic and architectural importance. A full and detailed TVIA is submitted in support of the planning application, and should be read alongside this TBS.

6.1.2. The TVIA examines the impact the Proposed Development will have on the townscape of this part of Manchester immediately surrounding the Proposed Development. It evaluates the likely townscape and visual effects during both construction and completed development stages. It covers planning policy context, assessment methodology, baseline conditions, predicted effects, mitigation measures, and residual impacts.

6.1.3. Historic England's Advice Note 4 states that applications need to deliver architectural quality which also includes, impact on streetscape and near views, impact on cityscape and distant views, and impact on the skyline. The guidance also outlines that proposals should have a positive relationship with the character of place.

6.1.4. Two criteria in the 'Guidance on Tall Buildings Document' are 'Relationship to Context' and 'The Effect on the Historic Environment'. The assessment against these two criteria is provided within the townscape and visual impact assessment (TVIA) below. It includes consideration of ten key views of the proposals from representative viewpoints providing a 360-degree analysis from the local area.

6.1.5. Taking the relevant policy and guidance into account (outlined in Section 2) the following TVIA is presented as a text discussion comprising an assessment of the extent of the change to the settings of the identified heritage assets as a result of the proposed development, the impact of that change, and whether any such changes could be considered to amount to either 'harm' or 'substantial harm' within the terms set out by the NPPF.

6.2 KEY VIEWPOINTS

Figure 6-1 - Location of Viewpoints



6.2.1. They represent a range of close up and wider views from key points around the site. The locations of the viewpoints are identified on Figure 5.1. Photos of the existing viewpoints are also provided at Appendix B.

VIEW 1: VIEW SOUTHEAST FROM ANGEL MEADOWS PARK EXIT / GOULD STREET

6.2.2. The view captures the transition from the green, landscaped park environment into the urban context of the city. The site boundary is visible in the distance, framed by existing and emerging city blocks, with the street acting as a corridor leading the eye toward the development area.

VIEW 2: VIEW NORTHEAST FROM ROCHDALE ROAD / THOMPSON STREET JUNCTION

6.2.3. Taken from the junction of Rochdale Road and Thompson Street, this viewpoint looks northeast. It is positioned at a busy urban intersection, with the site boundary directly ahead. The view is characterised by a mix of commercial and residential buildings, with the listed Marble Arch Inn and other non-designated heritage asset Alexandra Place nearby, providing a context of both historic and contemporary urban fabric.

VIEW 3: VIEW NORTH FROM SHERRATT STREET

6.2.4. This viewpoint is situated on Sherratt Street, looking north. The location is within a residential area, with the view extending toward the site boundary. The perspective is defined by a long, straight street, with the development site forming a focal point at the end of the vista, framed by existing historic buildings and city skyline elements.

VIEW 4: VIEW SOUTHWEST FROM ROCHDALE ROAD / SUDELL STREET JUNCTION

6.2.5. Located at the junction of Rochdale Road and Sudell Street, this viewpoint faces southwest. The area is a key approach into the city centre, with the site boundary prominent in the middle distance. The view includes a mix of urban elements, including the construction of 87 Rochdale Road (phase 1 of the overall Rochdale Road development), the existing 85 Rochdale Road building, the adjacent Marble Arch Inn, as well as roadways, commercial frontages, and tall contemporary buildings terminating the vista, highlighting the evolving character of the corridor.

VIEW 5: VIEW WEST FROM LIVESEY STREET / SUDELL STREET JUNCTION

6.2.6. This viewpoint is at the intersection of Livesey Street and Sudell Street, looking west. The location is set within a transitional area between residential and commercial uses. At the forefront of the view is a surface level car park. The site boundary is visible beyond the immediate streetscape, with the view partially screened by existing and under-construction buildings, contributing to a layered urban context.

VIEW 6: VIEW SOUTHWEST FROM ROCHDALE ROAD

6.2.7. Positioned along Rochdale Road, this viewpoint looks southwest toward the site. The view is defined by the wide carriageway of Rochdale Road, which forms a key approach into the heart of Manchester. A glimpse of the city skyline forms a backdrop to the view – formed of new high-rise apartment blocks partially obscured behind Phase 1 construction buildings. The character of the foreground is distinct from the backdrop, due to the lack of built form and redundant space used for surface car parking to the left-hand side of the footpath. These uses define the character of the outskirts of the city, and create a relatively low-quality approach

VIEW 7: VIEW SOUTHEAST FROM ROGER STREET

6.2.8. This viewpoint is taken from Roger Street, looking southeast. . The foreground of the view is defined by messy surface car parks, low rise industrial units and parked cars. This is contrasting with the character of the backdrop, populated by new contemporary buildings which appear over the railway arches to create a varied townscape roofline. The tower crane of Phase 1 construction works forms an additional visual marker to the central backdrop. The left-hand side of the view is dominated by two high-rise blocks - marking the emerging Victoria Riverside community and ongoing development in this location of the city centre.

VIEW 8: VIEW SOUTHWEST FROM BARNEY'S STEPS FOOTBRIDGE (LOWRY FOOTBRIDGE)

6.2.9. Located on Barney's Steps Footbridge (also known as Lowry Footbridge), this viewpoint faces southwest. taken from the historical bridge overlooking the old railway sidings, located to the northern edge of St. Catherine's Park. This represents a unique opportunity to view the city scape at close range rising above a dense canopy of woodland. Key built form includes the modern and contemporary architecture landmarks, such as the CIS tower and the New Century House (both Grade II listed). The tower crane of Phase 1 construction works forms an additional visual marker to the central backdrop

VIEW 9: VIEW SOUTHEAST FROM CHEETHAM HILL ROAD / NORTH STREET JUNCTION

6.2.10. This viewpoint is at the junction of Cheetham Hill Road and North Street, looking southeast. The view is taken from the edge of the shopping centre, along the junction of northern approach into Manchester (Cheetham Hill Road / North Street). Framed on one side by the M&S Foodhall building, the view is directed down the linear route of North Street. Manchester's contemporary skyline, including the Grade II listed CIS Tower, is visible above the cluttered industrial mid-ground, with road infrastructure and security gated fencing poorly defining one side of the street. The development site forms part of the distant city skyline.

VIEW 10: VIEW SOUTHWEST FROM QUEENS ROAD BRIDGE (ABOVE TRAM STOP)

6.2.11. Taken from Queens Road bridge, above the tram stop, this viewpoint looks southwest. The view provides glimpsed long-range views towards Manchester's skyline along Queens Bridge Road or people descending steps towards the tram stop. The view is characterised by contemporary buildings which dominate the skyline over the tree canopy, contrasting with the industrial mid-ground. The construction tower crane visually locates Phase 1 of Rochdale Road and highlights the developing nature of the city centre when viewed across the Lower Irk Valley. A number of heritage buildings are visible within the view, including Minshull Street Crown Court, and the listed tower of the Hallé (former Church of St. Peter) although the Grade II listed CIS tower is the most apparent in the centre of the view.

