Store Street, Manchester

Blue and Green Infrastructure Statement

ON BEHALF OF M1 PICCADILLY LTD

December 2025

Introduction and Purpose

This Blue and Green Infrastructure (BGI) Statement has been prepared by Nexus Planning on behalf of M1 Piccadilly Ltd ("the applicant") in support of a full planning application for a proposed residential development comprising a 16-storey building with associated residential facilities, access, landscaping and related infrastructure on land south of Store Street, Manchester.

The statement outlines how the proposed development has incorporated green and blue infrastructure measures in accordance with local and national policy objectives, and the vision of the Manchester Green and Blue Infrastructure Strategy, the Piccadilly Strategic Regeneration Framework (2018), and Policies EN9 (Green Infrastructure) and EN14 (Flood Risk and SuDS) of the Manchester Core Strategy.

It should be read alongside the Design and Access Statement and Drainage Strategy, which together demonstrate how the development contributes to the wider environmental, social and economic sustainability objectives of the city.

Site Context

The application site comprises brownfield land located on the south side of Store Street, within the Piccadilly area of Manchester City Centre. The site lies in close proximity to Manchester Piccadilly Station, Metrolink stops, and the Ashton Canal, and forms part of the Piccadilly Central area identified in the Piccadilly SRF (2018) for mixed-use regeneration.

The surrounding area is characterised by a combination of transport infrastructure, commercial premises, and emerging high-density residential developments. The site itself currently consists of cleared, self-seeded scrubland with no significant existing green or blue infrastructure assets.

The proposals form part of ongoing efforts to improve the environmental quality, permeability, and amenity of this strategic location, supporting the Council's objective to integrate well-designed green and blue spaces into new urban development.

Planning Policy Context

The proposals have been informed by the following key policy and guidance documents:

- National Planning Policy Framework (NPPF, 2024): Emphasises the role of multifunctional green and blue infrastructure in achieving sustainable development, promoting biodiversity, and supporting climate resilience.
- Manchester Core Strategy (2012):

  - Policy EN9 - Green Infrastructure seeks to protect and enhance green and blue spaces, promoting new green routes and biodiversity improvements.
  - Policy EN14 - Flood Risk and SuDS requires developments to reduce surface water run-off and incorporate sustainable drainage systems.

- Places for Everyone (2024):
  - Policy Jp-G2 – Green Infrastructure Network seeks to protect, manage, and enhance the Green Infrastructure Network strategically to improve the ecosystem services it provides, such as flood management and climate change mitigation/adaptation. This enhanced network will also deliver public health benefits by supporting active travel, food growing, and recreational opportunities.
- Manchester Green and Blue Infrastructure Strategy _ Implementation Plan Refresh (2015-2025) confirms out four objectives:
  - Objective 1 - Improving the quality and function of GBI;
  - Objective 2 - Use appropriate green and blue infrastructure as a key component of new; developments to help create successful neighbourhoods and support the City's growth:
  - Objective 3 - Improving access and connectivity for people and wildlife; and
  - Objective 4 - Increased G&BI understanding and awareness-raising.
- Piccadilly Strategic Regeneration Framework (2018): Identifies Store Street within the Piccadilly Central district, where high-quality public spaces and green corridors are to be integrated into new mixed-use developments.

Existing Site Conditions

The site contains no established green or blue infrastructure. It has most recently comprised mostly hardstanding with areas of self-seeded scrub typical of cleared brownfield land. The Drainage Strategy confirms that the site is predominantly impermeable and has no existing drainage infrastructure serving it.

The site is located within Flood Zone 1, meaning it is at low risk of fluvial or tidal flooding. However, due to its impermeable condition, surface water can accumulate during periods of heavy rainfall.

The Drainage Strategy confirms that infiltration SuDS cannot be accommodated, as:

- the underlying ground conditions (stiff clay over sandstone bedrock) do not support infiltration; and
- any soakaway would fall within 5 m of the building foundations, which is not feasible.

There are no watercourses in proximity to accept surface water runoff. Therefore, surface water must be managed on-site before controlled discharge to the existing sewer network.

Overall, the site currently lacks meaningful green or blue infrastructure and presents a clear opportunity for enhancement through planting and the introduction of a modern, sustainable surface water drainage system.

Topographic surveys and drainage assessments show the presence of stiff clay superficial deposits over sandstone bedrock, rendering infiltration unfeasible. The Drainage Strategy confirms that foundations would lie within 5 m of any potential soakaway, and combined with the underlying geology, infiltration SuDS cannot be accommodated on-site.

