



One North Parade Socio-Economic Benefits Statement

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Executive Summary



One North Parade and 5 Parsonage

Proposed Development

The scheme will deliver a **high-quality office development** located in Manchester City Centre, aligning with Manchester's vision for economic growth and its regeneration, placemaking and sustainability objectives.



7,120 sqm (NIA)

Grade A office accommodation



594 sqm (NIA)

Ground floor restaurant / bar space



Construction Impacts



210 Jobs

Direct and indirect jobs supported p.a. across construction period



£22.4m

Total GVA impact p.a. across the construction period

Fiscal Impacts



£0.6m

Estimated uplift in business rates revenue (per annum)



£4.2m

NI and Income Tax (per annum)

Operational Employment Impacts



c.650 Jobs

FTE jobs accommodated on-site (gross)



£67m

Annual GVA impact



£26m

Annual wage impact



280 Jobs

Indirect and induced jobs supported

Wider Regeneration Benefits



Activation of Parsonage Gardens



Catalyst for further investment



Improved vitality and footfall



Environmental and sustainability benefits

1 Introduction

This Socio-Economic Benefits Statement has been prepared by GC Insight – an independent economics focused consultancy – on behalf of Beaconsfield Commercial Ltd ('the Applicant'), in support of a planning application for the redevelopment of land at One North Parade (ONP) and No. 5 Parsonage, Manchester, M3 2NH ('the Site').

Site Location

The Site lies within Manchester city centre, bounded by 3 Parsonage Chambers and Blackfriars House to the north, college land to the east, Parsonage Gardens to the south, and Parsonage Street to the west. It occupies approximately 0.1 ha and sits in a highly accessible location, within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area. This part of the city is recognised to offer potential for change with a series of proposals brought forward and in development within the vicinity of the site to support further growth in the city.

Figure 1.1 Site Location Plan



The existing buildings on site, ONP and No. 5 Parsonage, were built in the 1860s as warehouses, and have been later converted into offices. As noted in the accompanying Design and Access Statement (DAS) (Squire and Partners), the blocks are respectively 5 and 4 storeys and are both in poor condition and under-utilised.

The Proposed Development

The description of development for planning purposes is as follows:

“Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c)), with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works”.

For the purposes of this report, the quantum of relevant uses includes:

- 10,015 sqm is office accommodation (**7,120 sqm Net Internal Area (NIA)**); and
- 635 sqm is restaurant / bar space (**594 sqm NIA**) at ground level.

The accompanying DAS states that the Proposed Development is envisioned as a **distinctive landmark adjacent to Parsonage Gardens**, one of Manchester City Centre’s most significant public spaces. Designed to set a benchmark for workplace environments, it places an **emphasis on tenant well-being, sustainable design, and architectural quality**, contributing to the vibrancy and long-term development of the city centre.

One of the key features of the proposed office space is to **provide adaptability and flexibility for tenants**. The Proposed Development is not targeting any one type or sector of office end user and the proposed design facilitates flexibility in internal layout to accommodate a variety of tenant needs over time.

Report Purpose and Structure

This Statement sets out the anticipated economic and social impacts of the Proposed Development during both the construction and operational phases and considers the wider socio-economic regeneration and placemaking benefits it is expected to generate in the context of the city centre’s growth, employment needs, and development strategy.

The remainder of this Statement is structured as follows:

- Section 2 describes the strategic policy and regeneration, economic and market context in which the Proposed Development will be delivered.
- Section 3 assesses the impacts of the Proposed Development, including construction phase impacts, impacts during the operational phase as well as wider regeneration benefits.
- Section 4 draws together the conclusions.

2 Strategic Context

This section sets out the strategic policy, economic and market context in which the Proposed Development sits and the opportunity it presents to respond to this strategic context.

