

**Manchester City Council  
Report for Resolution**

**Report to:** Executive – 10 January 2018

**Subject:** Great Jackson Street SRF Update

**Report of:** Strategic Director (Development)

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**Summary**

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and key stakeholders on the draft updated Strategic Regeneration Framework (SRF) for Great Jackson Street. The report responds to the issues raised, and seeks the Executive's approval and endorsement of the final SRF.

**Recommendations**

The Executive is recommended to:

1. note the comments received on the Strategic Regeneration Framework and the response to these comments; and
2. endorse the principles in the Great Jackson Street Strategic Regeneration Framework update, with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.

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**Wards Affected:** City Centre, Hulme

<b>Manchester Strategy outcomes</b>	<b>Summary of the contribution to the strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	<p>The comprehensive redevelopment of Great Jackson Street will provide a major focus for new investment within the area. With significant construction already underway, delivering the initial phases of development, the area will support the city's residential growth requirements providing high quality new homes within a distinctive neighbourhood.</p> <p>Development at Great Jackson Street will act as a catalyst for further investment across the area and will align with and support investment made at First Street in creating a gateway to the city centre. The Development Framework will also support direct employment opportunities through the creation of retail and amenity units at street level.</p>

<p>A highly skilled city: world class and home grown talent sustaining the city's economic success</p>	<p>This new residential led development within the region's economic hub will both support population growth, as well as the attraction and retention of the talent required to support Manchester's strong growth trajectory over a range of economic sectors.</p> <p>The residential development will facilitate the delivery of a well-connected neighbourhood within close proximity to the range of employment opportunities offered within the city centre.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The proposals within the updated Great Jackson Street Development Framework will support and stimulate regeneration at the southern gateway and across the wider city centre. The Development Framework proposals will contribute to the delivery of the Manchester Residential Growth prospectus and meet the growing demand for new homes in the city.</p> <p>The Development Framework details proposals that will provide new public realm and public space, together with high quality design and uses that will provide a positive amenity that local residents and adjoining neighbourhoods can benefit from. Improved links to Hulme will enhance access to the city centre for local residents.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The Development Framework will prioritise the delivery of enhanced pedestrian walkways and cycling routes into the city centre at a key gateway location. This will enhance the connectivity of Great Jackson Street with surrounding districts and deliver improved links and access to established city centre neighbourhoods including Castlefield and First Street.</p> <p>A key component of the framework is to deliver significant new high quality public spaces and connections throughout the area, which will comprehensively improve the environment of this part of the city centre. Additionally as a result of the improved routes and permeability through the Great Jackson Street area, enhanced access will be provided to Hulme Park.</p> <p>Aligned with the anticipated increasing number of families moving into the Great Jackson Street area and adjacent neighbourhoods, the Council is currently undertaking work on a city-wide basis to</p>

	<p>examine the potential for further school and nursery provision, to satisfy demand generated by those living within the city centre.</p> <p>Ground floor uses within development at Great Jackson Street hold the potential for retail and leisure uses such as restaurants, cafes and local convenience stores as well as amenity facilities to support the primarily residential neighbourhood, such as a residents' lounge, gym, health care facilities and flexible working space. This establishes a mechanism for social infrastructure such as doctors, dentists and crèche facilities to be provided within the framework Area.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>The development of the Great Jackson Street area will deliver a significant new residential neighbourhood at a key city centre gateway. The neighbourhood will be connected to and benefit from key amenities at First Street, Castlefield and Hulme, in addition to providing a differentiated residential offer which will be unique to the Great Jackson Street area through its mixture of residential typologies and high quality public spaces.</p> <p>The Great Jackson Street neighbourhood will benefit from strong transport connectivity. This includes excellent public transport links with both rail and Metrolink stations within a 5 minute walk from the SRF area, negating resident's and visitor's reliance on car usage.</p>

**Full details are in the body of the report, along with any implications for:**

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

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### **Financial Consequences – Revenue**

None

### **Financial Consequences – Capital**

There are no financial consequences resulting from this report.

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**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;

- Report to the Executive – Southern Gateway: Great Jackson Street Development Framework – 24 October 2007
- Draft Great Jackson Street Development Framework – January 2015
- Report to the Executive – Great Jackson Street Development Framework – 18 March 2015
- Report to the Executive – Great Jackson Street Development Framework – 1 July 2015
- Great Jackson Street Strategic Regeneration Framework – July 2015
- Draft updated Great Jackson Street Strategic Regeneration Framework – August 2017
- Report to the Executive – Great Jackson Street Strategic Regeneration Framework update – 13 September 2017

## **1.0 Introduction**

- 1.1 On 13 September 2017, the Executive endorsed, in principle, an updated Strategic Regeneration Framework (SRF) for Great Jackson Street, and requested that the Strategic Director undertake a public consultation exercise in relation to it.
- 1.2 The updated 2017 framework will facilitate the delivery of the next phases of development within the Great Jackson Street area. Capitalising on the progress made through the development at Owen Street, the area will over the next few years begin to emerge as a key city centre residential neighbourhood, which is supported by a network of high quality public spaces.
- 1.3 This report summarises the outcome of the public consultation on the SRF.