6.3 ASSESSMENT

6.3.1. The predicted visual impact of the proposed development on the 10 verified views is described in detail below both during construction and once the development is completed.

VIEW 1: VIEW SOUTHEAST FROM ANGEL MEADOWS PARK EXIT / GOULD STREET

Construction

6.3.2. The construction works associated with the development would be perceptible to the back of the view, but not one which would materially alter its character or composition due to the clear presence of construction works of Phase 1, including a tower crane which breaks the current skyline. As such, the addition of construction works, and tall cranes would be in keeping with the character of the view.

6.3.3. The sensitivity of View 1 is assessed as low/medium. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall small neutral.

Completed Development

6.3.4. The completed development will create a perceptible change to the back of the view, through the introduction of new built form at the end of the street. The scale and massing of the proposed building will provide a visual termination and landmark to the street, although the overall composition and appreciation of a framed view up the street with a stepping city skyline is retained. Parts of the built form will be screened behind Phase 1 and existing block to the right-hand side.

6.3.5. The sensitivity of View 1 is assessed as low/medium. The magnitude of change is considered to be small, which is beneficial in nature. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small beneficial.

VIEW 2: VIEW NORTHEAST FROM ROCHDALE ROAD / THOMPSON STREET JUNCTION

Construction

6.3.6. Construction works associated with the development will be clearly noticeable in the centre of the view, and there would be loss of views to the shop building (85 Rochdale Road), but these would not materially alter its overall character or composition. The existing Phase 1 and roadworks on Rochdale Road, including a tower crane which breaks the current skyline, mean the addition of construction works and tall cranes would be largely in keeping with the character of the view and this changing city context.

6.3.7. The sensitivity of View 2 is assessed as low/medium. The magnitude of change is considered to be medium, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as small to medium neutral - medium neutral is considered to be a more appropriate scale of effect given the increase in scale of the works.

Completed Development

6.3.8. The completed development will create a clearly noticeable change to the centre of the view, introducing a new tall contemporary built form along Rochdale Road. Whilst the scale of the building will noticeably alter the composition of building heights behind the listed Marble Arch Inn, the presence of other taller contemporary forms and scale of Phase 1 buildings to the left-hand side of the street means this change is not entirely uncharacteristic within this evolving street scene. The visual link with the height datum at first floor between the new and old, helps achieve a degree of consistency along the street frontage. The development also provides a robust frontage and activation to Rochdale Road on a key public route.

6.3.9. The sensitivity of View 2 is assessed as low/medium. The magnitude of change is considered to be medium, which is beneficial in nature. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small to medium beneficial - small beneficial is considered to be a more appropriate scale of effect given the changing context and overall character of the view.

VIEW 3: VIEW NORTH FROM SHERRATT STREET

Construction

6.3.10. Construction works associated with the development would be perceptible only to a small section at the back of the view for upper levels (completely screened at ground level), with the foreground of the view unchanged. Construction works are a characteristic of the existing view due to the Rochdale Road Phase 1 scheme, including a tower crane and buildings being clearly noticeable on the backdrop skyline. Works at the upper levels of the development would however, be located at a focal point of the street in an area currently clear of built form.

6.3.11. The sensitivity of View 3 is assessed as low/medium. The magnitude of change is considered to be small, which is adverse in nature. Therefore, there is likely to be a short term, direct, temporary, reversible effect which is assessed overall small adverse.

Completed Development

6.3.12. The completed development will create a perceptible change to the back of the view, introducing new tall contemporary built form creating a landmark at the end of the long-distance vista and more varied city skyline. The presence of other contemporary form closer to the viewpoint means this would not be uncharacteristic to the buildings in the Conservation Area, and the building fits comfortably within the overall view composition. The use of red concrete as a predominant material ties into the appearance of the surrounding listed buildings. As such, it is considered the proposals positively reflect the changing neighbourhood within the vicinity of heritage townscape in the foreground.

6.3.13. The sensitivity of View 3 is assessed as low/medium. The magnitude of change is considered to be small, which is beneficial in nature. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small beneficial.

VIEW 4: VIEW SOUTHWEST FROM ROCHDALE ROAD / SUDELL STREET JUNCTION

Construction

6.3.14. Construction works associated with the development will be clearly noticeable in the centre of the view, and there would be a slight change to its composition due to the loss of partial views of the Marble Arch Listed building and demolition of 85 Rochdale Road. Construction works are however a clear characteristic of the existing view due to the prominent Phase 1 construction and roadworks on Rochdale Road in the foreground.

6.3.15. The sensitivity of View 4 is assessed as low/medium. The magnitude of change is considered to be medium, which is adverse in nature. Therefore, there is likely to be a short term, direct, temporary, reversible effect which is assessed overall as small to medium adverse - small adverse is considered to be a more appropriate scale of effect given the changing context and overall character of the view.

Completed Development

6.3.16. The completed development will create a clearly noticeable change to the view, introducing a new tall contemporary form and well-defined frontage to Rochdale Road. Whilst the building will restrict views of the listed Marble Arch Inn, it blocks a partial / oblique view to blank side elevation where development would have originally joined, and not its main frontage to the street (which is still visible). The scale, materiality and appearance of the proposals achieve a good degree of 'fit' within the contemporary cityscape and enhances the framed view into the city along Rochdale Road.

6.3.17. The sensitivity of View 4 is low/medium. The magnitude of change is considered to be medium, which is beneficial in nature. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small to medium beneficial - medium beneficial is considered to be a more appropriate scale of effect.

VIEW 5: VIEW WEST FROM LIVESEY STREET / SUDELL STREET JUNCTION

Construction

6.3.18. Upper elements of construction works associated with the development would be just discernible to the back of the view, but not one which would materially alter its character or composition. Works would be largely screened behind the construction works of Phase 1, including a tower crane which is clearly noticeable on the backdrop skyline. As such, the addition of construction works and tall cranes would be in keeping with the character of the view.

6.3.19. The sensitivity of View 5 is assessed as low. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as negligible neutral.

Completed Development

6.3.20. The completed development will be just discernible to the back of the view, largely screened behind the built-up areas of Phase 1 where only the upper few levels of the proposals will be visible from this viewpoint. The proposed development forms part of a cluster of tall contemporary forms on the skyline and achieves a good degree of ‘fit’ within the overall character and composition of this city view.

6.3.21. The sensitivity of View 5 is assessed as low. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as negligible neutral.