Policy Context

Local Policy Context

The Proposed Development is located within the **St Mary's Parsonage Strategic Regeneration Framework (SRF)** area. The SRF (adopted by Manchester City Council (MCC) in 2020) identifies an opportunity for the area to maximise its potential and offer wider improvements for the benefit of residents, businesses, employees and visitors. The vision is to establish Parsonage Gardens as a definable and important part of the City Centre, as a commercially led mixed use neighbourhood embracing Manchester's zero carbon ambitions and encouraging an ecosystem of high-quality employment. The aim is to ensure the "*full economic potential*" of the area is realised.

The **Our Manchester Strategy 2025–2035** outlines the city's long-term priorities. Developed through extensive engagement with residents and stakeholders, the strategy focuses on creating a fairer, greener, and more prosperous Manchester. It places sustainability, inclusive economic growth, and infrastructure improvements at the heart of the city's future development and positions the city centre as a key driver of economic growth. It also highlights the city centre's importance in maintaining Manchester's role as a major UK city with a vibrant, well-connected, and inclusive centre that supports business, culture, and innovation.

Furthermore, in 2023 MCC published the **Investing in Success: Economic Strategy**, a ten-year plan designed to grow Manchester's economy while making it more inclusive and sustainable. This sets out five key priorities for the area including targets around inclusive growth and economic opportunity, which focuses on creating high-quality jobs and in nurturing productive and innovative sectors such as digital, creative, and professional services. This strategy also acknowledges the city centre's role as a key driver of economic growth.

Sub-Regional Policy Context

Published by the Greater Manchester Combined Authority (GMCA) in June 2025, the **Greater Manchester Strategy 2025–2035** sets out a bold ten-year vision for the city region. The strategy recognises Manchester city centre as a vibrant economic hub and a key driver of regional prosperity. The strategy supports the growth of high-value sectors such as digital, data, and advanced manufacturing and highlights the need for modern, sustainable commercial spaces to attract investment and create high-quality jobs.

The strategy identifies six 'growth locations' across the city region within which the GMCA will target and seek to attract investment. The Proposed Development is in the **Central Growth Cluster** which will build on the continuing high performance of the city centre growth engine – powered by the science and tech cluster on the Oxford Road Corridor, creative industries and Greater Manchester's large business, financial and professional services community. This area will provide 58,000 new homes on brownfield land and new spaces for businesses, including growing innovation districts at Sister and Crescent Salford, and major regeneration projects like Victoria North and Holt Town. At the regional level, the GMCA are calling on the government to back plans for the '**Northern Arc**', which would invest in infrastructure to connect key growth areas across the North.

The development also aligns with the GMCA **Places for Everyone Plan**, a long-term development strategy setting out priorities for jobs and sustainable growth whilst ensuring responsible land use and infrastructure development through to 2039. The strategy sets out the need for the delivery of additional office floorspace and employment opportunities across the city region. The Proposed Development falls within the Core Growth Area, with the plan recognising that: *“A strong focus on growth in the Core Growth Area, particularly the City Centre and the Quays, is fundamental to our overall strategy”*. Land to accommodate around 1,700,000 sqm of office floorspace has been identified in the city centre for development up to 2039.

National Policy Context

The **National Planning Policy Framework** Chapter 6 refers to building a strong, competitive economy and paragraph 85 states that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

With economic growth as a key ‘national mission’ of the **Labour Government**, securing new employment opportunities and GVA growth across the country is a priority. Given Manchester’s track record of growth and contribution to the national economy, ensuring the city is well equipped to satisfy business demands is a high priority, building on existing strengths and latent potential.

Invest 2035 – the UK’s new modern industrial strategy – reinforces this by highlighting Manchester as a leading hub for modern industry growth—particularly in creative and digital sectors—and underscores the importance of new commercial infrastructure to boost productivity and unlock the region’s full economic potential. Although the scheme does not have specific target occupiers, it aligns with **Intervention Strand 8 (IS-8)** of *Invest 2035*, which supports the growth of high-value sectors across Greater Manchester. The Proposed Development is well-positioned to accommodate **professional and business services** and has the potential to meet the needs of **financial services** and **creative industries** — all of which are identified IS-8 priority sectors.