## **2.0 The Consultation Process**

- 2.1 Consultation letters have been sent out to 2,115 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the SRF. The SRF was made available on the Council's website, and comments were invited.
- 2.2 The consultation closed on 15 December 2017, following a six week period of consultation.
- 2.3 In total 11 responses were received to the consultation, broken down as follows:
  - 9 from individual residents
  - 1 from a landowner
  - 1 from a statutory/public organisation

## **3.0 Consultation comments**

- 3.1 In response to the consultation, a range of issues were raised by respondents. These are all within the following categories:
  - Traffic management and road infrastructure
  - Impact on existing residential properties
  - Maintenance & safety
  - Development uses & amenities
  - Public realm & green space
  - Development layout, density & height
  - Consultation process
- 3.2 A collection of comments were received in response to the consultation relating to traffic management and road infrastructure. These comments included:

- The delivery of the development detailed within the SRF will result in both adverse and favourable impacts on the road infrastructure within the area.
- It would be more appropriate to name the stretch of road either City Road East or Great Jackson Street, as opposed to the combination of the two that it is currently.
- Two respondents commented that adding a significant residential community in excess of 6,000 new homes within the Great Jackson Street area, will put further pressure on an already congested route (Mancunian Way, Chester Road and the Chester Road roundabout). At peak times it can take in excess of 30 minutes to do this part of the journey, which is approximately 1.2 miles.
- The level of private and public parking provision outlined within the SRF also illustrates what will be a significant uplift in vehicular traffic within the area and the current road infrastructure could not sustain this.
- At the westerly end of Great Jackson Street from the Chester Road roundabout, vehicles currently travel past the junction with Chester Road and turn back on themselves along Chester Road before turning left into Great Jackson Street. This causes significant congestion at peak times, which will only increase further with the increased number of new residents and visitors to the area.
- Options should be explored for making Great Jackson Street one way, which would potentially mitigate the access issues from the westerly entrance as highlighted above, and improve traffic flow through the development itself. However, this could in turn divert traffic entering the area via the A5103 exit of Mancunian Way and Garwood Street due to the road layout at this point.

3.3 Comments were received in response to the consultation relating to the impact on existing residential properties. These comments included:

- Development within the area would have a negative impact on the value of the adjacent residential properties on City Road East.
- Views into the city centre from Hulme would become obstructed.
- Construction of the Owen Street development has led to access issues with HGV and construction vehicles obstructing local resident's access. Consideration would need to be given as to how to manage an increased amount of construction traffic safely and effectively to avoid this worsening.
- In relation to pedestrian routes from Great Jackson Street to the city centre, the primary route along the frontage joins River Place and goes along the side of the River Medlock behind the three apartment blocks (The Rhine, Danube and Nile) of 'River City'. This then joins City Road

East. Clarity is required on who owns/ maintains/ has right of way over this pedestrian walkway.

3.4 Two comments were submitted in relation to maintenance, cleansing and safety within the new proposed areas of public realm and on the highways. These included:

- Further clarity is requested on the maintenance responsibilities between developers and the Council. At present cleansing within the area is poor, with uncollected leaves falling on pavements during the autumn and winter months, and causing a safety issue.
- The pedestrian and vehicular through traffic currently results in littering within the area.
- The enhancement of street lighting and security along City Road East and Great Jackson Street needs to be considered within the regeneration framework.
- River Place is not included within the SRF, this road surface is in poor repair and requires upgrading.

3.5 A number of comments were made relating to the development uses and amenities.

- The SRF requires a robust residential demand analysis for the city centre, to ensure that supply doesn't exceed demand?
- Bridgewater House has been unoccupied for over 5 years and would benefit from renovation to become a landmark building. The SRF should seek to provide comment on the building's future use classification as residential, community or commercial.
- The SRF could better clarify the occupancy / ownership arrangements for the proposed residential development, with further detail provided on the proportion of private ownership, student accommodation and community trust accommodation within the area.
- Two respondents supported development within the Great Jackson Street area commenting that its current form as surface level car parking and industrial units are poor uses for the neighbourhood.
- Two respondents commented that as a large new residential community, development would need to be supported with the provision of public facilities including schools, doctor's surgeries and other community amenities.
- The SRF identifies the market for 'build to rent' properties in the Great Jackson Street area. The majority of adjacent residents at City South are owner occupiers. This approach of investor purchased development does

not benefit the local community or first time buyers. This approach also contradicts the vision for Great Jackson Street as a 'sustainable community' and will lead to a transient population within the neighbourhood.

