



Jennifer Atkinson
Planning Department
Manchester City Council
Town hall
Albert Square
Manchester
M60 2LA

Our Ref: UK0042275.0970

24 August 2026

Dear Jen,

NPPF 2026: Consideration of updated policies in relation to application 145583/FO/2026, Land At 85 Rochdale Road, Manchester, M4 4HY

Please see this high-level summary note which demonstrates that application 145583/FO/2026 complies with the policies in the NPPF 2026.

NPPF 2026 POLICIES

DM1: Preparing development proposals

Pre-application engagement has taken place with the city council and there have been two rounds of public pre-application consultation. Additional engagement was undertaken with the landlady and staff at the adjacent Marble Arch Inn.

The accompanying planning statement sets out how the development proposal is consistent with national and local policies and includes a section on the pre-application engagement to date and how the proposals have taken those comments into consideration.

DM5: Development Viability

In accordance with policy DM5, point 2 – the planning application is supported by a viability assessment which demonstrates that it is not possible for the development to proceed with providing a policy compliant proportion of affordable housing or other planning obligations.

S3: Presumption in Favour of Sustainable Development

The proposed development complies with policy S4 outlined below, and therefore should have presumption in favour of sustainable development applied.

S4: Principle of Development Within Settlements

The proposed development would deliver 153 residential apartments on a vacant and underutilised brownfield site within the urban area of the city centre. The scheme delivers significant social, economic and environmental benefits including housing delivery, regeneration of previously developed land, public realm improvements, employment generation, landscape delivery and biodiversity improvements.

Policy CC2: Mitigation of climate change

The proposal prioritises sustainable patterns of movement by being located within the city centre meaning the proposed development is within walking distance of a range of facilities. A bus stop is located adjacent to the proposed development and the Shudehill bus station a tram stop is a 10 minute walk. The proposals include adequate cycle parking to encourage cycling. The proposals also lead to the creation of a new landscaped pedestrian and cycle thoroughfare which will increase and enhance the permeability of the existing site.

The proposals incorporate features to reduce carbon emissions through photovoltaic panels (PV), air source heat pumps, ventilation heat recovery systems and an energy efficient building design. This is demonstrated through the submitted Energy Strategy and an overheating report has also been submitted.

Policy CC3: Adaption to climate change

The proposed development is located within flood zone 1 and SuDs have been incorporated into the proposals in order to deal with surface water run off. In regard to drainage, the proposed development is safe over the lifetime of the scheme without increasing risk elsewhere.

The proposed development is supported by an overheating assessment which demonstrates that the proposed development presents a low risk of overheating and recommends several mitigation measures. The proposals incorporate suitable and biodiversity rich planting, including trees, to help mitigate climate change.

Policy HO7: Meeting the need for homes

L2: Making effective use of land

The proposed development makes efficient use of a previously developed brownfield site in a sustainable city-centre location. This includes the remediation of a previously contaminated site. The development appropriately utilises the capacity of the existing site, that would otherwise be vacant.

L3 – Achieving appropriate densities

The site is just over the threshold of the ‘reasonable walking distance’ of a well-connected station – with Manchester Victoria being a 13 minute walk or 965m away from the proposed development. Regardless of this, the site will achieve more than the 45 dwellings per hectare minimum.

DP3: Key principles for well-designed places

The proposed development responds appropriately to the surrounding context, and integrates with its surroundings, particularly as a second phase to the phase one development to the north of the proposed development, which is currently under construction. As demonstrated in the submitted Design and Access Statement, red pre-cast concrete is proposed to reflect the nearby historic buildings and the scheme incorporates sustainable design methods and low and zero carbon technologies.

The development will incorporate high quality, accessible green infrastructure, providing an opportunity for recreation and healthy living to residents and the wider community. This is seen through both the green landscape area between the Marble Arch Inn and the proposed development, and the public realm improvement between phase 1 and phase 2.

The layout of the proposed development's public realm encourages walking and cycling connections to surrounding locations. The scheme is designed with an active frontage which will create an attractive environment for residents and visitors. The design of the scheme will be of high quality, utilising coherent materials, design features and planting.

DP4: The design process

The design has been carefully developed with consideration of surrounding scale, massing, townscape character and heritage assets and pre-application engagement took place. The submitted assessments conclude that the development would make a positive contribution to the wider townscape whilst supporting regeneration objectives of Victoria North.

TR3: Locating development in sustainable locations

The Site is located within a highly sustainable and accessible location with excellent access to Manchester Victoria Station, Shudehill Interchange and frequent bus services on Rochdale Road. The development is therefore located where sustainable travel opportunities are maximised and dependence upon private vehicles is reduced.