The Proposed Development is directly aligned with the SRF’s vision to transform Parsonage Gardens into a commercially led, mixed-use neighbourhood. It supports the SRF’s goals by delivering high-quality office space that can accommodate employment in newly attracted and growing businesses, supporting placemaking through public realm enhancement and supporting Manchester’s zero carbon ambitions through sustainable design.

The development responds to the locally and sub-regionally recognised need to continue to deliver high quality office accommodation at scale to support growth ambitions. With the city centre providing the focus for growth, schemes such as the one proposed are required to meet business needs and strategic growth objectives.

Alongside its direct contribution towards economic growth and regeneration objectives articulated at a local (MCC) and GMCA level, it also supports national industrial strategy policy by providing the commercial infrastructure needed to boost productivity and unlock regional economic potential and potentially accommodating the needs of some IS-8 occupiers.

Economic Growth Context

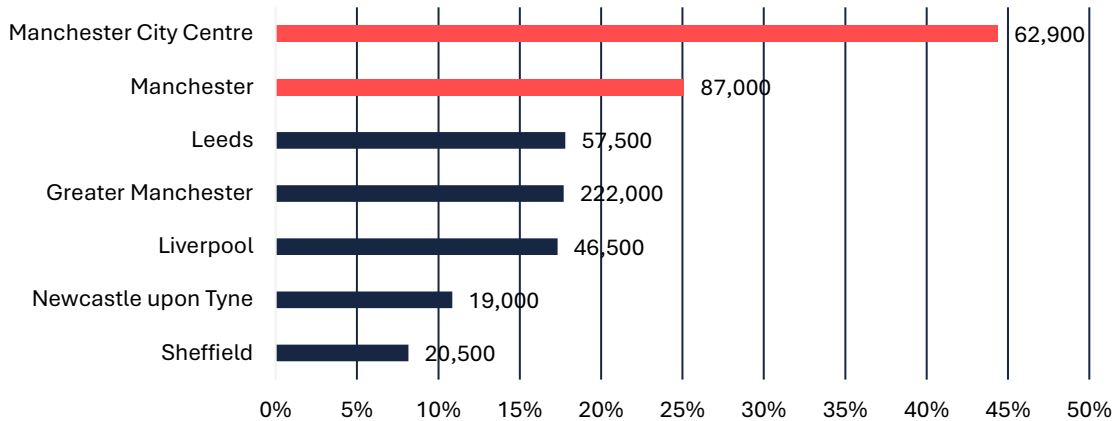
A Strongly Performing City

Manchester has experienced a period of exceptional and sustained growth in recent years, placing it at the core of the northern economy and a key driver in the national economy, as England’s second city. It

holds a series of accolades including being the UK's leading city for securing FDI projects for three of the past five years¹, the top English city for property investment² and ranking 36 in a list of 100 European best cities to visit, live, work and invest in 2025³ (4th in England). In turn, these achievements serve to drive further interest and growth.

Employment growth has outperformed that of other major northern cities in recent years, with the city's employment increasing by almost 25% between 2015 and 2023 (**Figure 2-1**).⁴ As of 2023, Manchester was home to 580,000 people and 433,500 jobs. Manchester accounts for 29% of jobs across the ten local authorities within Greater Manchester.

Figure 2-1: Employment Growth 2015 – 2023



Source: ONS Business Register and Employment Survey (data labels show absolute employment growth)

Manchester's city centre provides the focal point of employment and recent growth⁵, accommodating over 200,000 jobs – 47% of all jobs in Manchester as a whole and 14% of all jobs across Greater Manchester. As illustrated in **Figure 2-1**, city centre employment grew by almost 63,000 jobs between 2015 and 2023 – a 44% increase.