- The popularity of city centre living in Manchester is clear but the accommodation available in this area up until now has been generally low rise and not surrounded by multiple high-rise blocks as proposed. There is a risk of many unoccupied units as the proposals are based on an optimistic guess.
- The scheme appears to provide a large quantity of upmarket housing, which does not meet the city's need for affordable and social housing.
- The inclusion of ground floor uses including retail and leisure to complement the residential led development is supported. However, it is important that this does not exclude other uses including traditional office use to ensure a truly sustainable form of development.
- It is requested that the 33% threshold for 1 bed apartments is removed as this is arbitrary.

3.6 Comments were received in response to the consultation relating to public realm and green space within the SRF area. These comments included;

- Four respondents praised the inclusion and emphasis placed on public amenities and green spaces within the SRF area. One respondent additionally supported the pedestrian routes as positive features of the SRF.
- It is disappointing that the green space proposals do not include a green bridge link with Hulme, this would mitigate noise and pollution from the Mancunian Way.
- The green spaces proposed would not be useable by the surrounding communities and the development relies on the neighbouring Castlefield Basin and Hulme Park for the provision of quality amenity space.
- The SRF details improving links to Hulme Park and Hulme but no mention is made of how this would be done or who would fund these enhancements in connectivity.

3.7 A range of comments were received relating to development layout, density and height:

- Pairing tall buildings with midrise development would place a focus on place-making. The positioning of the towers within the SRF gives little consideration as to how they respond to each other and the city.

- Whilst some thought has been given to the layout to maximise daylight and sunlight, the analysis within the SRF on daylight and sunlight are misleading. There is no indication from the illustrations in Appendix 1 as to the season / time of year. A better assessment would be for illustrations for both midsummer and midwinter. If you substitute multiple high-rise for low-rise there will be more space but fingers of light between the higher buildings are not necessarily an increase compared with the originally proposed low-rise.
- The riverside public realm will be in shade much of the time and more so if the high rise option is followed. Plot E is particularly attributable to this.
- The first application (Plot H) was very significantly at variance with the overall SRF for this area and remains out of keeping with the strategy of relating the Chester Road frontage with Bridgewater House. The application for 4 towers on Plot A was in keeping with the plan but the towers had 6-12 more storeys than envisaged. The application for Plot E was also at odds with 2015 plan, with 3 high rise towers rather than 2 low rise buildings, this proposal has now been incorporated in the 2017 framework.
- The site is ripe for regeneration but the initial phases have been a bad start. To date there has been a continually changing approach to development which is sadly irreversible.
- The height and proximity of the proposed structure to the west of City South, will impact on the existing buildings privacy. It will be challenged by leaseholders regarding their right to light.
- Without a focus on developing buildings of architectural quality, the area could end up with a collection of eyesores dominating the city's skyline.

3.8 Two comments were received relating to the SRF document and consultation process:

- The consultation has not been publicised to a satisfactory level given the scale and complexity of the development, and it is requested that the consultation period is extended by one month until 15 January 2018.
- If endorsed, it is questionable if the SRF will be implemented or instead revised in a further two years as has been the case with the 2015 SRF and the 2017 update. This raises questions as to how worthwhile commenting on the proposals are.
- The response from a landowner provided broad support for the SRF in addition to proposing that the framework should indicate that it is not prescriptive in terms of height, massing and layout.

#### **4.0 Response to consultation comments**

4.1 In response to comments received relating to traffic management and road infrastructure:

- The development is unlikely to significantly increase congestion and the level of traffic within the area. Historically the site has housed a significant number of surface level car parking bays which were predominantly used by commuters and subsequently all accessed and exited at peak times. A high proportion of residents that will live within the Great Jackson Street area will work within the city centre and utilise alternative sustainable modes of transport including bus and Metrolink services but primarily walking.
- MCC Highways are a statutory consultee in the Planning process. As individual planning applications for developments come forward they will include a Transport Assessment (TA). The TA details the impacts of the development on the Highway which includes trip generation data and modelling assessments. The requirement and extent of any modelling is usually discussed with the applicant and TFGM prior to formal submission. The TA and other information is then used to inform the requirement for highway mitigation measures.
- At present, the directional traffic flow along the Great Jackson Street road network are undefined to allow flexibility. Full analysis of traffic flows in consideration of the development being brought forward is proposed so that they are carried out at the appropriate time, for example the traffic flows for the proposed public car park would likely benefit from two way traffic on Great Jackson Street, as the arrival and departure routes of the users are likely to be varied and multi directional at peak times.