VIEW 6: VIEW SOUTHWEST FROM ROCHDALE ROAD

Construction

6.3.22. The construction works associated with the development would be just discernible to the back of the view, but not one which would materially alter its character or composition largely screened by construction works of Phase 1, including a tower crane which is clearly noticeable on the backdrop skyline. As such, the addition of further construction works and tall cranes would be in keeping with the character of the view.

6.3.23. The sensitivity of View 6 is assessed as medium. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as negligible neutral.

Completed Development

6.3.24. The completed development will be just discernible to the back of the view, largely screened by the Phase 1 development with only the upper few levels of the proposals visible from this viewpoint. Other tall buildings to the distant backdrop of the townscape means the addition of the proposed development will be in keeping with the character and composition of the view.

6.3.25. The sensitivity of View 6 is assessed as medium. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as negligible neutral.

VIEW 7: VIEW SOUTHEAST FROM ROGER STREET

Construction

6.3.26. The construction works associated with the development would be perceptible to the back of the view, but not one which would materially alter its overall character or composition. Construction works associated with Phase 1 Rochdale Road and closer in Victoria Riverside developments are a component of the existing view. As such, the addition of construction works and tall cranes would be read as a continuation of these and in keeping with the overall evolving character of this city view.

6.3.27. The sensitivity of View 7 is assessed as low. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall negligible to small neutral - small neutral is considered to be more appropriate.

Completed Development

6.3.28. The completed development will be perceptible to the back of the view, partly screened by existing townscape features such as the railway viaducts, established apartment blocks and Phase 1 – with only the upper levels visible from this location. Other tall buildings in the foreground and on the skyline over the viaducts means the addition of the proposed development will be in keeping with the character and composition of this evolving cityscape view.

6.3.29. The sensitivity of View 7 is assessed as medium. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall negligible to small neutral - small neutral is considered to be more appropriate.

VIEW 8: VIEW SOUTHWEST FROM BARNEY'S STEPS FOOTBRIDGE (LOWRY FOOTBRIDGE)

Construction

6.3.30. Construction works at upper levels associated with the development would be just discernible to the back of the view, but not one which would materially alter its character or composition. The addition of construction works, and tall cranes would be in keeping with existing construction works and the overall changing character of this city skyline.

6.3.31. The sensitivity of View 8 is assessed as medium. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as small neutral.

Completed Development

6.3.32. The completed development will be just discernible to the distant backdrop of the view, largely screened by the of Phase 1 Rochdale Road development where only the upper few levels of the proposals will be visible from this viewpoint. The existing view is characterised by contemporary tall buildings along the Manchester skyline, with the proposed development fitting comfortably within this overall composition.

6.3.33. The sensitivity of View 8 is assessed as medium. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small neutral.

VIEW 9: VIEW SOUTHEAST FROM CHEETHAM HILL ROAD / NORTH STREET JUNCTION

Construction

6.3.34. The construction works associated with the development would be just discernible to the back of the view, but not one which would materially alter its character or composition. Construction works associated with Phase 1 Rochdale Road are already visible at the terminus of the view. As such, the addition of new construction works, and tall cranes would be in keeping with this character.

6.3.35. The sensitivity of View 9 is assessed as low. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as negligible neutral.

Completed Development

6.3.36. The completed development will be just discernible to the back of the view, with only the upper levels perceptible from this location – albeit at the focal point of the street. The view is characterised by contemporary tall buildings along the Manchester skyline, with the proposed development fitting comfortably within this overall composition.

6.3.37. The sensitivity of View 9 is assessed as low. The magnitude of change is considered to be small, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as small neutral.

VIEW 10: VIEW SOUTHWEST FROM QUEENS ROAD BRIDGE (ABOVE TRAM STOP)

Construction

6.3.38. The construction works associated with the development would be just discernible to the distant backdrop of the view, but not one which would materially alter its character or composition largely screened by construction works of Phase 1 Rochdale Road development, including a tower crane which is visible on the skyline. As such, the addition of construction works, and tall cranes would be in keeping with the character of the view.

6.3.39. The sensitivity of View 10 is assessed as low/medium. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a short-term, direct, temporary, reversible effect which is assessed overall as negligible to small neutral - negligible neutral is considered to be more appropriate.

Completed Development

6.3.40. The completed development will be just discernible to the back of the view, largely screened by the Phase 1 Rochdale Road development, with only the upper levels visible from this viewpoint. The view is characterised by contemporary tall buildings along the Manchester skyline, with the proposed development fitting comfortably within this overall composition.

6.3.41. The sensitivity of View 10 is assessed as low/medium. The magnitude of change is considered to be negligible, and in keeping with the character of the view. Therefore, there is likely to be a long-term, direct, permanent, irreversible effect which is assessed overall as negligible to small neutral - negligible neutral is considered to be more appropriate.

6.4 SUMMARY

6.4.1. The TVIA above comprises a text discussion of the impact of the proposed development on the verified views at both the construction phase and the completed development stage. Table 1 below summarises the residual effects of the proposed development on each of the 10 verified views.

Table 6-1 – Residual Effects of the Proposed Development on Viewpoints

Viewpoint	Construction Phase Residual Effect	Completed Development Stage Residual Effect
Viewpoint 1	Small neutral	Small beneficial
Viewpoint 2	Medium neutral	Small beneficial
Viewpoint 3	Small adverse	Small beneficial
Viewpoint 4	Small adverse	Medium beneficia
Viewpoint 5	Negligible neutral	Negligible neutral
Viewpoint 6	Negligible neutral	Negligible neutral
Viewpoint 7	Small neutral	Small neutral
Viewpoint 8	Small neutral	Small neutral
Viewpoint 9	Negligible neutral	Small neutral
Viewpoint 10	Negligible neutral	Negligible neutral

7

DESIGN AND ARCHITECTURAL QUALITY

PUBLIC

7. DESIGN AND ARCHITECTURAL QUALITY

7.1.1. A number of the criteria outlined in the 'Guidance on Tall Buildings Document' relate to the design and architectural quality of the building, including its scale, form, massing, silhouette, materials and relationship to other structures. This section discusses the following criteria in detail:

- The architectural quality of the building;
- Sustainable design and construction;
- Credibility of design (technically and financially);
- Contribution to public space and facilities;
- Contribution to permeability of the site and the wider area; and
- The provision of a well-designed environment.

7.2 ARCHITECTURAL QUALITY

7.2.1. With regard to architectural quality of the Proposed Development, Historic England's Advice Note states:

> *'Consideration can be given to whether a distinctive landmark design or a restrained architectural response is more appropriate in terms of the likely impact on the historic environment. High-quality architecture involves designing a tall building 'in the round' so it is coherent from all directions taking account of a building's scale, form, massing, proportions, silhouette, façade materials and detailed surface design. It is important to note that not all tall buildings can be landmarks, and not all landmarks need to be tall buildings.'*

7.2.2. The proposed development's scale and height has been defined by the need to maximise the site and create a dynamic and interesting building on this prominent site.