An abundance of employment opportunities – alongside an attractive leisure and retail offer – has also supported population growth, particularly within the city centre.

In terms of productivity, the city centre generated £15.4 billion in Gross Value Added (GVA) in 2022⁶ (48% of Manchester's total output) and experienced a 38% increase since 2018, outpacing growth across Manchester (37%), Greater Manchester (26%), regional (22%) and national averages (17%).

Supporting Further Growth Potential

Manchester's strong economic performance is forecast to continue. The 2025 EY UK Regional Economic Forecast⁷ anticipates Manchester will record the joint highest level of employment growth across UK towns and cities over the next three years, averaging 1.3% growth per annum – almost double the national average (0.7%). The same report forecasts that Manchester is set to achieve 2.1% average annual GVA growth between 2025 and 2028 – outpacing London, the East (1.7%), and the UK average (1.6%). The city of Reading is the only city forecast to achieve stronger growth.

¹ EY UK Attractiveness Survey 2025

² Top UK Residential Investment Cities report H2 2024, Colliers

³ Europe's Best Cities 2025, Resonance

⁴ ONS – Business Register and Employment Survey (2023)

⁵ We define the city centre broadly in terms of the Deansgate and Piccadilly wards

⁶ ONS Regional Accounts (2024) UK small area gross value added (GVA) estimates

⁷ EY (2025) - Regional Economic Forecast 2025

Manchester's economic growth is forecast to be supported by strong projected population growth. This is particularly true among the working age population (16-64) which is forecast to grow by 3.3% (nearly 13,000 people) between 2025-2035, compared to a national increase of just 0.2%.⁸ This will further add to the workforce and customer base for other city centre uses.

The Proposed Development is strongly aligned with Manchester's economic trajectory, supporting continued employment and GVA growth, the city centre's role as a regional economic engine and the infrastructure needed to accommodate a growing, dynamic workforce. Providing the accommodation needed to meet business needs – to both attract and retain businesses in the city – is important to realising growth potential.

Market Context

Manchester's strength as an office market location is reflected in recent evidence to suggest sustained take up in office space. In 2024, Colliers reported total take-up of 1.22 million sq. ft – the highest since the pandemic and surpassing the five-year average by over 100,000 sq. ft.⁹ Other agency evidence suggests that strong market conditions have continued into 2025 with the city centre reporting office take-up of 319,995 sq. ft in Q1 2025, a 14% increase from Q4 2024, 21% above the five-year quarterly average and 79% higher than the same period in 2024^{10,11}.

Key transactions such as the Bank of New York (BNY) Mellon's 200,000 sq. ft lease at 4 Angel Square and AutoTrader's 130,000 sq. ft letting at 3 Circle Square¹² highlight the city's appeal to major corporate occupiers, alongside continued churn in the market across a range of occupiers. According to BNP Paribas, prime office rents in the city centre reached £45 per sq. ft in Q1 2025, marking a 4.7% year-on-year increase¹³.

The demand for office space reflects the city centre's popularity as a location for incoming businesses but also the expansion of occupiers already in the city. A significant trend has emerged where 70% of transactions involving spaces exceeding 10,000 sq. ft are expansions rather than downsizing¹⁴. This trend defies the common assumption that businesses are reducing their occupational footprints post-pandemic. Factors contributing to this include increased occupational densities, as companies offer more breakout and amenity space to attract employees back to the office, and a rise in headcount among corporate occupiers, despite broader economic challenges. Additionally, many businesses are implementing hybrid working models that favour a higher number of office-based days.

Despite strong demand, multiple sources report challenges in the supply of office space. At the time of producing the 2025 Manchester Crane Survey, over 1.5 million sq. ft. of total office space remained under construction, supported by a mix of pre-let agreements and co-working occupiers¹⁵. Available supply is limited with current development equating to only approximately one year's supply at a time of growing demand. Cushman and Wakefield¹⁶ estimates that overall office supply declined by 2% to 2.83 million sq.