The site lies in Flood Zone 1, confirming that the land is at low risk from fluvial, pluvial, and overland flows. However, because almost the entire plot is impermeable or compacted, unmanaged surface water currently pools on parts of the site during rainfall events, with limited natural drainage.

The site's urban location offers direct connections to nearby green and blue assets, including the Ashton Canal corridor and the proposed Mayfield Park, both of which contribute to the wider ecological and recreational network of the city.

There are no existing watercourses within a viable distance, and no surface water drainage infrastructure currently serving the site.

Overall, the site currently lacks any meaningful blue or green infrastructure, is dominated by hard or degraded surfaces, and presents a clear opportunity for enhancement through new planting, and a modern sustainable drainage system.

Proposed Development

The proposed development comprises a 16-storey residential tower with associated private and communal amenity spaces, terraces, and planted roof-level amenity areas. The design includes:

- A green roof and landscaped terrace at Level 01, creating multifunctional green infrastructure that provides visual amenity, urban cooling, and biodiversity enhancements;
- Upper-level terraces, including those at Level 14, offering opportunities for resident planting and contributing to ecological value, visual interest, and improved wellbeing within the dense urban setting;
- A private ground-floor terrace for residents, providing limited external amenity space at street level and offering a small-scale opportunity for potted planting or decorative greening;

- Improved alignment with surrounding pedestrian routes, supporting the broader movement and connectivity objectives within the Piccadilly Strategic Regeneration Framework;
- Incorporation of sustainable drainage measures, including on-site water storage to manage rainfall safely and a controlled connection to the sewer network, supported by rooftop greening that helps slow and reduce surface water runoff.

These elements respond directly to the SRF's ambition to create a mixed-use development focused on high-quality public realm and climate resilience.

Green Infrastructure Strategy

The proposed development aligns with the Manchester Green and Blue Infrastructure Strategy objectives:

Summary of Objective	Summary of Justification
Improving the quality and function of existing infrastructure	Although the site currently lacks existing GI, the development introduces new landscaped areas on first floor level to enhance the local environment and visual amenity.
Using appropriate GI in new developments	The building design incorporates planting, green roof on the first floor, and terraces that promote urban greening and habitat creation.
Improving connectivity and accessibility	The development contributes to a more attractive pedestrian environment on Store Street, linking to wider walking and cycling routes and improving permeability within the SRF area
Raising awareness and understanding	The inclusion of visible greenery and access to outdoor spaces supports residents' wellbeing and reinforces the benefits of integrating nature into urban environments

These measures complement wider city-centre greening projects and enhance the ecological and amenity value of this key regeneration site.

Blue Infrastructure and Drainage

Surface water management follows the Sustainable Drainage Systems (SuDS) hierarchy. As infiltration is not feasible due to site constraints, the strategy focuses on on-site attenuation and controlled discharge. The Drainage Strategy outlines the management of surface water through:

- On-site storage that temporarily holds rainfall during heavy storms, ensuring that water is released gradually rather than all at once;
- A controlled connection to the existing sewer on Store Street, limiting the rate at which surface water leaves the site to ensure that it does not increase flood risk; and
- A modern drainage system within the site, directing rainwater from the roof and terraces into the storage system before it is discharged.

These measures will ensure the development delivers a resilient and sustainable drainage solution consistent with Policy EN14 and the objectives of the Greater Manchester Green Infrastructure Framework.

Management and Maintenance

Long-term management of landscaped and drainage features will be undertaken by a dedicated management company appointed by M1 Piccadilly Ltd. This will ensure regular maintenance of planting, and drainage infrastructure to maintain optimal performance and appearance over the lifetime of the development.

Conclusion

This statement demonstrates that the proposed development at Store Street will make a positive contribution to Manchester's green and blue infrastructure network, in line with national and local policy objectives.

Through the incorporation of some planting on terraces and sustainable drainage measures, the scheme will enhance biodiversity, visual amenity, and resilience to climate impacts within a highly constrained city-centre site. Although no street-level planting or boundary landscaping is proposed due to the limited site footprint, the scheme delivers meaningful greening at upper levels and integrates SuDS features that safely manage rainfall and reduce peak runoff.

Detailed specifications are outlined in the Design and Access Statement and Drainage Strategy, ensuring the scheme delivers meaningful environmental benefits and aligns with the City Council's vision for a greener and more resilient Manchester.

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