7.2.3. The Design and Access Statement submitted with the application demonstrates a clear understanding of the site and its context, in particular how the design has developed to respond to the constraints and opportunities presented by the surroundings.

7.2.4. This includes a series of key principles which have informed the design development. They include:

- The development is conceived as a gateway to North Manchester, forming part of the Victoria North Strategic Regeneration Framework (SRF).
- The design maximises the potential for higher density development, with a variety of apartment types to meet local needs
- The massing is expressed vertically and provides an elegantly proportioned building form.
- The building includes articulation of the horizontal order. A taller floor to ceiling at the ground is proposed to strengthen the relationship to the street edge. The ground floor fronting Rochdale Road will have cylindrical columns which give the building a different expression, ground the building and lining through with the granite base of the Marble Arch and 87 Rochdale Road either side.
- A secondary vertical order is proposed creating symmetrical composition with articulation of the facade grid.

- The tapered reveals reference the stepped reveal arrangement at the Marble Arch Inn and Alexandra Place.
- A Pre cast concrete is proposed to be used. This is a natural material with a stone like, masonry appearance and it will be red coloured to reference the warm colours and natural appearance of the terracotta and brick of the heritage assets and 87 Rochdale Road.
- An articulating top, middle and bottom of the building is created through recesses, texture and scale.
- The building maintains and enhances established street edges along Rochdale Road, providing active frontages to support safe, high-quality streets and green public spaces.

7.2.5. On this basis, the proposals have considered Advice Note 4.

7.3 SUSTAINABLE DESIGN AND CONSTRUCTION

7.3.1. Advice Note 4 sets out that tall buildings should:

> *"Provide opportunities to enhance the appearance of an area and reduce harm to the historic environment through the re-development or retrofit of a tall building can be explored. Considerations may include different massing options; improvements to the base of the building and public realm; using durable high-quality materials; and whole life carbon costs."*

7.3.2. The Energy Statement accompanying the application shows how this development will be at the forefront of carbon saving. The proposals will incorporate solar photovoltaic (PV) panels on the roof amongst other carbon reduction initiatives such as incorporating natural daylight into the design, Air Source Heat Pumps and providing variable refrigerant flow (VRF) systems for communal areas.

7.3.3. The proposals will see a 71% reduction in CO2 emissions over Part L 2021 for the residential development and an 8% reduction for communal areas. The average space heating demand is 12.3 kWh/m²/year, meeting the local policy targets.

7.3.4. The supporting Embodied Carbon Report demonstrates that the proposed development achieves an upfront embodied carbon value of 309 $kgCO_2e/m^2$ which is within the Greater Manchester Places for Everyone benchmark of 600 $kgCO_2e/m^2$ for large major residential development. The proposal therefore achieves approximately 48% reduction relative to the PfE benchmark.

7.3.5. Therefore, the proposed development will deliver significant carbon and energy savings, fully complying with local planning policy and supporting Manchester's transition to a low carbon future.

7.4 CREDIBILITY OF DESIGN

7.4.1. The application proposals have been led by an experienced developer and a wide-ranging and experienced design team who are familiar with the issues associated with developing high quality buildings in Manchester City Centre, especially the heritage constraints. They also have a track record and capability to deliver projects of exceptional quality, which has been recognised through schemes winning awards.

7.4.2. This includes WSP receiving the Planning Consultancy of the year awards at the Insider North West Property Awards in 2025.

7.4.3. The design has been developed to respond to the constraints and opportunities presented by the surroundings. The design team recognises the high-profile nature of the site and the need to demonstrate a coherent, well designed tall building that responds well to the existing context.

7.4.4. Extensive pre-application discussions have taken place with Council officers, relevant stakeholders and members of the public. The feedback received has been invaluable and has positively shaped the proposed scheme which fits with the ambitions of this area of the Strategic Regeneration Framework.

7.4.5. A significant amount of time has been spent developing the proposals and carefully costing the design throughout, with the aim of ensuring that the scheme submitted as part of the planning application will be the scheme that is constructed and delivered.

7.5 CONTRIBUTION TO PUBLIC SPACE AND FACILITIES

7.5.1. The public realm and landscape proposals for the development have been designed to provide modern, multifunctional and interactive spaces where residents and locals can socialise during the day. The proposed landscape plan is provided at **Appendix C**.

7.5.2. Substantial hard and soft landscaping will be provided within the curtilage of the site as illustrated on the landscaping plans. This includes:

- Landscape buffer between proposed tall building and existing heritage asset – the scheme incorporates a landscaped buffer between the proposed building and the Marble Arch Inn, introduced following public consultation feedback
- Shared community space - Garden Courtyard, semi private gardens, public realm and a Micro-Forest
- New pedestrian access routes and circulation areas associated with the building entrance and site frontage
- Hardsurfaced public realm addressing Rochdale Road and Gould Street, contributing to the activation and definition of this prominent corner location, and pedestrian and cycle access through to the former Gas Works development beyond.
- Blue roof systems and hardstanding drainage infrastructure forming part of the site-wide surface water management strategy.

7.5.3. The delivery of the tall building provides the additional viability in the overall development scheme to provide high quality landscaping and public realm features. The landscape proposals will transform the site from its harsh urban, built-up appearance to soften and green the development.

7.5.4. Furthermore, the landscaped areas will be vibrant and add character to the development and local area. A range of seating opportunities will be created allowing the public to both socialise and rest.

7.5.5. The public realm and landscaping are designed to be robust, inclusive, and sensitive to the area's heritage, with a strong emphasis on biodiversity, sustainability, and community well being. The approach combines high-quality materials, diverse planting, and thoughtful spatial arrangements to create a vibrant, resilient, and welcoming environment for residents and visitors

7.6 CONTRIBUTION TO PERMEABILITY OF THE SITE AND THE WIDER AREA

7.6.1. The site is sustainably located on Rochdale Road and in locational terms, it provides an excellent opportunity for residential led development. It has good accessibility to services and facilities locally and is in close proximity to bus services on Rochdale Road and Victoria railway station which is a major transport hub in the north of England and includes tram connections. The scheme encourages sustainable transport and provides a high-quality built environment which is accessible to the community.

7.6.2. The proposed development will open up the site with access provided through the ground floor of the Tall Building onto Rochdale Road. The proposal prioritises pedestrian movement within the site to emphasise the sense of safety for the residents and visitors. No vehicular access is proposed and the scheme focuses instead on a human scale development which is easily accessible by walking, cycling and public transport.

7.6.3. Overall, the proposal plays a key part in revitalising this part of the city centre. It will create a high quality and striking residential led scheme in an appropriate and accessible city centre location. The redevelopment of the site, in addition to public realm and landscaping will improve the streetscene and enhance connectivity and permeability of the site with the wider community.