⁸ ONS Subnational population projections for England: 2018-based

⁹ Colliers (2024) - Manchester office market

¹⁰ Cushman and Wakefield (2025) - Q1 2025 UK Regional Offices Marketbeat

¹¹ Savills UK | Market in Minutes: Manchester Occupational Office Data Q1 2025

¹² [News | Bank of New York Mellon clinches 200,000-square-foot Manchester relocation](#)

¹³ BNP Paribas (2025) - Q1 2025 UK Big 10 Regional Offices Market Report

¹⁴ OBI (2024) - Manchester City Centre Office Market Report

¹⁵ Deloitte (2025) - Manchester Crane Survey 2025

¹⁶ Cushman and Wakefield (2025) - Q1 2025 UK Regional Offices Marketbeat

ft. in Q1 2025, representing a 4% year-on-year drop. This brings the overall vacancy rate to 12.2%, with Grade A space at just 3.9%.

The Proposed Development responds positively to Manchester city centre's current office market dynamics. It addresses high and growing demand for quality office space and limited existing supply, especially of Grade A stock. With its focus on providing flexibility and adaptability to changing occupier needs over time, the Proposed Development is well positioned to attract a diverse range of occupiers and to respond to recent market trends in relation to businesses seeking larger spaces with more breakout and amenity space.

3 Impact Assessment

Economic Uplift from Construction

The Proposed Development has an estimated total construction cost of £45 million, with an anticipated construction period of 2.6 years.¹⁷

Direct Employment and GVA Impacts

Given the anticipated construction costs, and the average turnover per full time equivalent (FTE) in the construction sector in the North West,¹⁸ it is estimated that **220 FTE construction job years** will be supported over the construction period. This translates to an average of 85 FTE construction jobs supported per annum.

Direct construction activity will generate an uplift in Gross Value Added (GVA – a measure of economic output). Based upon the average GVA per FTE worker in the construction sector for Greater Manchester¹⁹, the average labour requirement across the full construction period totals a GVA contribution of **£7.9m per annum**.

Multiplier Impacts

The construction sector is recognised as generating considerable multiplier effects with a high proportion of construction related expenditure and wages recirculating in the economy. This in turn can help to support employment in the supply chain (indirect effects) and wider economy through consumer spending e.g. via wages (induced effects). Applying a composite employment multiplier of 1.5²⁰ indicates that direct employment during the construction period could **support indirect and induced employment totalling an estimated 125 FTEs per annum**.

Applying a GVA construction multiplier of 1.842, in line with CEBR construction multipliers, suggests a **GVA contribution of £14.5m** will be generated through indirect and induced effects.

¹⁷ Provided by Chroma Consulting

¹⁸ Using the Annual Business Survey, Business Register and Employment Survey (BRES) and the Annual Population Survey

¹⁹ Using ONS Regional Accounts and ONS BRES data

²⁰ In line with HCA Additionality Guidance

Summary

Table 3-1: Summary of construction impacts

Total	
Temporary Construction Benefits	
Construction FTEs (per annum)	85
GVA (per annum)	£7.9m
Temporary Supply Chain Benefits	
Indirect and induced FTE jobs (per annum)	125
Indirect and induced GVA (per annum)	£14.5m
Total	
Construction employment (FTEs per annum)	210
Construction GVA (per annum)	£22.4m

Operational Direct Economic Impact

The impacts presented in this section represent the gross impacts – they represent the maximum potential impact in terms of jobs, GVA and others that may be generated by the Proposed Development during its operation. The extent to which impacts may be subject to effects such as leakage and displacement are not considered / presented here. These are considered in the accompanying Environmental Statement chapter (**ES Volume 1, Chapter 12: Socio-Economics**).