The proposal promotes active and sustainable travel through a car-free development approach, the provision of 108 cycle parking spaces, improved pedestrian connections and direct access to established public transport infrastructure. The proposal therefore supports sustainable travel behaviours and reduced car dependency.

TR4: Street design, access and parking

Paragraph 1 (a, b, c, d and e)

- a) The scheme prioritises pedestrians through the design of public realm, clear pedestrian routes and direct connections into the wider Victoria North area.
- b) The development incorporates dedicated cycle parking and has been designed to support active travel opportunities for future occupiers. The Site benefits from excellent accessibility to public transport services including rail, tram and bus infrastructure, allowing future residents to travel sustainably throughout Greater Manchester.
- c) The proposed development is supported by a Crime Impact Assessment, and design measures have been incorporated in order to design out crime and make the proposed development safe and attractive for all users.
- d) The submitted Transport Statement demonstrates that the development can be accommodated without creating severe transport impacts and that safe access arrangements are provided.
- e) The proposal adopts a car-free approach which reduces traffic generation and supports wider sustainability objectives through encouraging walking, cycling and public transport use.

P2: Ground Conditions

The planning application is supported by a phase 1 and phase 2 site investigation. Subject to the implementation of the recommended remediation and validation measures, the ground conditions are considered to be acceptable for the proposed development.

P3: Living conditions and pollution

The planning application is supported by an air quality assessment, a noise impact assessment and a sunlight and daylight assessment. All of these assessments demonstrated that the proposed development will have an acceptable impact in terms of air quality, sunlight and daylight and noise.

Policy F4: Assessing flood risk for decision-making

The submitted Flood Risk Assessment demonstrates that the site is at low risk of flooding (Flood Zone 1). The FRA demonstrates that the proposed development will not increase flood risk on-or off site and that the drainage strategy is robust.

Policy F8: Sustainable drainage systems and watercourses

The proposed development incorporates sustainable drainage measures, including blue roof systems and rain gardens ensuring surface water runoff is appropriately managed, whilst mitigating flood risk elsewhere on the site.

Policy N2: Improving the natural environment

The proposal introduces substantial landscape improvements, tree planting and biodiversity enhancements across a site that is currently dominated by hardstanding.

The landscaping strategy includes diverse planting, native species and ecological enhancements designed to support habitat creation and environmental improvement.

Green infrastructure is integrated throughout the development and contributes positively towards biodiversity, visual amenity and climate adaptation objectives.

The proposal delivers a measurable enhancement over the existing site condition through new planting, public realm improvements and ecological enhancements.

Policy N3: Trees in new development

The proposed development will incorporate newly planted trees in suitable locations in both the landscape area gap between the Marble Arch Inn and the site, as well as the public realm improvement.

Policy HE4: Securing the conservation of heritage assets

The proposal has been designed to avoid and minimise impacts on nearby heritage assets, particularly the Grade II Listed Marble Arch Inn. The introduction of a 13-metre separation distance and landscaped area is proposed to mitigate any impacts on the Marble Arch Inn and the scheme has been sensitively designed to reflect the character and appearance of the adjacent Marble Arch Inn, including the use of pre-cast concrete of a terracotta and brick colour to reference the Marble Arch Inn and tapered reveals.

Policy HE5: Assessing effects on heritage assets

A Heritage Statement has been submitted in support of the planning application which assesses the significance of nearby heritage assets and the potential effect of the proposed development on their setting.

The Heritage Statement concludes that the proposal would result in less than substantial harm at the lower end of the scale to the setting of the Marble Arch Inn. The Marble Arch's historical, architectural (aesthetic) and communal value would not be adversely impacted by the proposed development. It is considered that the proposed development would result in a noticeably taller

composition within the setting of the listed building, but one that must be considered in context of the existing taller built and consented development which lies in close proximity to the Marble Arch and already influences how it is viewed. The proposal also seeks to partly restore the built street frontage along Rochdale Road which contributed to the historic setting of the Marble Arch Inn.

The identified less than substantial harm is outweighed by substantial public benefits, including the delivery of 153 new homes, the regeneration of a vacant brownfield site, significant public realm improvements, new landscaping and biodiversity enhancements, job creation and economic benefits, support for the Victoria North regeneration programme, and the partial restoration of the historic Rochdale Road street frontage.

Policy HE6: Proposals affecting designated heritage assets

The submitted Heritage Statement identifies that the proposed development will have a very minor less than substantial harm on the setting of the Grade II listed Marble Arch Inn. This is outweighed by the substantial public benefits which the scheme will deliver, as outlined under section 8 of the in the submitted Planning Statement.

CONCLUSION

This analysis has been conducted to assess the proposed development against the newly published NPPF 2026 policies. This analysis demonstrates that the proposed development (app ref. 145583/FO/2026) fully complies with the relevant policies.

Yours faithfully



Vanessa Rowell
Associate