7.6.4. It will integrate with adjacent developments and the surrounding area, to play its role creating an attractive and prosperous area of Manchester.

7.7 THE PROVISION OF A WELL-DESIGNED ENVIRONMENT

7.7.1. Historic England's Advice Note states that:

> *"The way tall buildings are experienced at ground level is an important consideration as tall buildings can have a significant impact on the historic streetscape and public realm. In some cases, redevelopments may create opportunities to enhance elements of the significance of heritage assets by opening lost views or revealing historic street patterns."*

7.7.2. Advice Note 4 sets out that "Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape."

7.7.3. Section 12 of the NPPF sets out the need for developments to be inclusive and accessible for existing and future users.

7.7.4. The Proposed Development includes a high-quality design and finish across the scheme. The main entrance is positioned to face the landscaped buffer and the city centre, creating a clear and intuitive approach. This improves wayfinding, supports natural surveillance, and ties the ground floor into the wider public realm.

7.7.5. A mix of both one, two bed and three bed apartments is proposed.

7.7.6. The materials proposed for the tall building have been carefully selected to be sympathetic to the heritage assets and surrounding contemporary context. The approach combines modern construction standards with a deep respect for local history, ensuring the new development both stands out for its quality and fits harmoniously within its historic context.

7.7.7. The development has been considered in response to the opportunities and constraints presented by the site, namely the adjacent Marble Arch Inn and the non-designated heritage asset, Alexandra Place opposite the site. The proposal establishes a dialogue and relationship with the site and surrounding heritage assets through their form, materiality and character.

8

EFFECTS ON THE LOCAL ENVIRONMENT

PUBLIC

8. EFFECTS ON THE LOCAL ENVIRONMENT

8.1.1. One of the criteria for evaluating tall building proposals as outlined in the 'Guidance on Tall Buildings Document' is the effect the building has on the local environment. This includes overshadowing, the environment and amenity of existing uses in the vicinity of the building.

8.2 ECOLOGY

8.2.1. A Preliminary Ecological Survey was undertaken by Leigh Ecology Limited and shows that the development area was found to be typical of the urban landscape it is situated in. The survey found that the site is dominated by hardstanding with limited ecological value. The existing building (85 Rochdale Road) showed some minor external damage. The building has some notable entry points and damage across the exterior that may be suitable for bat access and subsequent usage. The building has been classified as offering low bat roost potential and therefore a further bat activity survey will be undertaken in May 2026 during the survey season. The results of this survey will follow in a separate report. The building structure offers limited suitability for nesting or breeding birds. No water bodies, suitable amphibian or reptile habitats, or signs of badger activity were identified. The only notable flora was a small cluster of invasive Buddleia, for which management is recommended. The assessment concluded that the proposed development, comprising the demolition of the existing building and the construction of a new residential apartment block on the adjacent hardstanding, would not directly impact any protected species or habitats.

8.2.2. To ensure compliance with relevant legislation and policy, the report recommends ecological enhancements such as the installation of bee bricks and the provision of bird nesting boxes. The site falls within the 'de minimis' exemption for biodiversity net gain, but these measures will further support local wildlife and ecology. Overall, ecological matters are not considered a constraint to planning consent for the development, and the proposals are in accordance with national policy and local planning policies EN 15 and JP-G8.

8.2.3. There are no ecological constraints to the development, and the site could provide ecological enhancements to the locality.

8.3 WIND MICROCLIMATE ASSESSMENT

8.3.1. ArcAero has undertaken a wind microclimate assessment to support the proposed tall building development. The study used Computational Fluid Dynamics (CFD) modelling and the Lawson criteria to predict pedestrian wind conditions and assess their suitability for public comfort and safety. The assessment considered entrances, walkways, seating areas, and outdoor amenity spaces, including terraces and balconies. The modelling incorporated detailed site and surrounding context, including cumulative schemes with planning consent.

8.3.2. The assessment found that, under existing site conditions, there are no exceedances of wind safety or comfort criteria. Following the introduction of the proposed development, both within the existing and cumulative surrounding contexts, the wind safety and comfort criteria continue to be met. All site entrances and thoroughfares are suitable for at least short-term standing year-round, and wind conditions on terraces and amenity spaces are appropriate for their intended use, including recreational activities in summer. No mitigation measures beyond the proposed landscaping are required.

8.3.3. Overall, wind conditions are not considered a constraint to planning consent for the development

8.4 DAYLIGHT AND SUNLIGHT

8.4.1. The design of the tall building has been assessed in terms of impact on neighbouring properties and external amenity spaces in Daylight and Sunlight terms. The baseline and proposed scenarios incorporate the demolition of the existing vacant retail building on site. The study assesses the most relevant receptors, including Phase 1 Apartments, Phase 1 Coach Houses, 6 Ludgate Hill, Citadel Apartments, and 18-20 Rochdale Road. In addition, the external terraces associated with the Coach Houses, the terrace atop the Marble Arch Inn and the beer garden adjoining the Marble Arch Inn have been included in the assessment. The assessment is undertaken in the context of the Victoria North Strategic Regeneration Framework, which supports higher-density development in this part of Manchester city centre.

8.4.2. The analysis reviewed daylight and sunlight impacts to a range of neighbouring buildings, identifying where reductions occur and whether these fall within acceptable BRE tolerances or alternative city-centre thresholds. While some reductions in daylight and sunlight are identified, particularly for receptors that currently benefit from unusually high baseline light levels due to the site's existing openness, the majority of windows and rooms either meet BRE targets or fall within a reasonable tolerance. Localised adverse impacts tend to be limited to lower floors or rooms with inherently constrained outlooks, and overall, the effects are considered appropriate and balanced.

8.4.3. External amenity areas, including the terrace and beer garden associated with the Marble Arch public house, have also been assessed. The Marble Arch roof terrace continues to meet BRE sunlight target, with only a marginal and not-significant reduction in its sunlit area. The beer garden experiences a minor reduction in sunlight, falling from 32% to 28.8% of its area receiving two hours of sunlight on 21 March, but this remains above 0.8x of the baseline value and is therefore considered not noticeable under BRE guidance. Given the city-centre context and the uplift in density anticipated by strategic policy, the assessment concludes that the proposed development's effects on daylight and sunlight are not considered a constraint to planning consent.

8.5 NOISE

8.5.1. dBx Acoustics Ltd has undertaken a noise impact assessment to support the proposed tall building development. The assessment reviewed noise ingress, indoor ambient noise levels, façade and glazing sound insulation requirements, and noise emissions from building services, using updated noise modelling based on earlier survey data from the adjacent Phase 1 site. The modelling confirmed that natural ventilation through openable windows would not be acoustically suitable; therefore, mechanical ventilation (MVHR) is proposed to ensure compliance with BS 8233:2014 and Manchester City Council's noise guidance. Minimum glazing specifications have been identified for each façade category to safeguard internal noise environments. The associated overheating assessment confirms no acoustic implications for the scheme.