Scale of Impacts

The existing buildings are understood to be largely vacant. In the absence of precise levels of employment supported by ONP and 5 Parsonage, it is assumed that employment generated by the proposed office building would be additional to the Site. As described in Section 1, the Proposed Development comprises:

- Office space: 7,120 sqm (NIA)
- Restaurant / bar space: 594 sqm (NIA).

Applying an employment density approach²¹, it is estimated that the Proposed Development could accommodate:

- c.615 FTE (full-time equivalent) jobs associated with the office space; and
- c.30 FTE jobs associated with the restaurant / bar space.

In total, **the Proposed Development could support in the order of 650 FTE direct jobs**. This assumes full occupancy on completion and makes no allowance for displacement or leakage. On-site employment will comprise opportunities at a range of skills and occupational levels. Based on the application of benchmarks at the Manchester level showing the distribution of employment by occupational classification within relevant sectors to the Proposed Development²², it is anticipated that it could support the following indicative occupation profile:

Occupation classification	Office based roles	Restaurant / bar roles
Managers, Directors and Senior Officials	19%	9%

²¹ In accordance with the Homes and Communities Agency Employment Density Guide

²² For the purposes of this analysis, the relevant 'broad' sectors are K-N Banking finance & insurance etc. and G,I Distribution, hotels & restaurants (Annual Population Survey 2024 Workplace Analysis)

Professional Occupations	5%	39%
Associate Prof. & Technical Occupations	9%	19%
Administrative and Secretarial Occupations	8%	11%
Skilled Trades Occupations	19%	3%
Sales and Customer Service Occupations	21%	4%
Elementary Occupations	19%	15%

As well as supporting a good overall quantum of employment, the scheme could therefore potentially provide opportunities for some residents to access employment and for others to secure career progression.

Through the application of relevant sector benchmarks²³, this level of employment (gross) could support an **annual gross value added (GVA) contribution in the order of £67 million**. In addition, direct jobs supported will generate **wages totalling an estimated c.£26 million per year²⁴**, a considerable proportion of which will be spent locally, due to Manchester's growing population, particularly in the city centre.

Direct employment will lead to further employment within the supply chains and related services through employer wage spending. Such indirect and induced impacts can be estimated using employment multipliers for relevant interventions²⁵. The application of multipliers suggests that direct employment generated by the Proposed Development might support a further **c.280 indirect and induced FTE jobs**.

Each year, jobs supported will contribute in the order of **£4.2 million of national insurance and income tax to the public purse**. Additionally, the proposed occupiers will be liable to pay business rates, potentially leading to a substantial uplift in business rates revenue accruing to Manchester City Council. Based upon a review of Valuation Office Agency (VOA) records, it is estimated that the current buildings have a combined total rateable value of c.£280,000. Applying VOA benchmarks for the average rateable value per square metre to the proposed floorspace suggests that the Proposed Development could support a rateable value of over £1.3 million. Subtracting the estimated existing rateable value and applying the current (2025/26) standard multiplier (0.555) suggests a **potential uplift in business rates revenue of £580,000 per annum**.

Table 3-2: Summary of operational impacts

	FTE (direct)	Annual GVA	Annual Wages	Indirect and induced FTE	Annual Income Tax and NI²⁶	Annual Business rates uplift
Office	613	£64.5m	£24.9m	270	£4.1m	-
Restaurant / bar	30	£2.0m	£0.7m	11	£0.1m	-
Total	645	£66.6m	£25.6m	281	£4.2m	£0.6m (net)

²³ ONS Business Register and Employment Survey and ONS Regional Accounts

²⁴ Calculated by applying an average wage in typically office-based sectors from the Annual Survey of Hours and Earnings 2024, ONS

²⁵ Homes and Communities Agency Additionality Guidance

²⁶ Not allowing for pre-tax pension contributions

While no specific target sectors have been identified for the development, current market conditions and employment growth projections suggest that there will be strong demand for the scheme to enable the above benefits to be realised.

