Land at 48 Store Street, Piccadilly

Planning Statement

ON BEHALF OF M1 PICCADILLY LTD

November 2025

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1. Introduction

1.1 This Planning Statement has been prepared by Nexus Planning on behalf of M1 Piccadilly Ltd (the 'applicant') in support of a full application for the proposed development of land at 48 Store Street, Piccadilly, Manchester ('the site' or the 'application site').

1.2 The proposed development is described as follows:

"Erection of a 16 storey building comprising 73 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace), 2 car parking spaces and 52 cycle parking spaces, landscaping, access and associated development.

Pre-application Consultation

1.3 The application has been submitted following pre-application consultation with Manchester City Council planning officers. Local ward members have also been contacted.

Context and the Extant Approval

Context

1.4 The proposals are an opportunity to re-use a previously developed site in the City Centre for the delivery of new homes. Store Street is an important link between the Piccadilly Station area, and East Manchester, including Holt Town and the Etihad Campus. The proposals will animate what is otherwise a 'gap site' on this important route and complement other existing and proposed development in the immediate area.

1.5 The application site forms part of the Piccadilly Central area of the Manchester Piccadilly Strategic Regeneration Framework (2014, 2018). The SRF establishes the area as a key regeneration priority in the City which, building on the connectivity associated further enhancement to the Piccadilly multi-modal transport hub, has the potential to deliver in the order of 4,500 new homes as well a commercial, retail and hotel bed spaces as well as new high-quality spaces.

1.6 The Site is located within the 'Piccadilly Central' are of the SRF, a mixed-use district. Store Street, which the Site is adjacent to is identified as a key pedestrian and cycle route connecting key areas of North and East Manchester to Manchester Piccadilly.

Extant Approval

1.7 The application proposals sit within the parameters of an earlier approval for a 15-storey building on the site, comprising 54 apartments. This earlier approval (Ref 132626/FO/2022) was granted in 2022 and remains live with all pre-commencement conditions discharged.

1.8 This earlier approval represents an established fall-back position against which these revised proposals can be considered. In summary the applicant considers that there have been no material changes to the development plan, national policy context or other relevant policy or guidance that would impact adversely on the consideration of these new proposals. Similarly, the proposals have been prepared within the context the parameters established in the earlier approval 132626/FO/2022, including siting, height and separation distances. This approach is set out in more detail in the supporting Design and Access Statement *(Four Architects)*.

1.9 Again, it is considered that there has been no material change to the context for the site in term of the built environment or environmental for the proposals. Nevertheless, these matters are considered in full, again, in the supporting documentation to the application.

1.10 Since the 2022 approval, an immediately adjacent site, Sparkle Street, has been granted planning approval (Ref 139986/FO/2024). The extant approval on the application site was identified as an existing commitment both in the officer report recommending approval and in the supporting documentation to the Sparkle Street application, and specifically the supporting Environmental Impact Assessment. The EIA assesses potential cumulative impacts, including daylight and sunlight, townscape and wind. The assessment concluded that it was unlikely there would be cumulative impacts taking account on relevant migration in-built into the Sparkle Street proposals.

Planning Application

1.11 This planning application is submitted with the following documents and plans.

Table 1.1: Submission Documents List

Documents		
Document Title	**Document Reference / Date**	**Prepared By**
Planning Statement	December 2025	Nexus Planning
Cover Letter	December 2025	Four Architects
Application Forms and Certificates	December 2025	Four Architects
Air Quality Assessment	9744r1, 16th October 2025	Redmore Environmental
Archaeological Assessment	December 2021	Archaeological Research Services
BNG Assessment	2025-356b, November 2025	ERAP
Broadband Connectivity Assessment	November 2025	GTech Surveys Limited
Construction Phase Environmental Management Plan	September 2025	Merebridge
Crime Impact Statement	2021/0139/CIS/01, 3rd November 2025	Greater Manchester Police
Daylight/ Sunlight Assessment	22959, 4th November 2025	GIA
Design and Access Statement (inc, Town and Visual Impact Assessment and Tall Building Statement)	P02, 20th November 2025	Four Architects
Drainage Strategy (and FRA)	LV0118-TC-LS-XX-CA-C-001, October 2025	Thomas Consulting
Ecology Phase 1	2025-356, November 2025	ERAP
Energy Statement	3588-CWC-XX-XX-RP-N-0005, 24th November, 2025	Crookes Walker Consulting
Environmental Standards and Circular Economy Statement	PWM-FUT-ZZ-XX-RP-0003	Futureserv
Fire Strategy	Pending	
Green and Blue Infrastructure Assessment	December 2025	Nexus Planning

Ground Conditions Report Phase 1	June 2021	LK Consult
Health and Safety Construction Phase Plan (Enabling Works Package)	September 2025	Merebridge
Heritage Assessment	November 2025	Stephen Levrant
Landscape Plans		
Noise Impact Assessment	July 2025	Sanctuary Acoustics
Residential Management Strategy		Merebridge
Topographical Survey	05868_MP_00_2300	5Plus Architects
Transport Statement and Travel Plan	October 2025	Rappor
Travel Plan	210617/SK22109/ITP01(-02)	SK Transport Planning
TV and Radio Reception Survey	November 2025	GTech Surveys
Ventilation Strategy	3588-CWC-XX-XX-RP-N-0004	Crookes Walker Consulting
Viability Appraisal	November 2025	TCP Property
Waste Management Strategy		Merebridge
Wind Mincroclimate Assessment Report	22959, October 2025	GIA
Plans		
Plan Title	**Plan Reference / Date**	**Prepared By**
Existing Site Plan	25-008-FA-DR-02201-P01	Four Architects
Existing Street Scene (Store St)	25-008-FA-DR-02801-P01	Four Architects
Proposed Site Plan	25-008-FA-DR-04201-P01	Four Architects
Proposed Plans - Level 00 (Ground)	25-008-FA-DR-04300-P01	Four Architects
Proposed Plans - Level 01 (First)	25-008-FA-DR-04301-P01	Four Architects
Proposed Plans - Level 02 (Second)	25-008-FA-DR-04302-P01	Four Architects
Proposed Plans - Level 03-13 (Third to Thirteenth)	25-008-FA-DR-04303-P01	Four Architects
Proposed Plans - Level 14 (Fourteenth)	25-008-FA-DR-04314-P01	Four Architects
Proposed Plans - Level 15 (Fifteenth)	25-008-FA-DR-04315-P01	Four Architects
Proposed Plans - Level 16 (Roof)	25-008-FA-DR-04316-P01	Four Architects
Proposed Elevations - Sheet 1 (Front & Right)	25-008-FA-DR-04401-P01	Four Architects
Proposed Elevations - Sheet 2 (Rear)	25-008-FA-DR-04402-P01	Four Architects
Proposed Elevations - Sheet 3 (Left)	25-008-FA-DR-04403-P01	Four Architects
Proposed Sections - Sheet 1 (AA & BB)	25-008-FA-DR-04501-P01	Four Architects
Proposed Bay Studies	25-008-FA-DR-04701-P01	Four Architects
Proposed Street Scene (Store St)	25-008-FA-DR-04801-P01	Four Architects
Accessibility Strategy - Apartment Type A	25-008-FA-DR-67301-P01	Four Architects
Accessibility Strategy - Apartment Type B	25-008-FA-DR-67302-P01	Four Architects

Accessibility Strategy - Apartment Type C	25-008-FA-DR-67303-P01	Four Architects
Accessibility Strategy - Apartment Type D	25-008-FA-DR-67304-P01	Four Architects
Accessibility Strategy - Apartment Type E	25-008-FA-DR-67305-P01	Four Architects
Accessibility Strategy - Apartment Type F	25-008-FA-DR-67306-P01	Four Architects
Accessibility Strategy - Apartment Type G	25-008-FA-DR-67307-P01	Four Architects
Accessibility Strategy - Apartment Type H	25-008-FA-DR-67308-P01	Four Architects
Accessibility Strategy - Apartment Type J	25-008-FA-DR-67309-P01	Four Architects
Accessibility Strategy - Apartment Type K	25-008-FA-DR-67310-P01	Four Architects
Accessibility Strategy - Apartment Type L	25-008-FA-DR-67311-P01	Four Architects

Planning Statement

1.12 The remainder of this Planning Statement is structured as follows:

- Section 2 provides a summary of the site and surrounding area, together with the planning history;
- Section 3 describes the proposed development, referring to the Design & Access Statement where relevant;
- Section 4 summarises the relevant development plan context and wider material considerations;
- Section 5 sets out a detailed planning appraisal, assessing the development against the relevant planning policies;
- Section 6 summarises the benefits of the proposal and our overall conclusions.

2. Site and Surroundings

2.1 The application site measures approximately 0.07 hectares and is located on Store Street, in the Piccadilly area of the City Centre. and the administrative boundary of Manchester City Council. It comprises a small parcel of previously developed land positioned on the western edge of the Piccadilly Village area. The site is currently vacant and cleared of significant vegetation. It has no active frontage to Store Street and is bounded along its northern edge by a retaining wall, which restricts access. There are no existing vehicular or pedestrian entry points to the site.



Figure 2.1: Site location

2.2 The site is bounded to the north by Store Street, beyond which lies an area of residential development, to the east and south by residential properties, and to the west by a commercial building. The surrounding area includes a mix of residential, commercial, and leisure uses consistent with its city centre location.

2.3 To the south-west lies Manchester Piccadilly Railway Station, which provides both regional and national rail services as well as access to the Metrolink system. This makes the site highly accessible and well connected to destinations across Greater Manchester and beyond.

2.4 Store Street occupies a transitional area between Piccadilly and Great Ancoats Street, where regeneration and redevelopment have become increasingly prominent. The area forms part of the wider Manchester Piccadilly Strategic Regeneration Framework (SRF), which supports the delivery of high-quality, mixed-use, and residential-led development in this part of the city.

