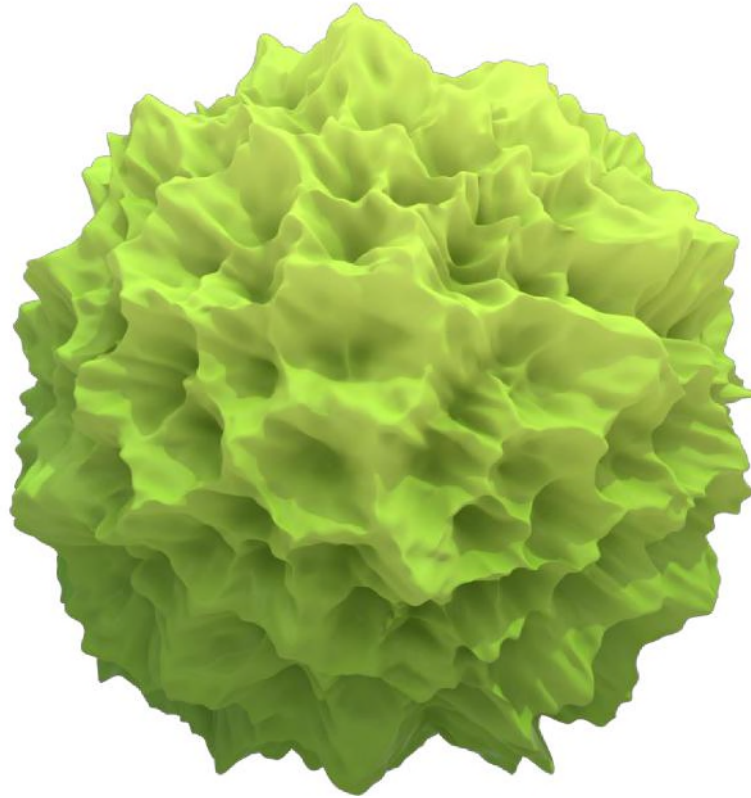




Green and Blue Infrastructure Statement

One North Parade

November 2025

Introduction

This Green and Blue Infrastructure Statement has been prepared by Deloitte LLP on behalf of Beaconsfield Commercial Ltd (the Applicant) in support of a planning application for the redevelopment of One North Parade and Five Parsonage, Manchester, M3 2NH comprising the construction of a high quality 'Grade A' commercial office building with ground floor commercial space (the Proposed Development).

This Green and Blue Infrastructure Statement has been prepared in accordance with Manchester City Council's (MCC) Green and Blue Infrastructure Strategy (Implementation Plan Refresh 2021-2025). It seeks to describe how the Proposed Development meets the vision and objectives of MCC's strategy and should be read in conjunction with the Planning Statement and Design and Access Statement.

Vision	Response
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Proposed Development is located within the St Mary's Parsonage Strategic Regeneration Framework area ('St Mary's Parsonage SRF'). The St Mary's Parsonage SRF identifies Parsonage Gardens as a vital piece of open green space and the 'heart' of the SRF area. Parsonage Gardens is located adjacent to One North Parade thus providing direct access to greenspace for commercial occupiers of the redeveloped office building. It is a unique City Centre location for businesses and their employees with direct access to nature. The SRF sets out, however, that the gardens are underused and the lack of coherent landscaping is all seen to contribute to a lack of urban focus. This is emphasised by the current ground floor buildings at the perimeter of the gardens which do not currently create a safe, active and vibrant environment. The SRF sets out the gardens need a redesign and sensitive restoration of the landscaping that should include a strong concept, integration of curated lighting, seating and wayfinding.

