

**Manchester City Council
Report for Resolution**

Report to: The Executive - 11 January 2017

Subject: Water Street – Strategic Regeneration Framework

Report of: The Chief Executive

Summary

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and stakeholders on the draft Strategic Regeneration Framework (SRF) for the Water Street area and seeks the Executive's approval and endorsement of the final Water Street SRF.

Recommendations

1. To note the comments received on the regeneration framework and the response to these comments.
2. To endorse the principles in the Water Street Strategic Regeneration Framework and request that Planning and Highways Committee take the framework into account as a material consideration when considering planning applications in the Water Street area.

Wards Affected: City Centre

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Strategic Regeneration Framework will shape the delivery of a new residential led neighbourhood at a key gateway to the city centre. This will contribute towards satisfying the increasing demand for city centre homes, offering quality new housing within the regions economic hub, supporting continued economic growth.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The framework will see the delivery of 800 and 900 new homes within close proximity to the significant job opportunities that will be created through adjacent development at St John's, the Great Northern / Manchester Central / Castlefield Quay and the final phases of Spinningfields. This development will allow talent that is both home grown and new to city to live close to the range of new job opportunities created.

<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The framework is informed by and designed to complement the expanded commercial, cultural, retail and leisure offer of adjacent city centre neighbourhoods to further enhance the area's development as a neighbourhood of choice.</p> <p>The framework shapes the regeneration of a currently underutilised area of the city centre. There is the opportunity to redevelop a distinctive new area both in terms of functionality and appearance. This will include new public realm which will provide new and enhanced connections to neighbouring city centre areas including Castlefield and St John's.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The framework outlines development proposals with a focus on creating a neighbourhood with a real sense of place that is distinctive, attractive and sustainable.</p> <p>The regeneration framework for Water Street has been developed with the objective of achieving the right balance between social, environmental and economic objectives for the city, delivering a new neighbourhood that is unique in character and is welcoming, inclusive, neighbourly, and attractive.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>The area benefits from strong public transport connectivity. Water Street is within walking distance from rail and Metrolink stations, which will ensure the sites amenities can be accessed by residents, visitors and commuters using public transportation.</p> <p>The development integrates vehicular movement with cycle and pedestrian traffic. Providing pedestrian priority alongside new cycle routes will improve access to the city centre.</p> <p>The approach to vehicle parking within the framework is aligned with the city's strategy of reducing congestion by increasing parking capacity at gateway locations to service the needs of visitors and commuters and negating the need to drive into the heart of the city centre to park.</p>

Financial Consequences – Revenue

There are no revenue consequences for this report.

Financial Consequences – Capital

The acquisition of Big Yellow's long leasehold interest was acquired earlier this year through a Funding Agreement with the HCA as reported at the March 2016 Executive meeting. The adoption of a development framework for Water Street will guide and promote future development. As development is delivered, Capital Receipts will be generated in due course which will be accounted for in line with terms of that Agreement.

Contact Officers:

Name: Howard Bernstein
Position: Chief Executive
Telephone: 0161 234 3006
E-mail: h.bernstein@manchester.gov.uk

Name: Pat Bartoli
Position: Head of City Centre Growth and Regeneration
Telephone: 0161 234 3329
Email: p.bartoli@manchester.gov.uk

Name: Dave Roscoe
Position: Planning Development Manager
Telephone: 0161 234 4567
Email: d.roscoe@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- Water Street Strategic Regeneration Framework December 2010
- Report to Executive – Water Street Strategic Regeneration Framework –16 February 2011
- Report to Executive – Water Street Strategic Regeneration Framework –26 October 2011
- Draft Quay Street and Water Street Development Framework - February 2012.
- Report to Executive – Water Street Strategic Regeneration Framework – 2 March 2016 (Part B)
- Report to Executive – Water Street Strategic Regeneration Framework –27 July 2016
- Draft Water Street Strategic Regeneration Framework – November 2016

All held on file in Room 318.

1.0 Introduction

- 1.1 On 27 July 2016, the Executive endorsed, in principle, a Strategic Regeneration Framework (SRF) for the Water Street area, and requested that the Chief Executive undertake a public consultation exercise in relation to it.
- 1.2 This report details the outcome of the public consultation on the Water Street SRF.