2.5 The site benefits from excellent public transport connections. Manchester Piccadilly Station is located approximately 250 metres south-west of the site, offering national rail, Metrolink, and bus services to destinations across Greater Manchester and the wider region. Bus stops are located along London Road and Fairfield Street, providing regular services to destinations such as Piccadilly Gardens, Ancoats, and Oxford Road.

2.6 Given its city centre location, the site is also within easy walking and cycling distance of a broad range of shops, cafés, restaurants, offices, and leisure facilities. The surrounding area has experienced substantial regeneration, with schemes such as Oxygen Tower and 52 Store Street enhancing the mix of residential and commercial activity.

2.7 The Environment Agency Map for the area indicates that the site is in Flood Zone 1 and is therefore at low risk of flooding.

Summary

2.8 In summary, the site occupies a sustainable, accessible, and well-connected location within Manchester City Centre. It forms part of an area that continues to evolve through high-quality redevelopment. The proposal represents an opportunity to bring a long-vacant brownfield site back into active use, deliver new homes, and contribute to the ongoing regeneration of the Store Street and Piccadilly area.

Planning History

2.9 A review of the relevant planning history identifies the following applications relating to the site and its immediate surroundings:

- 032006 – Mixed-use development comprising 89 flats, 21 houses, 15 craft studios/flats, 15 commercial office/shop units, and a public house/restaurant, together with associated site works, a new canal basin, and parking. Approved 1 September 1998
- 039223 – Erection of a 4-storey building to form 16 one-bedroom flats. Approved 28 June 1991
- 039976 – Erection of four part 3/part 4-storey blocks to form 28 one-bedroom flats. Approved 11 October 1991
- 063657/FO/CITY3/01 – Construction of 15 one-bedroom apartments and 37 two-bedroom apartments with associated parking and landscaping. Approved 21 March 2002
- 070322/FO/2003/C3 – Construction of 56 apartments (18 one-bedroom and 38 two-bedroom units) with associated parking and landscaping. Approved 20 May 2004
- 070326/FO/2003/C3 – Construction of a new residential development comprising 16 apartments with associated car parking and external landscaping. Approved 21 February 2006
- 107245/FO/2014/C2 – Erection of a 13-storey building comprising 34 apartments (3 x 1-bed, 28 x 2-bed, and 3 x 3-bed duplex) with ground floor D2 (Assembly and Leisure) use, together with associated landscaping, highways, engineering, and other works following the removal of a section of retaining wall. Approved 4 March 2016
- 132626/FO/2022 – Erection of a 15-storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents' lounge, terrace, and office space), 2 car parking spaces, 57 cycle parking spaces, landscaping, access, and associated development. Approved 23 December 2021
- 142675/NMC/2025 – Non-material amendment to planning permission 132626/FO/2022 to enable the introduction of a second staircase and associated internal alterations. Decided 11 April 2025
- 143338/NMC/2025 – Non-material amendment to planning permission 132626/FO/2022 (as amended by 142675/NMC/2025) to amend the wording of conditions 3 (External Materials), 7 (Construction Management Plan), 8 (Landscaping), and 34 (Wind Mitigation). Decided 29 July 2025
- CDN/25/0926 – Discharge of conditions 4 (Enabling Works), 5 (Site Reinstatement), 6 (Contaminated Land), 7 (Construction Management Plan), 9 (Sustainable Urban Drainage Systems), 16 (Local Labour Agreement), and 36 (Unexploded Ordnance) attached to planning permission 132626/FO/2022, as amended by 142675/NMC/2025 and 143338/NMC/2025. Awaiting Decision

Extant Approval

2.10 As noted above and in introduction, the site benefits from a live planning approval for a 15 storey (approximately 80 metres in height) building to accommodate 54 apartments. This application (for 16 storeys) works within the parameter established in that permission. The height of the new proposals is still approximately 80 metres and the total sq floors is approximately 4,371.81 sq.m. In preparing the new proposals the opportunity has however been taken the revise the internal layout, to reduce the size of a number of overly large apartments to better match market requirements. The proposed external materials are also to be changed with bronze/gold cladding replaced with brick.

2.11 The extant approval therefore constitutes a 'fall-back' position against which these revised proposals are to be considered. In addition, it is not considered that the development plan context has materially changed since the previous approval, not has the built or environmental context. As such the officers' consideration in respect of the previous approval provide a valid framework in which to consider an updated assessment of this application.

2.12 The committee report for the previous approval identifies the principle issues as follows:

- Principle of the proposal and the scheme's contribution to regeneration
- Economic
- Social
- Environmental
- Impact on the historic Environment
- Impact on Local residents and businesses

2.13 The table below highlights the conclusions that were drawn from the committee report and how the current proposal still meets these requirements.

Committee Report Comment	Current Proposal
Principle of the proposal and the schemes contribution to regeneration: The previous proposal was considered to be accordance with national and local planning policies, and that it would bring significant economic, social and environmental benefits. The site is brownfield. The previous proposal would provide one-, two- and three-bedroom homes which meet the Council's space standards. 2 car parking spaces are proposed. There would be an active street frontage to Store Street and enhanced legibility to create a more vibrant and safer pedestrian environment.	The updated scheme remains fully aligned with the principles accepted in the extant approval (132626/FO/2022). The site continues to be a brownfield plot within a regeneration priority area. The development increases the number of homes from 54 to 73 while maintaining one-, two- and three-bedroom typologies that meet space standards. Two car parking spaces (including one accessible) are still proposed. The active frontage to Store Street is retained through a more grounded brick façade. The design maintains established height and massing, delivering greater residential density without visual or environmental impact, and supporting regeneration in Piccadilly East. That assessment is considered to continue to apply to these new proposals.
Economic: The previous assessment concluded that the development would create a number of full-time equivalent	Again, whilst the details of the assessment will have changed, the principal benefits will continue to apply.

jobs over the build period plus jobs connected to supply chain expenditure. Council tax revenue would also be enhanced.	
Social: The previous comment A local labour agreement would ensure that Manchester residents are prioritised for construction jobs. The development would be fully accessible, and 1 car parking space would be suitable for use by a disabled person.	A local labour agreement remains anticipated and will be secured via planning condition as in the original consent. The development continues to be fully accessible, with step-free access from the main entrance lobby and both lift cores serving all levels. One of the two car parking spaces is retained as an accessible bay. The proposals also incorporate wider inclusive design features in line with Building Regulations Part M.
Environmental: This would be a low carbon development in a highly sustainable location. The development would be all electric and meet a some on site energy needs through renewable technologies. There would be no unduly harmful impacts on traffic and local air quality. Any impacts can be mitigated. Green roof, planting on the external terrace and bird and bat boxes would improve biodiversity. A drainage scheme includes sustainable principles and would include SuDS features such as rain gardens in the public realm. The ground conditions are not complex or unusual. The development of the site would enhance the area. Secured by Design principles would ensure the development is safe and secure. Waste management would prioritise recycling to minimise the amount of waste going to landfill.	The updated scheme remains all-electric, incorporating mechanical ventilation with heat recovery and air source heat pumps for hot water. While rooftop PV is not feasible due to spatial constraints, low carbon technologies are fully integrated. Air quality modelling confirms negligible impact on local conditions. A green roof, tree planting, and biodiversity enhancements (including bird and bat boxes) remain part of the proposal. The sustainable drainage strategy includes attenuation tanks and flow control, while SuDS elements are incorporated in public realm features. The submitted Waste Management Strategy confirms that recycling infrastructure will be provided to reduce landfill dependency.
Impact on the historic environment: This significant building would have some impact on the setting of nearby listed buildings and structures. This would create a low level of less than substantial harm to their setting which is outweighed by the strong and compelling regeneration benefits of this scheme.	The updated scheme retains the same height, massing and footprint as the approved development, with material refinements including a change from gold cladding to red brick. The Heritage Statement confirms that the development continues to result in a low level of less than substantial harm to the setting of the Grade II* Store Street Aqueduct. This harm is outweighed by the public benefits of regenerating a long-vacant site and delivering high-quality housing in a sustainable city centre location.
Impact on local residents and local businesses: The impact on daylight/sunlight and overlooking are considered to be acceptable. Construction impacts would not be significant, and their effects can be managed and minimised. Noise outbreak from plant and the commercial unit would meet relevant standards.	The proposed scheme retains the approved building size and separation distances to nearby residential and commercial properties. As such, impacts on daylight/sunlight and overlooking remain within acceptable parameters. A revised Noise Impact Assessment confirms that with appropriate acoustic design and plant enclosures, noise levels will meet the required standards at all receptors. Construction activities will be managed through an updated Construction Management Plan, with best-practice controls to minimise disruption. The scheme does not introduce new or intensified uses that would materially affect surrounding amenity.

2.14 In concluding on the previous application, the committee report similarly noted a number of factors that are considered to continue to apply:

- *'The proposal is consistent with the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.'*
- *'It would establish a sense of place, would be visually attractive, optimising the use of the site and would meet the requirements of paragraph 130 (now paragraph 131) of NPPF.*
- *'The 54* (now 73) *apartments would contribute positively to housing supply in the City and population growth in the area'*
- *'The development would make a positive addition to the city skyline delivering a form of development which would improve legibility and wayfinding along a key pedestrian route into the City Centre.'*
- *'The removal of this long-standing vacant site would be beneficial.'*
- *'The building would be of a high standard of sustainability and would be energy efficient and operate on an all-electric system offering the most suitable long terms solution to energy supply and carbon reductions.'*
- *'Careful consideration has been given to the impact of the development on the local area (including residential properties) and it has been demonstrated that there would be no unduly harmful impacts on noise, traffic generation, air quality, water management, wind, solar glare, contamination or loss of daylight and sunlight. Where harm does arise, it can be appropriately mitigated and would not amount to a reason to refuse this planning application.'*
- *'The buildings and its facilities are fully accessible to all user groups.'*
- *'The waste can be managed and recycled in line with the waste hierarchy.'*
- *'Construction impacts can also be mitigated to minimise the effect on the local residents and businesses'*
- *'There would be some localised impacts on adjacent listed buildings and structures with the level of harm being considered less than substantial and significantly outweighed by the substantial public benefits'.*
- *'The proposals represent sustainable development and would deliver significant social, economic and environmental benefits.'*

2.15 It is considered that this earlier assessment remains largely valid for this new assessment. In any event the extant approval, which establishes the principal parameters for this new proposals remains live and is therefore a material consideration in the determination of this new application.