		In light of the SRF ambitions, the Applicant has met with MCC's Regeneration Team as they seek to develop a masterplan and delivery strategy for improvements to Parsonage Gardens. Discussions are still at an early stage and will therefore be subject to further consultation. The Applicant has also met with neighbouring landowners to discuss ambitions for the Gardens. In the meantime, as set out within this document, the Proposed Development is addressing the objectives by meeting the guiding principles for the redevelopment of One North Parade that are within the Site's boundaries including active frontages on both the southern and western boundaries and providing a sense of enclosure and increased surveillance of Parsonage Gardens through additional footfall.
Objectives established to enable the vision to be achieved:		
1.	Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	A number of measures incorporated into the Proposed Development will enhance the quality and function of existing green and blue infrastructure to maximise benefits. The SRF sets out principles to guide the development of One North Parade in respect of Parsonage Gardens which includes: • <i>"activating Parsonage Gardens and the surrounding streets acting as a catalyst for further regeneration"</i> • <i>"reinforce the sense of enclosure of the northern edge of Parsonage Gardens".</i>

		The public realm measures for the Proposed Development therefore include the provision of ground floor active uses that are sensitive to the character of the Gardens through the provision of a restaurant which will attract activity and generate vibrancy and vitality, alongside the additional footfall from the offices.
2.	Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth	Whilst the potential to deliver on-site green infrastructure is limited by the existing site constraints and the proposed scale of the proposals, the building will make best use of roof space by including a blue roof.
3.	Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.	The Proposed Development will draw people to Parsonage Gardens, the heart of the St Mary's Parsonage SRF. It will increase accessibility and awareness of Parsonage Gardens, a key piece of green infrastructure within Manchester City Centre. In turn, increased usage and passive surveillance will create an enhanced environment within the Gardens. This will help assist in the ambition of MCC's Regeneration Team regarding future proposals for the enhancement of Parsonage Gardens.
4.	Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment	One North Parade boasts a unique City Centre location, directly adjacent to the significant open green space of Parsonage Gardens. This prime position is instrumental in demonstrating the tangible benefits of green infrastructure, offering future businesses and their employees immediate access to nature. This access is proven to enhance well-being, reduce stress, and boost productivity, thereby creating a highly desirable environment that will be a key factor in attracting high-productivity businesses to locate within this new Grade A office. This direct connection actively promotes a deeper understanding among residents and the workforce of how urban green spaces contribute to a healthier, more vibrant community and a stronger local economy. The development's commitment to being car-free, coupled with the provision of safe and convenient pedestrian and cycling routes, actively encourages a shift away from private vehicles. This not only reduces local emissions and improves air quality for the local environment but also directly promotes an appreciation of

		the significant health and environmental benefits derived from engaging with Parsonage Gardens as a vital piece of green infrastructure. By making active travel appealing, this highlights how green and blue infrastructure supports healthier lifestyles for residents and contributes to a more sustainable urban ecosystem. The integration of a new restaurant and office space is designed to support enhanced passive surveillance and safety, thereby maximising the usability and appeal of Parsonage Gardens. This thoughtful design ensures that the green space is not only accessible but also feels secure and inviting, encouraging greater public engagement and fostering a stronger connection between residents, visitors, and this important natural asset. This increased interaction naturally builds awareness of the intrinsic value and benefits of well-maintained green spaces for community well-being and local vibrancy. The Proposed Development's commitment to high-quality sustainable design, which inherently incorporates principles of green and blue infrastructure, will attract businesses seeking a talented workforce and a desirable location. By showcasing how sustainable design integrates with and enhances natural elements, this approach fosters a greater appreciation among all stakeholders for the positive impact of green and blue infrastructure on community well-being and economic prosperity.
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Conclusion

In conclusion, the Proposed Development is meeting the green and blue infrastructure objectives through the redevelopment of One North Parade. This is achieved through a commitment to high-quality sustainable design and the incorporation of measures including active frontages on both the southern and western elevations, providing a sense of enclosure and increased surveillance of Parsonage Gardens through additional footfall and the introduction of a ground floor commercial restaurant use. The Proposed Development also includes the provision of blue roofs, will improve accessibility and awareness to green infrastructure to the benefit of users and the community.

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