8.5.2. External amenity spaces, including the ground-floor landscaped areas, are predicted to meet Manchester City Council's daytime noise criteria. Plant noise limits have been set in line with Manchester City Council requirements, as such, the plant noise at the nearest noise sensitive properties would not be expected to affect residential amenity. Overall, noise is not considered a constraint to planning consent, and the development accords with Core Strategy Policy DM1.

8.5.3. As such, the proposed development will not result in any significant adverse effects in terms of noise and disturbance.

8.6 TV AND RADIO RECEPTION

8.6.1. The proposed development is expected to have a neutral effect on the reception of television and radio broadcast services for residents and is therefore not expected to affect TV reception anymore so than the current existing built development.

8.6.2. Overall, no adverse impacts are expected to be identified for the reception of any television or radio broadcast network. Therefore, no interference is expected for any television or radio service and subsequently, no pre or post-construction mitigation measures would be required.

9

CONCLUSIONS

PUBLIC

9. CONCLUSIONS

9.1.1. This Tall Building Statement supports the proposed 85 Rochdale Road development which comprises the redevelopment of a previously developed site at a key gateway location into Manchester City centre.

9.1.2. The tall building will comprise the erection of a new 17-storey residential tower. The building will replace the existing 85 Rochdale Road and will front onto Rochdale Road along with generous landscaping wrapped around the site.

9.1.3. The proposals have been subject to extensive consultation with Manchester City Council, and a range of stakeholders including neighbouring businesses, ward councillors and local residents.

9.1.4. A tall building has been chosen as an appropriate design solution for the site as it enables a higher quantum of development to be provided on the site and is consistent with the emerging regeneration context of tall buildings. The site is highly sustainable but remains challenged in viability terms and in order to develop a viable high quality development scheme a tall building is proposed to ensure the development is best balanced in heritage, design and viability grounds.

9.1.5. The proposal has assimilated the competing factors of heritage, viability and residential density to arrive at a solution which achieves an acceptable level of heritage impact. It delivers a high quality scheme that creates a meaningful contribution to meeting housing needs and capitalising on regeneration of the area, whist meeting the aspirations of the Council and boosting housing delivery.

9.1.6. A tall building of high quality is proposed, which will add to dramatic views and vistas, as a feature of Manchester's existing historic environment. Furthermore, it is in accordance with Victoria North Strategic Regeneration Framework which outlines development should be of a high standard of design and contribute to the renewal and environmental improvement of the area.

9.1.7. The TVIA has demonstrated that the proposed scheme will have a beneficial impact on viewpoints where the Marble Arch Inn is also visible.

9.1.8. Given the site's prominent location on a major artery within the city centre and centrality to the Council's wider city centre regeneration aspirations, the tall building will play a key part of the regeneration for the local area, especially in terms of connectivity and high quality public open space.

9.1.9. The site is well placed to house a tall building within a growing neighbourhood, in a strategic location, adjacent to a mix of existing uses. The residential-led development will benefit from the range of amenities including high quality public realm and landscaping which will contribute to the creation of a distinctive sense of place.

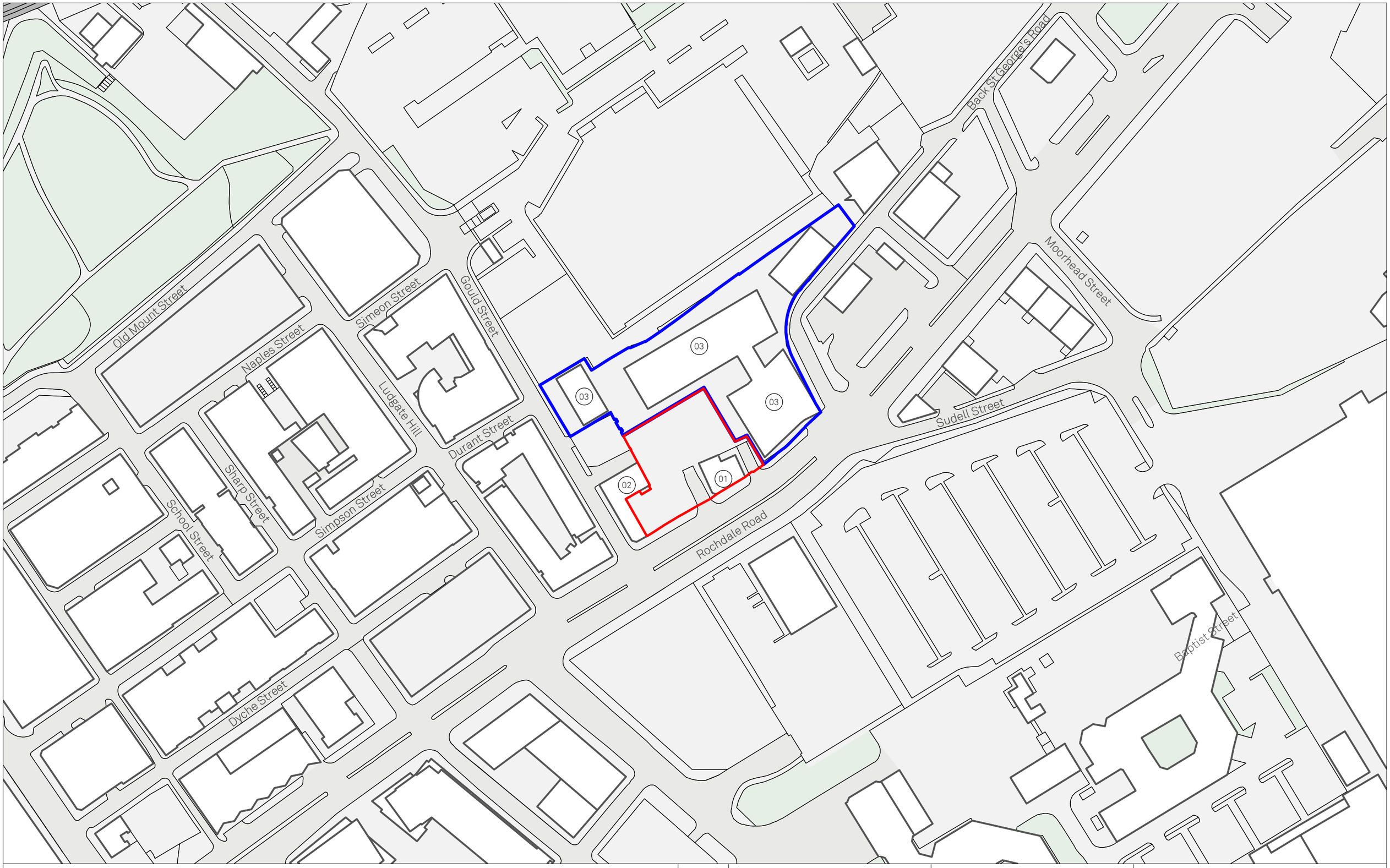
9.1.10. The tall building will be of the highest quality, whilst enhancing the character and appearance of Rochdale Road. Furthermore, it will assist with the addition of a dynamic new townscape to an already existing growing baseline of residential apartments nearby with a degree of grandeur appropriate to the identity of Manchester.