3. Proposed Development

3.1 This application seeks full planning permission for the redevelopment of the Store Street site to deliver a high-quality residential building comprising 73 apartments across 16 storeys. The proposal represents an evolution of the previously approved scheme for a 15-storey building containing 54 apartments, and it maintains the established height, massing and building footprint. The revised scheme improves the internal arrangement, enhances architectural expression and updates the materiality, while remaining within the parameters that were previously found acceptable by the Council.



Figure 3.1. CGI Images of the approved scheme (left) and the proposed scheme (right). (Source: Design and Access Statement)

Design Evolution

3.2 The current proposal builds directly upon the approved scheme. Through further design refinement, Four Architects have reconfigured the floorplates and adopted a consistent 3-metre floor-to-floor height, which allows the introduction of an additional storey without increasing the overall height of the building. The massing, chamfered corners and stepped form remain as previously approved, ensuring that the building continues to respond appropriately to neighbouring development, particularly Piccadilly Village and the Home Building. The higher number of residential units has been achieved through internal efficiencies rather than changes to the external envelope.

Height, Scale and Massing

3.3 Although the building now accommodates 16 floors, the total height, silhouette and massing match the approved 15-storey scheme. No additional visual, overshadowing or townscape impacts arise as a result of the design changes. The scheme retains the slender tower form and the chamfered geometry that were essential to mitigating

overlooking and ensuring a positive relationship with the varied building heights and forms along Store Street. The proposal therefore remains consistent with the scale of emerging tall buildings within this part of the city.

Appearance and Materials

3.4 One of the most significant changes to the design is the updated material palette. The previously approved scheme featured a predominantly gold anodised cladding system. The revised proposal replaces this with a brick-led façade which offers a more contextual and robust architectural character. The chamfered corners and overall façade are retained, giving the building a distinctive yet cohesive appearance that contributes positively to its surroundings.

Internal Layout and Residential Quality

3.5 The reconfiguration of the internal layout has enabled an increase in the number of homes from 54 to 73, while also improving overall residential quality. The redesigned floorplates support a higher proportion of dual-aspect apartments and creates a more efficient layout by reducing corridor lengths.

3.6 Amenity spaces are provided, including a green roof on the first floor and private terraces on the ground floor and the Fourteenth Floor.

Residential Mix

3.7 The proposed residential mix, compared against the extant approval is as follows:

	Approved Development		Proposed Development	
Occupancy	**Size Range (Sqm)**	**No. of Units**	**Size Range (Sqm)**	**No. of Units**
1 Bed Studios	37.4-37.8	2	-	-
1 Bed	46.1-48.8	16	50 - 58.5	26
2 Bed	60.3-71.8	32	62 -74.62	46
2 Bed Duplex	94	1	-	-
3 Bed Duplex	110.7-131	2	-	-
3 Bed*	197.4	1	94.36	1
Total	-	**54**	-	**73**

* Within the approved residential mix, one three-bedroom triplex dwelling was included in the proposal

Access, Servicing and Parking

3.8 The access strategy remains consistent with the approved scheme. Vehicular access continues to be taken from Store Street, and servicing arrangements, including refuse and cycle storage, are retained in broadly the same configuration. The parking provision remains limited, reflecting the site's highly accessible location within walking distance of Manchester Piccadilly station, Metrolink stops and key bus routes. The proposal therefore aligns with sustainable transport objectives and supports reduced reliance on private car use.

Amenity, Public Realm and Street Activation

3.9 Although the site does not provide new areas of public realm, the development will substantially improve the appearance and activity levels along this section of Store Street, which is currently underutilised. The introduction

of a more grounded brick façade, larger window openings and an active residential frontage will enhance the pedestrian environment and contribute to a safer and more engaging streetscape. The scheme maintains opportunities for private and communal outdoor space at upper levels, further supporting residential wellbeing.

Sustainability and Environmental Performance

3.10 The proposal incorporates a range of sustainability measures comparable with several aspects of the consented scheme. This includes highly efficient building services, an enhanced building fabric strategy and natural ventilation through increased dual-aspect layouts. The use of durable materials, combined with reduced reliance on carbon-intensive cladding systems, contributes to a more resilient and environmentally responsible long-term design.

Planning Context and Conformity

3.11 The revised scheme remains consistent with the height, form and design principles previously accepted by Manchester City Council. It continues to make efficient use of a brownfield site within a rapidly evolving part of the city and delivers a greater number of homes without any additional visual or environmental impact. The updated material palette, improved internal layout and refined elevational treatment further strengthen the scheme's overall design quality and contribute to the regeneration of Store Street.

Summary

3.12 In summary, the proposed development maintains the approved massing envelope while delivering an efficient, well-designed and visually harmonious building. The increase from 15 to 16 storeys has been achieved without increasing the overall height, and the uplift from 54 to 73 homes results from interior optimisation rather than increased height. The transition from metal cladding to brick creates a more contextual and durable building that enhances Store Street's evolving character and contributes positively to the wider regeneration of the Piccadilly area.

4. Development Plan and Material Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless there are material considerations which indicate otherwise.

4.2 The Development Plan and material considerations from legalisation, policy and guidance for the site and proposed development comprise the following:

Development Plan

- GM Places for Everyone
- GM Joint Waste Development Plan (2012)
- GM Joint Minerals Plan (2013)
- Manchester Core Strategy (2012)
- Manchester Proposals Map (2012)
- Saved Unitary Development Plan Policies (1995)

National Policy and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Historic England's Guidance Note 4 Tall Buildings (2022)
- Planning Practice Guidance (PPG) (2014, as amended)
- National Design Guide (2019)
- Biodiversity Net Gain provisions established in the Environment Act 2021
- Climate change policy and legislation

Local Guidance

- Guide to Development in Manchester (2007)
- Provision for Housing Choice (2008)
- Design for Access 2 (2003)
- Manchester Residential Quality Guidance (2017)
- Manchester Piccadilly SRF (2018)

Adopted Development Plan

4.3 The Manchester Local Plan guides development within Manchester and sets out the vision and spatial strategy for the future development of Manchester. Within this context the adopted Local Plan for Manchester comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan (2005) ("the UDP");
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

Manchester Core Strategy (2012)

4.4 The Core Strategy was adopted on 12th July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located to benefit from sustainable connections, meet local needs and take full advantage of opportunities. Whilst somewhat dated, a number of Core Strategy policies remain part of the development plan.

Saved Policies of the Unitary Development Plan (1995)

4.5 The Unitary Development Plan ('UDP') was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012, significant proportions of the UDP have been replaced. However, some polices were saved on 11th July 2012 and remain extant.

Places for Everyone

4.6 Places For Everyone (2022-2039) is the long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority on behalf of the nine districts.

4.7 The plan is a joint development plan of the nine districts which determines the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It seeks to ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.

4.8 The plan sets out an ambition for the delivery of 50,000 additional affordable homes over the plan period. The contribution of brownfield land in delivering development is to be maximising, including facilitating higher density development in the most accessible locations. Moss Side is in the Inner Areas strategy area (Policy JP Strat5). The explanation to the policy notes the growth of population in these areas and that, in response, increasing housing provision would enable more people to access easily the opportunities in the City Centre and elsewhere by walking, cycling and public transport. Maintaining a good supply of affordable housing is considered to be *'especially important'* in helping to reduce travel costs for those on lower incomes who need access to the 'Core Growth Area' (comprising the City Centre, Trafford Park, Salford Quay and the Etihad Campus) for employment and services.

4.9 Within Inner Areas new development is to be predominantly residential and be integrated with existing communities, enhancing the quality of places and their local character.

4.10 Over 60,000 new homes of all types are to be delivered in Manchester over the period 2022-2023. Alongside that the plan notes that a key challenge and priority for the city region is to ensure that new housing comes forward at a price that potential occupiers can afford. However, it is noted that affordability has been worsening in recent years, and there are a significant number of households, as in Moss Side, who are unable to find suitable homes at an affordable cost. Consequently, increasing the delivery of affordable housing across Greater Manchester is considered is *'a very high priority'*. Policy JP-H2: Affordability of New Housing, notes the need to maximise the delivery of additional affordable homes.

4.11 Residential developments should provide an appropriate mix of dwelling types and sizes (Policy JP-H3). Increasing the average density of new housing developments in the most accessible locations is considered an important part of the strategy. Policy JP-H4 Density of New Development requires new housing development to be delivered at a

density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Material Considerations (Legislative, Policy and Guidance)

National Planning Policy Framework

4.12 The National Planning Policy Framework (NPPF), most recently updated in 2024, sets out the government's planning policies for England and guides how they should be implemented in both plan-making and decision-taking.

4.13 At the core of the NPPF is the principle of a presumption in favour of sustainable development, which serves as a guiding thread throughout the planning system (paragraph 11). Sustainable development is understood to have three interconnected objectives:

- The economic objective focuses on supporting a strong and adaptable economy by delivering the right type and amount of development to stimulate productivity and long-term growth.
- The social objective aims to foster vibrant, inclusive, and healthy communities by promoting high-quality, safe and attractive places to live, with accessible services that meet the needs of current and future residents.
- The environmental objective seeks to protect and enhance the natural, built, and historic environment ensuring that development contributes positively to climate resilience and environmental stewardship.