2.0 Background

- 2.1 An SRF was endorsed by the Executive in June 2011, detailing mixed use development. The first two phases of residential development at Potato Wharf have since been completed with phases 3 and 4 recently receiving approved planning permissions.
- 2.2 The refreshed 2016 regeneration Framework reflects changes in Manchester's economic priorities and market conditions, as well as the site's strategic planning and regeneration context.
- 2.3 Development proposals within the St John's area, including Factory Manchester, together with investment proposals for the Museum of Science and Industry, set the context for a comprehensive repositioning of this part of the city centre.
- 2.4 The 2016 SRF proposals have been developed to ensure that they complement the city's wider economic priorities and regeneration strategy for the city centre. In addition, the vision and objectives of the SRF have been aligned with strategic policy considerations.
- 2.5 In reference to the city's Residential Growth Strategy, the SRF area, as a key gateway to the south western edge of the city centre, and connected into both key arterial routes and the national highway network, has the potential to become a high quality and sustainable residential-led neighbourhood that will support Manchester's future growth ambitions.
- 2.6 The 2016 SRF is the third framework for Water Street with previous documents being endorsed in 2007 and 2011 following public consultation. This SRF remains consistent with previous frameworks for the area providing a refresh and focus on the positioning and relationship with St John's.

3.0 The Consultation Process

- 3.1 Consultation letters have been sent out to 3464 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the Framework document. The Water Street SRF was made available on the Council's website, and comments were invited on this
- 3.2 The formal consultation closed on 16 December 2016.

4.0 Consultation responses

- 4.1 Two responses were received in reply to the consultation, one from a resident and the second from Historic England.
- 4.2 The response was provided by Historic England and stated that they have no comment to make on the SRF at this time.
- 4.3 The resident respondent felt that the plans were poor quality and difficult to interpret as the maps included lacked street names. In addition the respondent commented that they had difficulty reading the document due to its on screen size, which they felt would discourage readers from submitting a response to the consultation.
- 4.4 The minimal response received in relation to this consultation is likely to be attributable to the fact that public consultations have been undertaken on the previous frameworks for Water Street (2007 and 2011) and the current framework remains consistent with these.

5.0 Response to consultation comments

- 5.1 The SRF document is designed to be accessible via all current browsers. In order to control the size of the file and the ease that it can be downloaded, some of the diagrams and imagery is small however these along with the text should be able to be magnified through the zoom function of the browser. It is the purpose of the consultation to enable not discourage those that wish to comment on the SRF.
- 5.2 The maps included within the Water Street SRF have been amended to incorporate road names as a result of the public consultation.

6.0 Conclusions

- 6.1 The Water Street SRF identifies a strategic regeneration opportunity at a southern edge of the city centre. Investment here will help re-connect this area with the wider city centre and create economic, social and environmental benefits adjacent investment proposed at St John's and the Museum of Science and Industry, as well as other developments taking place across the River Irwell in Salford.

7.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

- 7.1 The Strategic Regeneration Framework will shape the delivery of a new residential led neighbourhood at a key gateway to the city centre. This will contribute towards satisfying the increasing demand for city centre homes, offering quality new housing within the regions economic hub, supporting continued economic growth.

(b) A highly skilled city

- 7.2 The framework will see the delivery of 800 and 900 new homes within close proximity to the significant job opportunities that will be created through adjacent development at St John's, the Great Northern / Manchester Central / Castlefield Quay and the final phases of Spinningfields. This development will allow talent that is both home grown and new to city to live close to the range of new job opportunities created.

(c) A progressive and equitable city

- 7.3 The framework is informed by and designed to complement the expanded commercial, cultural, retail and leisure offer of adjacent city centre neighbourhoods to further enhance the area's development as a neighbourhood of choice.

The framework shapes the regeneration of a currently underutilised area of the city centre. There is the opportunity to redevelop a distinctive new area both in terms of functionality and appearance. This will include new public realm which will provide new and enhanced connections to neighbouring city centre areas including Castlefield and St John's.

(d) A liveable and low carbon city

- 7.4 The framework outlines development proposals with a focus on creating a neighbourhood with a real sense of place that is distinctive, attractive and sustainable.

The regeneration framework for Water Street has been developed with the objective of achieving the right balance between social, environmental and economic objectives for the city, delivering a new neighbourhood that is unique in character and is welcoming, inclusive, neighbourly, and attractive.

(e) A connected city

- 7.5 The area benefits from strong public transport connectivity. Water Street is within walking distance from rail and Metrolink stations, which will ensure the sites amenities can be accessed by residents, visitors and commuters using public transportation.

The development integrates vehicular movement with cycle and pedestrian traffic. Providing pedestrian priority alongside new cycle routes will improve access to the city centre.

The approach to vehicle parking within the framework is aligned with the city's strategy of reducing congestion by increasing parking capacity at gateway locations to service the needs of visitors and commuters and negating the need to drive into the heart of the city centre to park.

8.0 Key Polices and Considerations

(a) Equal Opportunities

- 8.1 A key aim of the redevelopment of Water Street framework is to deliver residential led development providing a significant number of high quality homes and alongside commercial development. This will both meet increasing levels of demand for housing within the regional hub and create new city centre employment opportunities.

(b) Risk Management

- 8.2 Not applicable

(c) Legal Considerations

- 8.3 None