9.1.11. The proposed tall building is in accordance with, and positively contributes to, the aims of planning policy at a national and local level. It also accords with guidance on Tall Buildings and a tall building in this location is entirely appropriate.

Appendix A

SITE LOCATION PLAN

Public



Key:

- 85 Rochdale Road Site Application Boundary
- Land within ownership

(01) Victoria Hotel

(02) Marble Arch Inn

(03) 87 Rochdale Road

North:

Project: 85 Rochdale Road

Title: Site Location Plan

Jon Matthews Architects
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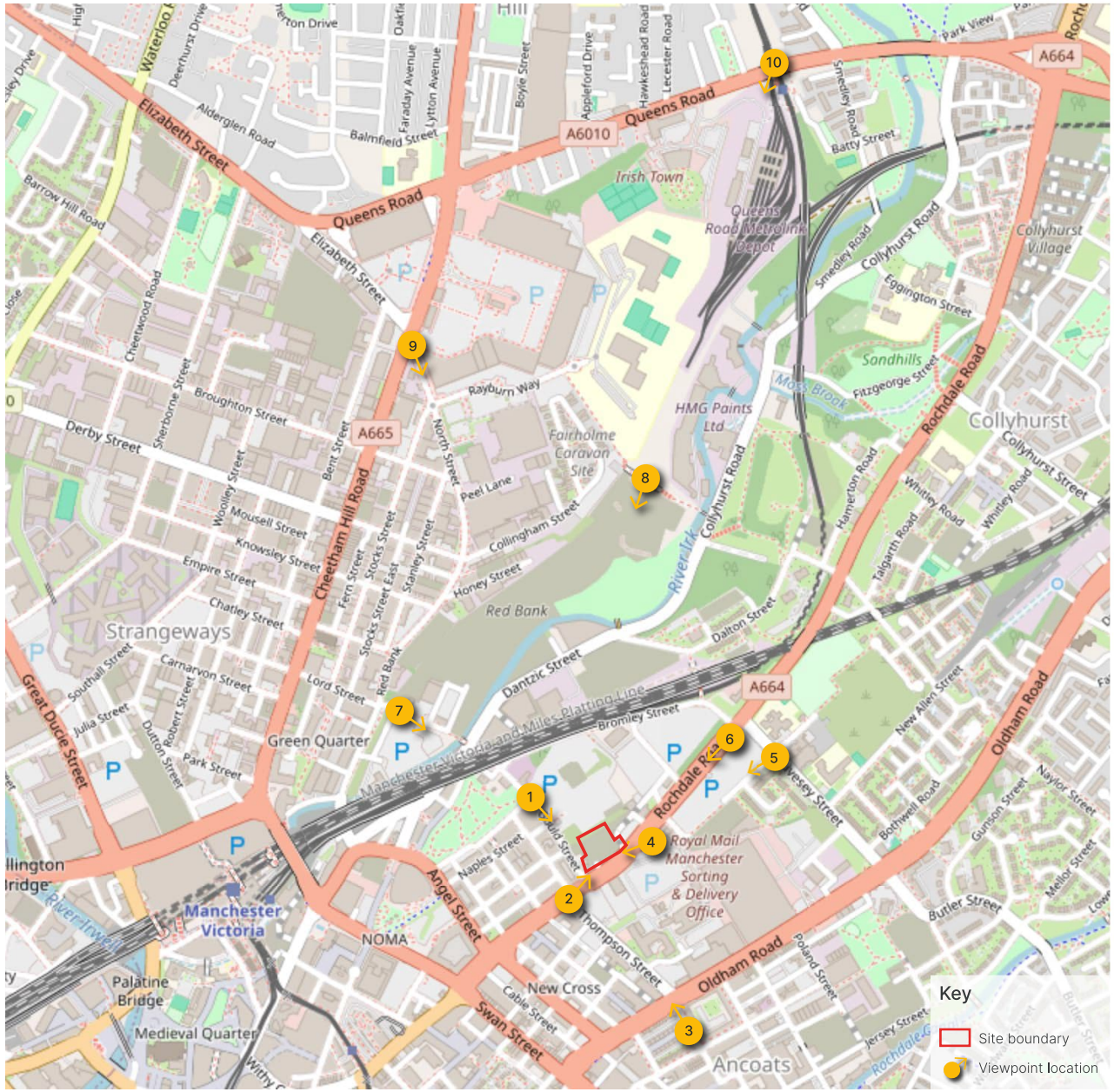
Status:	Scale:	Date:	Drawing No:	Rev:
Information	1:1250 @ A3	02/12/25	243-JMA-MP-00-DR-A-001000	P04

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Appendix B

VIEWPOINTS

Public



VIEWPOINTS

Viewpoint 1: View southeast from Angel Meadows Park exit / Gould Street

Viewpoint 2: View northeast from Rochdale Road / Thompson Street junction

Viewpoint 3: View north from Sherratt Street

Viewpoint 4: View southwest from Rochdale Road / Sudell Street junction

Viewpoint 5: View west from Livesey Street / Sudell Street junction

Viewpoint 6: View southwest from Rochdale Road

Viewpoint 7: View southeast from Roger Street

Viewpoint 8: View southwest from Barney's Steps Footbridge (Lowry Footbridge)

Viewpoint 9: View southeast from Cheetham Hill Road / North Street junction

Viewpoint 10: View southwest from Queens Road bridge (above tram stop)

Baseline | View 1 - View southeast from Angel Meadows Park exit / Gould Street



Photomontage | View 1 - View southeast from Angel Meadows Park exit / Gould Street



Cumulative | View 1 - View southeast from Angel Meadows Park exit / Gould Street



Baseline | View 2 - View northeast from Rochdale Road / Thompson Street junction



Photomontage | View 2 - View northeast from Rochdale Road / Thompson Street junction



Future Baseline (completed Phase 1) | View 2 - View northeast from Rochdale Road / Thompson Street junction



Cumulative | View 2 - View northeast from Rochdale Road / Thompson Street junction