4.14 The NPPF places significant emphasis on making effective use of land in meeting the need for homes. Paragraph 125 states that planning decisions should, amongst other things:

- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

4.15 Paragraph 131 notes that good design is a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to communities. The creation of high quality, beautiful and sustainable buildings and places is considered fundamental to what the planning and development process should achieve.

National Planning Practice Guidance

4.16 The National Planning Practice Guidance (NPPG) was published in March 2014 and is regularly updated. The NPPG sets out advice, information, and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource.

4.17 The NPPG provides specific guidance on making effective use of land, including planning for higher density development. With regard to how Policy 125 of the NPPF (substantial weight to brownfield land proposals) applies to decision-making, the NPPG advises that:

'Paragraph 125(c) of the National Planning Policy Framework states planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. When determining such proposals, decision makers will need to take account of this policy alongside other policies within the Framework taken as a whole… Where relevant, decision makers will need to provide a clear articulation of how paragraph 125(c) has been demonstrably considered and applied alongside other policies.'

4.18 Under the sub-heading 'Planning for higher density development', the NPPG advises that different measures of density can be used to help make effective use of land, including optimising the housing potential of particular areas or sites by identifying appropriate building forms. It states that it is important to consider how housing needs, local character and appropriate building forms relate to the density measures being used.

4.19 The NPPG stresses the importance of good design, and that planning should drive up standards across all forms of development. As a core planning principle, plan makers and decision takers should always seek to ensure high quality design through creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the need of future generations.

4.20 The NPPG recognises the importance of planning for the housing needs of different groups, including the need to provide affordable housing and housing for older people. The latter is described as 'critical', and the guidance notes that an understanding of how the ageing population affects housing needs is something to be considered in decision-taking. In relation to the factors that decision-makers should consider when assessing planning applications for specialist housing for older people, the NPPG states that:

'Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.'

4.21 The NPPG supports inclusive design, including the principles set out in the Housing our Ageing Population Panel for Innovation (HAPPI) report, which are reflected in design of Block C of the application proposal.

National Design Guide

4.22 The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the Government's Planning Practice Guidance and was created to outline key characteristics that make well-designed places.

Manchester Piccadilly SRF (2018)

4.23 The overarching objectives of the SRF are to improve the attractiveness of the area to investment; improve physical connections and permeability; and provide destinations for social and cultural activity. It is envisaged that the areas around Piccadilly will be diverse neighbourhoods of choice where people live and work. The SRF identifies increasing density as crucial to sustainable growth and long-term economic competitiveness.

4.24 The application site is within a sub area of the SRF designated as Piccadilly Central which is intended to be an area characterised by dense mixed-use development focused on a series of high-quality public spaces. The application is shown as a site for a residential development within the Framework.

Manchester Residential Quality Guidance (2017)

4.25 The Manchester Residential Quality Guide (MRQG), published in 2017, sets out the City Council's expectations for delivering high-quality residential development. Proposals are expected to follow the guide's design-led approach. Where proposals depart from its principles, developers must provide a clear and well-evidenced justification, supported by options testing and analysis.

4.26 The application of these standards has led to a marked improvement in the overall quality of residential schemes in Manchester. While space standards form a key element, they are only one part of what makes a development successful. The MRQG builds on this by offering comprehensive guidance aimed at creating attractive, sustainable places where people want to live contributing to better quality of life city-wide.

4.27 The guide sets out the key design considerations and characteristics that contribute to high-quality residential development as part of thriving, sustainable neighbourhoods. It identifies nine core components, which together provide a clear framework for shaping future housing across Manchester, supporting delivery of well-designed homes through to 2025 and beyond.

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

4.28 The Guide to Development in Manchester and associated Guidance aims to support and enhance the ongoing shaping of the city by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Its role is to inform the ongoing development of the city by highlighting its many and varied existing qualities and describing how they can be enhanced in the future.

Design for Access 2

4.29 The Design for Access 2 Manual was published in January 2003, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible, and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.

4.30 The Council will expect developers to comply with the standards detailed in its 'Design for Access 2' Manual, and to produce an access statement, which identifies the philosophy and approach to inclusive design. However, this should also be balanced against new guidance and give consideration of buildings regulations.

4.31 Information of how the Proposed Development has been designed to respond to the requirements of Design for Access 2 is contained within the Design & Access Statement submitted in support of this planning application and has been summarised in Section 4 of this Statement.

Manchester's Green and Blue Infrastructure Strategy

4.32 Manchester's Great Outdoors (July 2015) provides a green and blue infrastructure strategy for Manchester and is supported by an Action Plan that aims to emphasise the value and functionality of the city's green spaces and waterways. This long-term vision was updated in 2022 through the Manchester Green and Blue Infrastructure Strategy Implementation Plan Refresh 2021-25, which highlights approaches, challenges and projects that will help bring the strategy to life over the coming years.

4.33 The strategy continues to underpin major citywide environmental improvements. Over the next five years it is estimated that over £150 million will be invested in green infrastructure-related projects in the city.

4.34 The key objectives of the strategy are to:

- Improve the quality and function of existing green and blue infrastructure
- Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
- Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
- Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

Historic England's Guidance Note 4 Tall Buildings (2022)

4.35 The revised Historic England Advice Note (HEAN 4) provides advice on planning for tall buildings within the historic environment. This includes guidance on how to identify appropriate locations for tall buildings and define design parameters in relation to the historic environment. Whilst the area local to the application site is not considered a historic environment the HEAN 4 provides as useful framework to consider the proposed development.

Biodiversity Net Gain Provisions in Environment Act 2021

4.36 The *Environment Act* 2021 inserted Schedule 7A into the *Town and Country Planning Act* 1990. This Schedule introduces a legal requirement that any impact on biodiversity resulting from new development, where it cannot be avoided, will not only be compensated, but will have to demonstrate a 10% Biodiversity Net Gain (BNG).

4.37 The requirement is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

Manchester Housing Strategy (2022-2032)

4.38 The Manchester Housing Strategy 2022-2032 sets out the City Council's long-term vision to deliver the homes that people want and need. The strategy is built around the following four vision principles:

1. Increase affordable housing supply and build more new homes for all residents.
2. Work to end homelessness and ensure housing is affordable and accessible to all.
3. Address inequalities and create neighbourhoods where people want to live.
4. Address the sustainability and zero-carbon challenges in new and existing housing.

4.39 It sets a strategic housing target of 36,000 new homes across Manchester between 2022 and 2032. This aspiration includes 10,000 affordable homes with as many social rented homes as possible, subject to Homes England support.

Making Manchester Fairer

4.40 Making Manchester Fairer: Tackling Health Inequalities in Manchester sets out the City Council's action plan for reducing health inequalities over the period 2022-2027.

4.41 A key theme of the action plan is 'Improving housing and creating safe, warm and affordable homes'. The plan seeks to ensure delivery of 10,000 new affordable homes over the next ten years, and to increase the proportion of low- and zero-carbon homes in the 'affordable pipeline' to 50% by 2025.

Emerging Local Plan

4.42 Manchester City Council is in the process of preparing a new Local Plan, which will guide how the city grows and develops over the next 15 years. The plan will identify where new homes, employment spaces, and community facilities should be located, as well as which green spaces, heritage assets, and parts of the environment will be protected or enhanced. It will also set out how transport, infrastructure, and services will be improved to support sustainable growth.

4.43 The first stage of preparing the plan, known as the Regulation 18 "Issues and Options" consultation, took place in 2020. That consultation sought views on the key challenges and opportunities facing Manchester and explored broad options for managing development across the city.

4.44 The Council has since advanced to the second stage of Regulation 18, which involves publishing the first draft of the Local Plan for public comment, until November 2025. This draft reflects feedback from the earlier consultation, alongside a review of existing planning policies in the Core Strategy (2012) and the saved policies of the Unitary Development Plan (1995). It also takes account of the recently adopted Places for Everyone Plan (March 2024).

5. Planning Appraisal

5.1 This section evaluates the proposed development in the context of the adopted Development Plan and considers it against the key planning issues relevant to the application. It provides an assessment of how the scheme aligns with local and national planning policy, supported by reference to material considerations that inform the overall planning balance.

5.2 Given the nature of the scheme and the application site, it is considered that the principle issues for consideration are:

- the principle of development;
- design, comprising scale, massing and density; design and appearance; and inclusive design;
- sustainability, in terms of addressing the challenges of climate change, and energy efficiency;
- heritage and archaeology
- ecology, arboriculture and biodiversity net gain
- accessibility
- local environment and amenity, including consideration of the effects of the application in terms of air quality; TV and broadband reception; daylight, sunlight and overshadowing; privacy and overlooking; noise; odour; and wind microclimate;
- waste management and servicing;
- flood risk and drainage;
- ground conditions.

5.3 In the remainder of this section, each topic is considered in turn, with reference to policies and guidance of particular relevance.

Principle of Development

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy SP1: Spatial Principles (partially replaced by PfE Policy JP-S1)
- Core Strategy Policy CC3: Housing
- Core Strategy Policy CC8: Change and Renewal
- Core Strategy Policy CC9: Design and Heritage
- Core Strategy Policy H1: Overall Housing Provision (partially replaced by PfE Policy JP-H1)
- Core Strategy Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-Strat5: Inner Areas
- JP-Strat13: Manchester City Centre
- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H2: Affordability of New Housing

- JP-H3: Type, Size and Design of New Housing
- JP-H4: Density of New Housing
- JP-S1: Sustainable Development
- JP-J1: Supporting Long Term Economic Growth

Material Considerations and Guidance

- NPPF Chapter 5: Delivering a Sufficient Supply of Homes
- NPPF Chapter 11: Making Effective Use of Land
- NPPF Chapter 12: Achieving Well Designed Places
- Strategic Regeneration Frameworks for Piccadilly Basin, East Village and Mayfield

Principle of Development

5.4 The redevelopment of this long-vacant brownfield site fully accords with national and local planning policy and, importantly, the principle of residential development has already been firmly established through the previously approved 15-storey residential scheme (ref. 132626/FO/2022). That earlier permission confirms that the site is suitable for residential-led regeneration and that the location can appropriately accommodate a high-density form of development.