Wider Regeneration Benefits

In addition to the economic benefits outlined above, the Proposed Development is expected to deliver a range of broader, less quantifiable benefits that will support long-term regeneration and place-based transformation. These include:

- **Catalysing further investment:** *As a prominent and early-phase redevelopment site, the Proposed Development offers the potential to set a benchmark in quality and catalyse further investment across the wider St Mary's Parsonage SRF area – a part of the city with recognised redevelopment potential.*
- **Environmental and sustainability benefits:** *The Proposed Development will replace an inefficient building with a highly sustainable alternative, supporting Manchester's zero-carbon targets through high-quality design, energy performance and climate resilience.*
- **Amenity improvement for local residents:** *A well-designed, managed and animated building will reduce the issues currently associated with vacancy, underuse and unmanaged space, enhancing the environment for those living in nearby properties, such as the Century Buildings.*
- **Improved vitality and footfall:** *A new commercial building with active frontage will draw people into the area throughout the day, supporting vibrancy and the performance of adjacent commercial uses.*
- **Supporting the city centre amenity mix:** *The inclusion of flexible commercial units at ground floor provides potential for retail, café or leisure uses, adding to the social and functional mix in the area. By accommodating a high number of jobs once operational, the Proposed Development will provide trade for local businesses through lunchtime and evening worker spend.*
- **Activation of public space and improved passive surveillance:** *The introduction of active ground-floor uses and visible, publicly accessible frontages will increase passive surveillance, helping to deter anti-social behaviour in and around Parsonage Gardens. This can lead to people feeling safer.*
- **Improved integration with surrounding streets:** *By addressing the disconnection caused by the current underutilised and inactive frontage, the Proposed Development will support a more coherent and navigable local streetscape.*

4 Conclusion

The Proposed Development is a strategically significant project that aligns closely with Manchester's vision for growth, and regeneration and sustainability objectives. By delivering a high-quality office building with flexible commercial space at ground level, it directly supports the Strategic Regeneration Framework's ambition to transform Parsonage Gardens into a commercially led, mixed-use neighbourhood. The scheme enhances the public realm, contributes to placemaking, and integrates sustainable design principles that advance Manchester's zero carbon goals.

Providing 7,109 sqm of adaptable office space, the Proposed Development responds to current market dynamics, particularly the growing demand for Grade A office stock and amenity-rich environments. Its design prioritises flexibility, enabling it to accommodate a diverse range of occupiers and adapt to evolving workplace trends.

The Proposed Development supports Manchester's economic growth narrative: it offers the potential to contribute to local and regional employment growth, support productivity, and provide the infrastructure necessary to unlock the city's economic potential. In doing so, it reinforces Manchester city centre's role as a regional economic engine and aligns with national industrial strategy objectives.

The nature and scale of anticipated benefits include:

1. The **scale of construction works** – estimated at £45m – would deliver a temporary economic uplift, supporting an estimated average of **85 construction jobs** per annum, and a **further 125 indirect and induced jobs** per annum.
2. Construction activity would support an average **uplift in GVA, totalling around £22m** per annum during the construction phase, when direct, indirect and induced impacts are all considered.
3. The development of 7,109 sqm Grade A office space and 602 sqm restaurant / bar space would make an important contribution to the local economy. Once fully occupied, the employment space could support around **650 FTE jobs** (gross), generating GVA of c.£67m each year and an annual wage impact of c.£26m.
4. Providing **flexible office accommodation** at a time when Grade A office supply is constrained and may start to impact on the ability of Manchester city centre to accommodate further growth and evolving occupier requirements.
5. Benefits to the public purse, including an estimated **£4.2m national insurance and income tax** generated per annum by employment accommodated in the Proposed Development, once fully occupied. In addition, it is estimated that the Proposed Development would contribute an uplift in **business rates worth £0.6m per year**.
6. The ability to **unlock a series of wider benefits** – both directly and indirectly – that can enhance the local area's function and people's experience of spending time there.