Baseline | View 3 - View north from Sherratt Street



Photomontage | View 3 - View north from Sherratt Street



Future Baseline (completed Phase 1) | View 3 - View north from Sherratt Street



Cumulative | View 3 - View north from Sherratt Street



Baseline | View 4 - View southwest from Rochdale Road / Sudell Street junction



Photomontage | View 4 - View southwest from Rochdale Road / Sudell Street junction



Future Baseline (completed Phase 1) | View 4 - View southwest from Rochdale Road / Sudell Street junction



Cumulative | View 4 - View southwest from Rochdale Road / Sudell Street junction



Baseline | View 5 - View west from Livesey Street / Sudell Street junction



Photomontage | View 5 - View west from Livesey Street / Sudell Street junction



Future Baseline (completed Phase 1) | View 5 - View west from Livesey Street / Sudell Street junction



Cumulative | View 5 - View west from Livesey Street / Sudell Street junction



Baseline | View 6 - View southwest from Rochdale Road



Photomontage | View 6 - View southwest from Rochdale Road



Cumulative | View 6 - View southwest from Rochdale Road



Baseline | View 7 - View southeast from Roger Street



Photomontage | View 7 - View southeast from Roger Street



Cumulative | View 7 - View southeast from Roger Street



Baseline | View 8 - View southwest from Barney's Steps Footbridge (Lowry Footbridge)



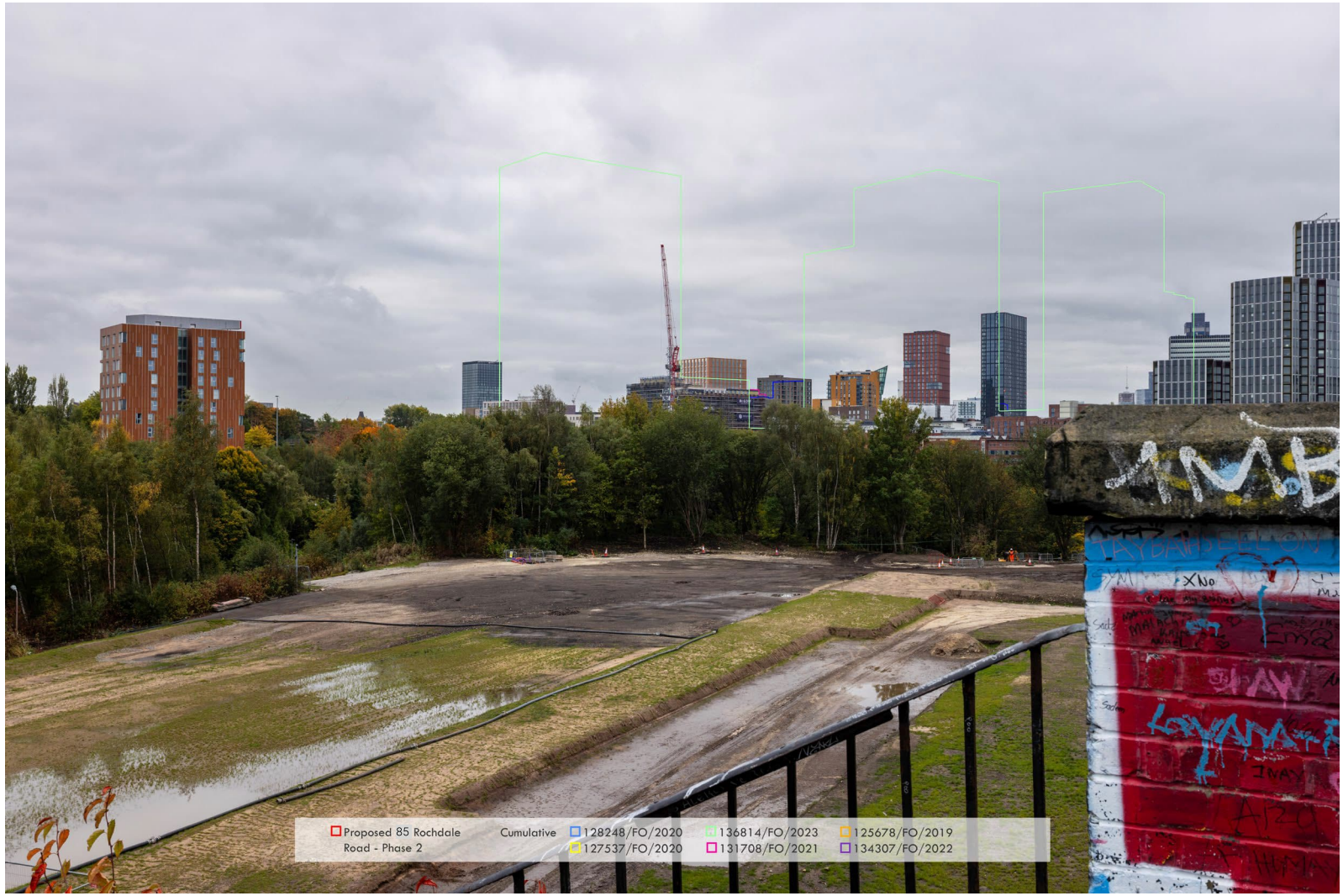
Photomontage | View 8 - View southwest from Barney's Steps Footbridge (Lowry Footbridge)



Future Baseline (completed Phase 1) | View 8 - View southwest from Barney's Steps Footbridge (Lowry Footbridge)



Cumulative | View 8 - View southwest from Barney's Steps Footbridge (Lowry Footbridge)



Baseline | View 9 - View southeast from Cheetham Hill Road / North Street junction



Photomontage | View 9 - View southeast from Cheetham Hill Road / North Street junction



Cumulative | View 9 - View southeast from Cheetham Hill Road / North Street junction



Baseline | View 10 - View southwest from Queens Road bridge (above tram stop)



Photomontage | View 10 - View southwest from Queens Road bridge (above tram stop)



Baseline | View 10 - View southwest from Queens Road bridge (above tram stop)



Appendix C

LANDSCAPING PLAN

Public



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NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

Phase 2 Planning Boundary

Note: Drawings to be read in conjunction with drawings:
3917.2-PLA-XX-XX-DR-L-1000
3917.2-PLA-XX-XX-DR-L-2000
3917.2-PLA-XX-XX-DR-L-4000

Revision	Date	Description	Drawn	Apprvd.
P02	10/03/26	Updated layout	JD/AS	AS
P01	24/10/25	Planning Issue	JD	AS

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Client McGoff

Project 87 Rochdale Road
Phase 2

Drg Title General Arrangement

Created on	Created by	Approved by
08/10/2025	JD	AS

Scale	Size	Workstage	Status
1:250	A3	Planning	

Drg No. **3917.2-PLA-XX-XX-DR-L-0001**
Suitability **S3**
Revision **P02**

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