5.5 National policy strongly encourages the reuse of previously developed land in sustainable locations. The NPPF supports significant housing delivery in urban areas (paragraphs 119–125) and promotes the optimisation of brownfield land. The site is included within Manchester City Council's Strategic Housing Land Availability Assessment (SHLAA), confirming its acknowledged capacity to contribute to the city's housing supply.

5.6 The Manchester Core Strategy and the Places for Everyone (PfE) plan both prioritise city centre intensification and the delivery of new homes on accessible brownfield plots. The site is located within the City Centre (CC3) and within the PfE Inner Areas (JP-Strat5), where residential development is explicitly encouraged. The proposals therefore accord with Core Strategy Policies SP1 and H1, and PfE Policy JP-S1, which collectively direct growth toward well-connected, sustainable locations. Store Street benefits from exceptional accessibility, situated within a short walking distance of Manchester Piccadilly Station, multiple bus routes and the Metrolink network.

5.7 The proposed development also supports regeneration objectives set out in Core Strategy Policies CC8 and CC3, and PfE Policy JP-J1, by contributing to the transformation of the Piccadilly East and Piccadilly Basin area. The site sits within an established and emerging cluster of tall residential buildings, as confirmed in several Strategic Regeneration Frameworks, making it a logical location for ongoing high-density development.

5.8 Delivering 73 new homes on this central brownfield parcel aligns with the aims of Core Strategy Policy CC3 and PfE Policy JP-H1, both of which emphasise residential growth in the city centre. The development makes the most efficient use of land, consistent with PfE Policy JP-H4 and NPPF Chapter 11 and reflects the existing pattern of tall buildings in the area, including recently completed and approved schemes ranging from 20 to 50 storeys.

5.9 The acceptability of the site for residential development, including its scale, density and urban form, has already been tested and accepted through the previous planning permission. The current proposal maintains the established development principle while bringing forward a refined, deliverable scheme that aligns with updated policy expectations.

5.10 In summary, the principle of development is unequivocally acceptable. It is supported by national, local and strategic policy, is consistent with the character and regeneration trajectory of the area and has already been established through the previously approved scheme. The proposals therefore represent sustainable, policy-compliant growth within a key city centre location.

Scale, Massing and Density

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Saved UDP Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H4: Density of New Housing
- JP-P2: Heritage

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance (2017)

5.11 The proposed development has been designed as a contextually responsive high density residential scheme that reflects the emerging townscape character of Store Street and the wider Piccadilly East regeneration area. The DAS demonstrates that the building form has been shaped by a detailed understanding of surrounding heights, recent development trends and approved pipeline schemes. The proposal comprises a 16 storey apartment building, which aligns closely with the massing previously approved on the site (ref. 132626/FO/2022), while making more efficient use of the land through equalised floor to floor heights.

5.12 The surrounding urban context is characterised by a mix of existing mill conversions and modern high-rise development. Recent and pipeline schemes such as Oxygen (32 storeys), Sparkle Street (30 storeys), and the Stocktons site proposal (50 storeys) establish a clear trajectory for tall buildings in this cluster. The scheme responds to Core Strategy Policies CC3, H1 and PfE Policies JP-H1 and JP-H4, which support high density development in the City Centre and in locations with excellent transport accessibility. With Manchester Piccadilly Station only a five-minute walk away, the site is clearly suitable for taller development.

5.13 The design approach respects its setting by retaining the massing strategy previously considered acceptable, including stepped elements that reduce impacts on neighbouring buildings and maintain established sight lines. The DAS explains that the form was carefully refined to minimise overlooking, and the revised scheme matches the earlier consented envelope, with only one additional storey achieved within the same overall parapet height relationship.

5.14 The proposals comply with Policy DM1, which requires new development to respond positively to its surroundings, and Policy CC9, which seeks high quality, locally informed design. The DAS demonstrates that the facade composition, articulated volumes and material strategy draw on the prevailing industrial character of Piccadilly Basin while delivering a contemporary and coherent built form.

5.15 At a strategic level, the development accords with PfE Policy JP-H1, contributing to housing delivery in a highly sustainable brownfield location, and meets the expectations of Policy JP-H4 by delivering higher density housing supported by good design. National policy (NPPF paragraphs 130–140) emphasises optimising site potential and achieving visually attractive and well-integrated development; the proposals clearly meet these principles.

5.16 Overall, the building represents a well-considered and policy compliant response to the site's urban context. Through its scale, massing and density, the scheme will make efficient use of a vacant site within the City Centre, support regeneration objectives, and deliver high quality residential accommodation that aligns with the Core Strategy, PfE and national guidance.

Design and Appearance

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy CC9: Design and Heritage
- Saved UDP Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- JP-H1: Scale, Distribution and Phasing of New Housing Development
- JP-H4: Density of New Housing
- JP-P2: Heritage

Material Considerations and Guidance:

- NPPF Chapter 12: Achieving well-designed places
- National Planning Practice Guidance: Design, Process and Tools
- Manchester Residential Quality Guidance (2017)

5.17 The architectural approach to the scheme has been informed by a thorough analysis of the site's urban context, history and the evolving character of Piccadilly East. The Design and Access Statement explains how the proposal draws on the brick built industrial and warehouse typologies that define the area, while introducing a contemporary and refined design response appropriate for a high-density city centre setting.

5.18 The external appearance is shaped by a clear rationale grounded in local distinctiveness. A red brick palette reflects the architectural identity of historic mill buildings and nearby residential warehouse conversions, ensuring continuity with Manchester's industrial heritage. This is complemented by carefully selected contemporary elements, including weathering steel panelling, slender metal window frames and detailed brickwork. The facade is articulated into a base, middle and top, with each section employing variations in depth, texture and pattern such as sawtooth brick spandrels, recessed panels and soldier courses to add rhythm and visual interest across all

elevations. These design elements help break down the scale of the building and contribute to a legible and high-quality townscape presence.

5.19 The massing evolves directly from the previously approved building envelope, ensuring a form that has already been judged acceptable in townscape and design terms. The proposed scheme mirrors the established footprint and stepped profile, minimising visual impact and maintaining important sight lines. This approach aligns with Core Strategy Policy EN2, as the scheme sits within a cluster of tall buildings identified in Strategic Regeneration Frameworks for Piccadilly Basin, East Village and Mayfield. The refined architectural expression strengthens the coherence of this emerging tall building cluster and contributes positively to its overall character.

5.20 Design quality has been integral throughout. Entrances are clearly defined and active frontages along Store Street enhance ground floor activity and promote natural surveillance. The scheme incorporates generous glazing to maximise daylight and create a sense of openness for future residents. Balconies and communal amenity areas, including roof level spaces, provide attractive and usable outdoor areas in accordance with the Manchester Residential Quality Guidance. Together these elements support sustainable and high-quality living in a dense urban location.

5.21 The proposals accord with PfE Policy JP H3 by delivering well designed homes that respond sensitively to place and contribute to local character. The scheme also meets the expectations of NPPF Chapter 12, which emphasises the creation of beautiful, contextually appropriate and enduring architecture. The design development has followed the principles of the National Planning Practice Guidance, building on earlier approved designs to refine materials, detailing and overall appearance.

5.22 Overall, the design and appearance of the development represent a thoughtful, context led and high-quality architectural response. The scheme integrates successfully with the surrounding townscape, reflects Manchester's industrial heritage and accords with the requirements of the Core Strategy, PfE policies and national design guidance.

5.23 Overall, the design and appearance of the proposed development reflect a thoughtful and locally informed approach which is considered compliant with local and national policy.

Tall Building Assessment

5.24 A full tall building assessment is included in the Design and Access Statement submitted with this application. The proposal comprises a 16-storey residential building located within Manchester City Centre. As a tall building, it has been assessed against Manchester Core Strategy Policy EN2 (Tall Buildings), the Historic England Tall Buildings Advice Note 4 (March 2022), and the Guide to Development in Manchester SPD.

5.25 The site benefits from excellent connectivity, located within walking distance of Manchester Piccadilly Station and key regeneration areas such as Piccadilly Basin and the HS2 SRF. The surrounding context features recent and emerging tall buildings, including:

- Oxygen, Store Street - 32 storeys (recently completed)
- Sparkle Street - 30 storeys (adjacent, approved)
- Victoria House, Great Ancoats Street - 24 storeys
- Ferrous, Chapeltown Street - 14 storeys (approved)
- One Port Street - 30 storeys (under construction)
- Stocktons Site, Store Street - 50 storeys (validated)

5.26 These developments support the site's suitability for a building of scale.

5.27 The proposed height and form respond directly to a previously approved scheme on the site, retaining the same overall massing and parapet height. Through optimised floor-to-floor heights, the scheme has evolved to introduce an additional storey without increasing the building envelope, ensuring the design remains sensitive to local context.

Heritage and Archaeology

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN3: Heritage
- Core Strategy Policy DM1: Development Management
- Policy CC9: Design and Heritage
- Saved UDP Policy DC20: Archaeology

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development
- Policy JP-P2: Heritage

Material Considerations and Guidance

- NPPF Paragraph 8: Promoting healthy and safe communities
- NPPF Section 16: Conserving and enhancing the historic environment (Paragraphs 207, 208, 212, 213, 214, 215 and 216)

5.28 The application site does not contain any Listed Buildings, Scheduled Monuments or Registered Parks and Gardens, and it is not located within a Conservation Area. The site is a vacant plot of land with no surviving historic buildings, and it is not identified as containing any non-designated heritage assets on the Historic Environment Record.

5.29 The closest designated heritage asset is the Grade II* Store Street Aqueduct, located approximately 40 metres to the north-east of the site. The aqueduct is an important late-18th-century engineering structure associated with the Ashton Canal and is valued for both its historic and architectural interest. Although prominent in views along Store Street and from the canal towpath, its setting has been significantly altered over time by industrial decline, demolition and later regeneration. The site, in its current vacant and overgrown state, makes a neutral contribution to the aqueduct's setting and does not assist in understanding its significance.

5.30 Other heritage assets within the wider area include a number of Grade II and Grade II* listed buildings and the Stevenson Square and Ancoats Conservation Areas. Due to the distance, surrounding modern development and the tight urban grain, the proposal is not expected to result in any direct effects on these assets. Any potential effects relate only to long-range views, which have been tested separately within the Visual Impact Assessment.

5.31 It is therefore considered that the proposal would not conflict with national or local heritage policy. The development would not harm the significance of the Store Street Aqueduct or any other designated heritage asset. In line with Section 16 of the NPPF, Core Strategy Policy EN3 and PfE Policy JP-P2, the scheme provides an

opportunity to improve the appearance and activity of Store Street, thereby enhancing the immediate townscape and making a more positive contribution to the aqueduct's setting than the existing vacant plot.

Climate Change, Sustainability and Energy Efficiency

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN4: Reducing carbon emissions by enabling low and zero carbon development
- Core Strategy Policy EN5: Strategic areas for low and zero carbon decentralised energy infrastructure
- Core Strategy Policy EN6: Target framework for CO2 reductions from low or zero carbon energy supplies
- Core Strategy Policy EN8: Adaptation to climate change
- Core Strategy Policy EN9: Green Infrastructure

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S3: Heat and Energy Networks
- Policy JP-S5: Flood Risk and the Water Environment
- Policy JP-S5: Clean Air
- Policy JP-S6: Resource Efficiency
- Policy JP-G2: Green Infrastructure Network
- Policy JP-G6: Urban Green Space
- Policy JP-P1: Sustainable Places

Material Considerations and Guidance

- Manchester Residential Quality Guidance 2017
- NPPF Paragraph 164
- NPPF Paragraph 166

5.32 The Energy Statement prepared by Crookes Walker Consulting confirms that the development adopts a 'fabric first' approach, meaning that materials and design have been selected to minimise heat loss and maximise energy efficiency from the outset. This includes high-performance façades, excellent airtightness, and well-insulated walls, roofs, and floors. These measures exceed the minimum U-values set out in Building Regulations and support Core Strategy Policy EN4. All apartments are designed to be heated and ventilated efficiently using systems that align with the UKGBC framework for net zero operational carbon.

5.33 The development includes air source heat pump (ASHP) hot water systems and solar PV has been assessed, but discounted due to limited roof space. However, the inclusion of on-site low-carbon technologies such as ASHPs supports local and national policy objectives to reduce reliance on fossil fuels and transition toward cleaner energy.

5.34 Space heating will be provided via local electric panel heaters with smart Wi-Fi controls, while hot water will be delivered using individual heat pump cylinders with heat recovery. Mechanical Ventilation with Heat Recovery (MVHR) is proposed in all apartments, achieving over 85% heat recovery. This fully electric approach reduces carbon emissions over time as the national grid decarbonises, contributing to long-term sustainability.

5.35 The development complies with Building Regulations Part O on overheating. Dynamic thermal modelling has shown that through passive design, including thermal mass and natural ventilation, the dwellings avoid the need for mechanical cooling. Where necessary, opening windows are interlocked with mechanical systems to ensure optimal thermal comfort. This aligns with Core Strategy Policy EN8 and PfE policy JP-S1.

5.36 The integration of enhanced fabric, electric-only systems, MVHR, and low-carbon water heating technologies ensures the development supports the principles of the NPPF and Core Strategy Policies EN4 to EN8. Forecasts indicate a 75% reduction in carbon emissions compared to 2021 Building Regulations minimums, demonstrating strong compliance with targets for energy efficiency and climate resilience.

Ventilation

5.37 A Ventilation Statement prepared by Crookes Walker Consulting outlines the proposed ventilation strategy for all areas of the development, ensuring compliance with Approved Document Part F (Ventilation), Part O (Overheating), and CIBSE guidance.

5.38 Each apartment will be fitted with a Mechanical Ventilation with Heat Recovery (MVHR) system providing continuous background ventilation and air quality control. The system includes boost functionality for kitchen and bathroom use and is designed to support overheating mitigation while maintaining acceptable noise levels.

5.39 The use of MVHR avoids the need for trickle vents and supports improved air quality, lower energy usage, and noise attenuation. Façade-mounted louvres will facilitate air intake and exhaust with cross-contamination safeguards.

5.40 Overall, the scheme meets the ventilation and acoustic requirements of local and national policy, including Manchester Core Strategy Policy DM1, Building Regulations Part F and O, and Paragraph 200 of the NPPF. The proposed design ensures that future residents will enjoy a healthy and comfortable internal environment while protecting the amenity of neighbouring uses.

Ecology and Biodiversity Net Gain

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN9: Green Infrastructure
- Core Strategy Policy EN15: Biodiversity and Geological Conservation

Places for Everyone Joint Development Plan (2024)

- Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-G7: Trees and Woodland
- Policy JP-G6: Urban Green Space
- Policy JP-G2: Green Infrastructure Network

Material Considerations and Guidance

- NPPF Section 15 (paragraphs 193, 200 and 201)

5.41 An Updated Ecological Survey and Assessment has been prepared by ERAP to support the proposed development. The assessment updates earlier survey work undertaken in 2021 and includes a new extended Phase 1 habitat survey completed in November 2025.

5.42 The site is mostly made up of bare ground with some rough, naturally growing vegetation and a small area of scrub along the northern edge. These areas are all of low ecological value and do not qualify as important or protected habitats. The plants found on site are common species and nothing unusual or sensitive was recorded. No invasive species that would require special control were identified.

5.43 The site does not support suitable features for protected species. No evidence of badger, reptiles or other Priority Species was found and their presence on site is reasonably discounted. The site and immediate surroundings contain no suitable ponds or watercourses for amphibians, including great crested newt.

5.44 The assessment concludes that the development will not impact statutory or non-statutory designated sites for nature conservation. A separate shading assessment has confirmed that the proposal will not meaningfully increase shading of the canal or negatively affect aquatic vegetation.

5.45 A Biodiversity Net Gain assessment has been prepared to accompany the planning application. As the existing site comprises predominantly low value habitats such as disturbed ground and ephemeral vegetation, there are opportunities to incorporate higher value habitats as part of the redevelopment.

5.46 The proposed landscape strategy includes the creation of new native tree and shrub planting, mixed scrub, flowering lawns, and planting designed to support pollinators. Roof level planting also offers additional opportunities for greening the development and enhancing urban biodiversity.

5.47 The assessment indicates that while the scheme will deliver improved habitat diversity on site, an overall loss of habitat units is expected due to the small size of the site. The application therefore proposes off site provision of the remaining units required to meet the ten percent Biodiversity Net Gain requirement. The applicant intends to work with the local planning authority to identify suitable local opportunities for offsite habitat delivery.

Accessibility

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy T1: Sustainable Transport
- Core Strategy Policy T2: Accessible Areas of Opportunity and Needs
- Core Strategy Policy CC5: Transport

Places for Everyone Joint Development Plan (2024)

- Policy JP-C1: An Integrated Network
- Policy JP-C3: Public Transport
- Policy JP-C4: Streets for All
- Policy JP-C6: Walking and Cycling
- Policy JP-C7: Transport Requirements of New Development

Material Considerations and Guidance

- NPPF Section 9: Promoting Sustainable Transport

5.48 A Transport Statement has been prepared by Rappor Consultants to assess the transport implications of the proposed development at Store Street, Manchester. The Statement reviews the site's existing conditions,

accessibility, parking strategy, servicing arrangements and trip generation, in line with national and local transport planning guidance.

5.49 Store Street is an unclassified road situated in Manchester city centre, with footways and street lighting. Parking in the wider area is regulated by double yellow lines and Pay & Display bays, with several public car parks located within a 2–5 minute walk, offering over 1,700 combined spaces Accident analysis over the past five years identified only four slight accidents, indicating no significant highway safety concerns.

5.50 The site benefits from excellent accessibility by sustainable modes. A 20-minute walking catchment demonstrates access to key amenities and services within a short distance, including local shops, employment areas, health services and leisure facilities. A 25-minute cycling catchment shows strong integration with Manchester's wider cycle network. Public transport accessibility is high, with Manchester Piccadilly Station within a five-minute walk and multiple bus and Metrolink services providing connections across Greater Manchester, with most destinations reachable within 20 minutes.

5.51 The development proposes two on-site car parking spaces; one standard and one disabled, meaning the scheme is otherwise effectively car-free. Cycle parking is provided for 52 bicycles within a secure internal store, supported by a cycle maintenance area. Pedestrian access is taken directly from Store Street. The sustainable travel options available in the area ensure that low levels of car ownership can be appropriately supported.

5.52 Servicing arrangements will mirror existing patterns in the area, with refuse collection, deliveries and move-ins taking place from Store Street and coordinated to ensure safety and efficiency. These arrangements are consistent with the previous residential approval on the site.

5.53 Trip generation forecasting confirms that the proposal will not give rise to any significant increase in vehicle movements compared with the previously consented scheme. The predicted level of traffic is minimal and is not expected to have any adverse impact on the local highway network, cumulative impacts or highway safety.

5.54 Overall, the Transport Statement concludes that the development is highly accessible, well supported by sustainable transport options, and will operate effectively with very low levels of private vehicle use. The proposals raise no transport or highway safety concerns and are considered acceptable in planning and transport terms.

5.55 In summary, the proposed development represents a highly sustainable, well-connected and policy-compliant scheme within an exceptionally accessible city centre location. The site benefits from excellent walking, cycling and public transport links, aligning with national guidance in NPPF Section 9 on promoting sustainable transport. The proposals fully accord with the Manchester Core Strategy (Policies T1, T2 and CC5) by reducing reliance on private vehicles, encouraging active travel and integrating effectively with the existing transport network. The development also supports the strategic aspirations of the Places for Everyone Joint Plan, particularly Policies JP C1, JP C3, JP C4, JP C6 and JP C7.

Local Environment and Amenity

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy EN16: Air Quality
- Core Strategy Policy EN2: Tall Buildings
- Saved UDP Policy DC26: Development and Noise

Places for Everyone Joint Development Plan (2024)

- Policy JP-P6: Health
- Policy JP-S6: Clean Air
- Policy JP-S1: Sustainable Development
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing

Material Considerations and Guidance

- NPPF Section 11: Making effective use of land
- NPPF Section 12: Achieving well-designed places
- NPPF Section 15: Conserving and enhancing the natural environment
- GD03 Environmental Protection
- GD05 Planning and Noise

Air Quality

5.56 An Air Quality Assessment prepared by Redmore Environmental Ltd evaluates the potential air quality impacts associated with the proposed residential development at Store Street. The assessment considers both existing baseline conditions and predicted effects during construction and operation.

5.57 The study reviewed background pollutant concentrations, local monitoring data, and conducted detailed dispersion modelling for nitrogen dioxide and fine particulate matter. The modelling confirmed compliance with all relevant national air quality objectives for the protection of human health.

5.58 The site is located outside any Air Quality Management Area (AQMA) and baseline pollutant concentrations are well below objective limits. The assessment concluded that future occupiers of the development would not be exposed to pollutant levels exceeding health based standards.

5.59 Potential impacts during the construction phase, particularly from dust, were assessed using IAQM guidance. With the implementation of appropriate dust mitigation measures (e.g. site management and suppression), the risk of adverse impacts was categorised as negligible to low.

5.60 Traffic related emissions resulting from the completed development were also modelled. Given the modest increase in vehicle movements and high baseline air quality, operational phase impacts were predicted to be negligible, with no exceedances of air quality objectives at nearby sensitive receptors.

5.61 Appropriate dust mitigation measures will be implemented during construction, as recommended in the assessment, to minimise emissions during site preparation and building works. These include standard best practice measures such as dust suppression and site management, in line with IAQM guidance.

5.62 In conclusion, the assessment confirms that air quality does not present a constraint to the development. The proposals comply with Manchester Core Strategy Policy EN16, Places for Everyone Policy JPS5, and paragraph 187(e) of the NPPF, which seeks to avoid unacceptable risks from pollution.

Daylight, Sunlight and Overshadowing

5.63 A Daylight and Sunlight Assessment has been undertaken by GIA to understand the potential effects of the proposed development on neighbouring residential properties. The assessment has been completed in accordance with the BRE Guidelines using 3D modelling and evaluates both daylight and sunlight levels across all relevant receptors.

5.64 The study identifies several nearby residential buildings as sensitive receptors, including Thomas Telford Basin (various blocks), Chapeltown Street (Blocks A and B) and Wharf Close, based on proximity, orientation and potential exposure to changes in daylight and sunlight. Where available, floor plans were incorporated to ensure accurate modelling of room layouts, and all assessments were undertaken using BRE-recommended techniques.

5.65 A key component of the analysis is that the site benefits from an existing planning permission (ref. 132626/FO/2022). In line with BRE Appendix F, which allows comparison against an extant consent, GIA undertook a direct comparison between the approved and proposed massing. As confirmed in the Executive Summary, the massing of the new proposal is unchanged from the consented scheme, meaning any daylight and sunlight effects are the same as those previously assessed and accepted by the Council.

5.66 The assessment also takes into account nearby consented or under-construction developments on Store Street and Sparkle Street, which form part of the baseline condition. These schemes were previously judged acceptable in daylight and sunlight terms, and the BRE Guidelines confirm that such cumulative permissions can be integrated into the accepted urban context for assessment.

5.67 The results confirm that the proposed development results in no additional daylight or sunlight impacts beyond those already established under the approved scheme. All assessed neighbouring windows and rooms maintain outcomes fully consistent with BRE expectations, and the development is confirmed to be fully BRE compliant.

5.68 In summary, the proposed development delivers an acceptable daylight and sunlight environment for all surrounding residential properties. As the massing is unchanged from the previously approved scheme, the effects align with national guidance in the NPPF (2024), the Planning Practice Guidance and relevant local policies including DM1 and EN2 of the Manchester Core Strategy. The assessment demonstrates that the proposed development maintains an appropriate daylight and sunlight context and raises no concerns in planning terms.

Noise

5.69 A Noise Impact Assessment has been prepared by Sanctuary Acoustics, including baseline environmental noise monitoring at the Store Street site. The study assessed noise sources including local road traffic and surrounding commercial activity, particularly in relation to the Ashton Canal corridor and industrial premises.

5.70 The report confirms that acceptable internal noise levels can be achieved across the development through the use of mitigation measures, including acoustic glazing and mechanical ventilation, in accordance with BS8233:2014, BS4142:2014+A1:2019, and Manchester City Council's Noise Technical Guidance.

5.71 Road traffic noise from Store Street and surrounding roads presents a low to medium risk of adverse impacts. Assessment of nearby industrial units (including activities to the southwest of the site) showed potential for tonal and intermittent noise characteristics. However, predicted noise levels remain within acceptable thresholds when suitable façade treatments and ventilation strategies are applied.

5.72 The development integrates detailed acoustic design measures to mitigate potential impacts, including:

- Enhanced glazing specifications to exposed façades;
- Mechanical ventilation solutions avoiding reliance on openable windows; and
- Building layout designed to buffer sensitive spaces from external noise sources.

Wind Microclimate

5.73 A Wind and Microclimate Assessment has been prepared by GIA to evaluate how the proposed development will influence wind conditions on and around Store Street. The assessment uses detailed computer modelling to understand the likely experience for pedestrians and users of external spaces once the building is complete.

5.74 The results confirm that the development will not create any wind safety concerns. All key locations including building entrances, footways, neighbouring routes and the proposed roof terraces remain within safe and acceptable wind conditions throughout the year. In most areas, conditions are either similar to the existing situation or marginally improved.

5.75 The study also confirms that the proposed external amenity areas, including roof terraces, will be suitable for their intended use, with conditions appropriate for sitting and standing during the summer months. These outcomes remain acceptable even when taking into account other approved developments in the surrounding area.

5.76 Overall, the assessment demonstrates that the development will provide a safe, comfortable and policy compliant wind environment, in line with national guidance and Manchester's expectations for high quality design in the city centre.

Broadband Connectivity

5.77 A Broadband Connectivity Assessment has been prepared by GTech Surveys Limited as part of the application. The assessment considers the availability of high-quality broadband services for the Proposed Development and the ability to provide future-proof digital infrastructure.

5.78 The assessment confirms that the area surrounding the site is already well served by existing fibre networks, with BT Openreach fibre infrastructure located directly adjacent to the site and Virgin Media fibre present along nearby streets. As a result, the study area is expected to benefit from strong and reliable broadband coverage.

5.79 Based on the available data, fast download speeds (100+ Mbps) are likely to be achievable for future residents, and BT Openreach is identified as the provider most capable of offering a full fibre connection due to the proximity of their existing network.

5.80 The report recommends that the applicant engages with BT Openreach at the appropriate stage to secure a full fibre connection. No technical barriers are identified that would prevent the development from achieving gigabit-capable broadband.

5.81 The applicant will ensure the development is built in accordance with Approved Document R (2022), which requires new homes to be equipped with gigabit-ready physical infrastructure and connection capability. This will enable high-quality digital services to be made available to residents from the point of occupation.

5.82 Overall, the assessment concludes that excellent broadband connectivity is available in the area and that the development can be fully supported by existing fibre networks, ensuring strong, reliable and future-proof digital provision.

Television and Radio Reception

5.83 A Television and Radio Reception Impact Assessment has been prepared by GTech Surveys Limited to assess whether the Proposed Development could affect the reception of television and radio broadcast services in the surrounding area, in line with Manchester City Council's requirement for developments over four storeys.

5.84 The assessment confirms that Digital Terrestrial Television (Freeview) signals across the study area are strong, reliable and served by the Winter Hill transmitter. Surveyed locations demonstrated good reception quality, and no receptors were found to be positioned within a theoretical signal shadow zone. As a result, the Proposed Development is not expected to cause any interference to Freeview services.

5.85 In contrast, the study identifies a potential risk of localised interference to digital satellite services (Sky and Freesat) for properties located immediately northwest of the site, within approximately 124 metres of the base of the building. In this area, the development and the temporary presence of tower cranes may obstruct the line-of-sight required for satellite reception, which could lead to reduced signal quality during construction and once the building is operational.

5.86 Where interference occurs, standard mitigation is available. The report confirms that simple relocation or adjustment of satellite dishes to an alternative position with clear views of the south-eastern sky will typically restore full service. If repositioning is not possible, viewers can instead access digital television through alternative platforms, such as Freeview, fibre-based services, broadband-enabled TV, or cable. Any interference from tower crane use would be temporary and cease once cranes are removed.

5.87 The assessment concludes that the Proposed Development is unlikely to affect radio reception, due to the robust coverage provided by the Holme Moss transmitter and the resilience of FM radio signals within urban environments.

5.88 Overall, the assessment identifies no expected impacts on Freeview or FM radio services, and only a limited risk of satellite reception disruption affecting a small number of nearby properties. In all cases, suitable and straightforward mitigation measures are available should they be required.

Waste Management and Servicing

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy DM1: Development Management
- Core Strategy Policy EN19: Waste

Places for Everyone Joint Development Plan (2024)

- Policy JP-C7: Transport Requirements of New Development
- Policy JP-S7: Resource Efficiency

Material Considerations and Guidance

- GD04 Waste Storage and Collection Guidance for New Developments

5.89 The proposed development incorporates a waste management strategy that ensures convenient and sustainable refuse storage and collection for all residents. As set out in the submitted Waste Management Strategy, the development provides a dedicated internal refuse store at ground floor level. The store is located within 30 metres

of the furthest apartment entrance and provides over 31 square metres of enclosed, ventilated and washable storage space, accommodating 16 Eurobins and 4 food waste bins.

5.90 The layout has been designed to ensure that waste collection can occur efficiently. On collection days, bins will be transferred by the building management team to a designated kerbside point immediately before collection and returned promptly thereafter, ensuring that no bins are stored in the public realm at any time. This managed approach avoids conflict with pedestrian movement, prevents visual clutter, and aligns with Policy DM1, which requires safe and practical servicing arrangements, and Policy EN19, which seeks to minimise amenity and environmental impacts associated with waste.

5.91 The strategy also supports the aims of PfE Policies JP C7 and JP S7 by ensuring operational efficiency, promoting high recycling rates and supporting responsible resource management. Clear segregation at source is provided for general refuse, pulpable recycling, mixed recycling and food waste, with labelled and colour coded bins to encourage correct use and reduce contamination.

5.92 The management company will oversee maintenance of the store, monitor capacity and provide resident information to support long term compliance. Overall, the proposed waste management arrangements provide a sustainable, well planned and policy compliant solution that will support the ongoing functionality and environmental performance of the development.

Drainage

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN14: Flood Risk
- Core Strategy Policy EN17: Water Quality
- Core Strategy Policy DM1: Development Management
- Manchester and Salford Strategic Flood Risk Area

Places for Everyone Joint Development Plan (2024)

- Policy JP-S5: Flood Risk and the Water Environment

Material Considerations and Guidance

- NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change (Paragraphs 161 and 162 and 167)

5.93 A Flood Risk and Drainage Strategy has been prepared by Thomas Consulting to assess all relevant sources of flood risk and confirm that the proposed development incorporates suitable mitigation and sustainable drainage measures. The report demonstrates that the site has been appropriately assessed in accordance with national policy in NPPF Section 14 and Manchester's Local Plan requirements. Although the wider area includes both Flood Zone 1 and Flood Zone 2 designations, the site itself is classed as low risk in terms of flooding from overland flow and nearby watercourses.

5.94 Surface water drainage for the development has been designed to restrict runoff to a maximum discharge rate of 5 litres per second, in line with previously agreed parameters. Surface water from the building and hard landscaped areas will be collected via rainwater pipes, gullies and channels and directed to the dedicated surface water sewer on Store Street. To ensure that runoff is safely attenuated during extreme rainfall events, the strategy incorporates

an attenuation storage, to accommodate the 1 in 100 year event plus a 40 per cent climate change allowance. The system has been modelled to ensure no flooding occurs within the site under these design conditions.

5.95 The strategy also includes appropriate Sustainable Drainage Systems (SuDS) measures, including permeable surfaces and opportunities for green infrastructure on podium areas where feasible, helping to manage water quality prior to discharge. The assessment confirms that infiltration is not viable due to underlying ground conditions, and that no suitable watercourse is available for discharge. As such, connection to the surface water sewer represents the most appropriate solution in accordance with the drainage hierarchy.

5.96 All drainage has been designed in line with best practice and relevant industry standards, with long term management arrangements to be secured through a building management company. The proposed foul drainage system will connect to the existing foul network via new manholes, with all below ground infrastructure designed in accordance with Sewers for Adoption guidance.

5.97 Overall, the strategy confirms that the development will not increase flood risk on or off site and complies with national and local planning policy requirements for flood risk and drainage.

Ground Conditions

Relevant policies, material considerations and guidance

Manchester Core Strategy Development Plan (2012)

- Core Strategy Policy EN18: Contaminated Land and Ground Stability
- Core Strategy Policy DM1: Development Management

Places for Everyone Joint Development Plan (2024)

- Policy JP-S1: Sustainable Development

Material Considerations and Guidance

- NPPF Section 15: Conserving and enhancing the natural environment (Paragraphs 196 to 201)

5.98 A Phase 1 Ground Site Assessment has been carried out by E3P for the proposed development. This assessment looked at historical land uses, nearby sources of potential contamination, and existing site conditions to determine whether there may be any risks to future residents or construction workers.

5.99 The site has been historically developed and was previously used for residential purposes and commercial buildings. While no evidence of significant contamination was identified at this stage, the report highlights the potential for made ground and shallow contaminants, especially given past urban development in the area. A Phase 2 intrusive investigation has been recommended to confirm ground conditions, assess contamination levels more accurately, and determine whether any remediation will be necessary.

5.100 This approach aligns with Manchester Core Strategy Policy EN18, which requires that any risks from contaminated land be properly assessed and managed to ensure the health and safety of occupants. The findings also support Core Strategy Policy DM1, which sets out that development proposals must consider ground conditions and environmental impacts from the outset.

Viability

5.101 Core Strategy Policy H8 requires residential developments to provide 20 percent affordable housing unless it can be clearly demonstrated that such provision would make a scheme unviable. To address this requirement, the applicant appointed Tim Claxton Property Ltd to undertake a full Financial Viability Appraisal (FVA) for the proposed 73-unit residential scheme.

5.102 The viability report confirms that the proposed scheme faces significant abnormal and site specific costs, which have a substantial impact on its financial performance. These include major ground works associated with levelling the site, retaining structures along the site boundaries, additional costs relating to remediation of made ground associated with former industrial uses, and the provision of utilities infrastructure to serve a tall building. The assessment also highlights the wider market context, noting high construction costs, increased finance rates, and pressure on sales values within central Manchester apartment schemes, all of which place downward pressure on viability. These costs and assumptions are reflected in the appraisal, which is based on up to date local market evidence and has been prepared following the required benchmarks for inputs such as developer return, land value and contingency allowances.

5.103 The report demonstrates that, when all reasonable costs are included, the scheme generates a profit on Gross Development Value of 8.24 percent, which is significantly below the 20 percent benchmark typically required for a scheme of this scale and risk. The appraisal therefore shows a substantial viability deficit, confirming that the development would not be able to support affordable housing or other Section 106 contributions without threatening deliverability. The assessment also points out that Manchester's adopted planning policies pre date changes to the NPPF and PPG, meaning the evidence base underpinning the 20 percent affordable housing requirement is no longer up to date. Consistent with national guidance, it is therefore appropriate to consider viability at the decision-making stage for this proposal.

5.104 Overall, the viability assessment provides evidence that the Store Street development cannot viably support affordable housing at this time. However, the applicant is willing to enter into a Section 106 agreement to secure a later stage viability review, ensuring that if market conditions improve and the scheme achieves higher returns than currently projected, an appropriate affordable housing contribution can be made on completion.

6. Conclusions

6.1 This Planning Statement has assessed the proposed redevelopment of land at 48 Store Street in the context of the adopted Development Plan, the National Planning Policy Framework, the Places for Everyone Joint Plan, and other relevant material considerations. The analysis demonstrates that the proposal represents a policy-compliant, sustainable and deliverable form of development that makes an efficient and positive use of a long-vacant brownfield site within Manchester City Centre.

6.2 The principle of residential development at this location is firmly established through the extant planning permission (Ref. 132626/FO/2022) for a 15-storey building comprising 54 apartments. The current proposal retains the same height, massing, footprint and broad design principles as the approved scheme. The evolution to a 16-storey form has been achieved entirely through internal optimisation and maintains the approved overall building height. As such, there are no new visual, townscape or environmental impacts arising from the revised scheme.

6.3 The development makes a significant and valuable contribution to Manchester's housing supply, delivering 73 high-quality homes in a highly accessible city centre location, fully in accordance with the spatial strategy set out in the Core Strategy and Places for Everyone. The proposals optimise the use of a brownfield site, reflect the strategic objectives for higher density development within the Inner Areas (PfE Policy JP-Strat5) and align with the NPPF's strong emphasis on making effective use of land.

6.4 The revised architectural approach, including the transition to a brick-led façade, results in a more contextual and visually coherent design. The building positively contributes to the evolving urban character of Store Street and Piccadilly East, delivering a high-quality townscape response in line with Core Strategy Policy CC9, the Manchester Residential Quality Guidance and the National Design Guide.

6.5 Technical assessments confirm that the development performs well across all environmental disciplines. The scheme delivers a safe and appropriate daylight, sunlight, wind and microclimate environment; maintains acceptable noise and air quality conditions; introduces biodiversity enhancements; and provides a compliant drainage strategy. No unacceptable impacts arise for neighbouring properties, and any limited effects are already established as acceptable through the extant permission.

6.6 The proposals include sustainability measures, adopting an electric-only energy strategy, enhanced fabric performance, air-source heat pump technology and MVHR systems, in accordance with local and national climate change policy. The scheme therefore delivers a modern, low-carbon residential building capable of supporting Manchester's decarbonisation pathway.

6.7 The Viability Assessment submitted with the application demonstrates that the scheme is currently unable to viably support affordable housing or financial contributions. However, the applicant is willing to enter into a late-stage viability review mechanism, ensuring that if market conditions improve, an appropriate contribution can be secured. This approach aligns with the NPPF and reflects current best practice in decision-taking.

6.8 When considered in the round, the proposal delivers a range of significant social, economic and environmental benefits, including:

- re-use of a long-vacant and under-utilised brownfield site;
- delivering 73 new homes in a sustainable, highly accessible location;
- supporting the regeneration objectives for Piccadilly Central and Piccadilly East;
- enhancing the quality and legibility of Store Street as a key route to Manchester Piccadilly;

- providing high-quality residential accommodation that meets recognised design standards;
- contributing to the city's housing targets and strategic growth objectives.

6.9 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal accords with the Development Plan when taken as a whole. There are no material considerations that weigh against approval. The identified benefits are substantial and clearly outweigh any limited impacts.

6.10 For these reasons, it is respectfully requested that Manchester City Council grant planning permission for the proposed development.

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