While there is potential for Great Jackson Street to become one-way, this would need to be tested using standard assessment methods to ensure that it did not result in onerous impacts on other routes and junctions serving the area. There are substantial benefits to retaining multiple access and egress points into the framework area to provide more efficient traffic dispersal and reduce concentrations of traffic at specific locations during critical peak periods. Construction access will be assessed to ensure construction vehicles do not obstruct local resident access.

4.2 In response to comments received relating to the impact on existing residential properties:

- The Great Jackson Street area is currently dominated by surface level car parking and light industrial units, these uses have a negative impact on the perception of the area. The framework seeks to create a high quality residential community of choice that includes a significant amount of public space with enhanced routes connecting to the city centre and neighbouring residential communities. The delivery of this will significantly improve the area and will have benefits to the surrounding communities, including at City East Road.

- The current uses as a surface level car park and light industrial units have a negative impact on the city landscape. The implementation of the Great Jackson Street Framework will create a new, high quality development with landmark buildings alongside quality public.
- Access and construction vehicle management would be considered as each phase of development comes forward through specific construction management plans, construction traffic will be co-ordinated with surrounding developments that may also be coming forward at the same time to minimise any impact on local residents and businesses.
- The route between the River Medlock and the Rhine, Danube, Nile, buildings is intended to remain as current. This link provides an important route for future development to connect to adjacent city centre neighbourhoods. On a wider strategic basis, as each development is brought forward the strategy of the site management of the public realm provided will be with each application, and at a point in time when significant public realm spaces have been developed, it is envisaged that a wider joint estate responsibility may be appropriate.

4.3 Response to comments submitted in relation to maintenance and safety within the SRF:

- Public realm management in the short term will be the responsibility of the land owner within each plot. The majority of the development plots are under the single ownership of Renaker Build Ltd and these will be managed by Zenith, their group facilities management company. The maintenance of other development plots will remain the responsibility of the landowner and adopted highways will be the responsibility of the City Council. With time, and as other developers contribute to the development of Great Jackson St. it is envisaged that an overriding management company would be formed that provides a holistic service with regards to the wider public realm up keep. This is subject to further discussion as these developments come forward. Cleansing and maintenance will be reviewed to ensure this is undertaken in line with existing maintenance regimes.
- The redevelopment of the area will create a new place and a community, and will provide spaces that people can enjoy and take responsibility for. In addition, the appropriate facilities will be provided for waste as each phase of development comes forward and the public spaces will be appropriately managed.
- In response to street lighting issues, Great Jackson Street remains the primary vehicular route through the SRF area. Safety and security are promoted as important principles in the SRF. New routes and spaces will be activated and natural surveillance promoted. New routes and public spaces will include the appropriate use of lighting and effective management. These matters will be further considered as part of future detailed planning applications. This comment has been referred to officers

with responsibility for street lighting to check the current lighting levels within the area

- The Council has also recently agreed to replace all of the city's 56,000 streetlights with new, energy-saving LED lights. This will reduce energy costs by £1.7 million per year, reduce the city's carbon emissions by around 7,500 tonnes per year and provide better illumination than existing sodium lamps. A detailed replacement programme has not yet been developed, however all work is due for completion by 2020.
- River Place sits outside of the SRF area and is therefore out of the scope for enhancement through the delivery of the development set out within the framework. The Council currently has a programme of road repairs, this is derived from process of prioritisation for the city's most heavily used roads. Subsequently, City Road East (Garwood St to Albion St) is included in next year's (2018-2019) resurfacing programme. In response to the comment received this has been expanded to incorporate River Place.

#### 4.4 In response to comments received relating to development uses and amenities:

- Appendix 2 within the SRF entitled 'Strategic Context' includes an analysis of the market and regeneration context including residential supply and demand. This notes that there has been a historic undersupply of new units in the city centre over recent years, meaning there is a shortfall of residential units against Manchester's Residential Growth Strategy. Demand for rented accommodation has soared in recent years and Build to Rent will continue to be important, reflecting the trend towards this type of tenure both in Manchester and nationally.
- The redevelopment of the Former Bridgewater Canal offices is likely to come forward as part of the Crown Street phase of development. At this stage the final use is unknown. A Significance Assessment of the building and a Condition Survey has been undertaken to inform its future re-use. In addition, the owner of the building has worked with Conservation Officers at the Council to put in place measures to prevent any further deterioration of the building until a time that development is brought forward.
- The exact mix of occupancy type and ownership arrangements are not known at this stage. The framework provides the flexibility to allow for a range of residential types and tenures to be provided. This will be determined by market demand as each phase of development comes forward.
- Demand for well managed rented accommodation has increased in recent years particularly in the city centre. This is reflected in the City's residential pipeline which shows a significant increase in a personalised Build to Rent offer, managed by long term institutional investors, which is raising the bar in terms of quality, customer service and overall management. The framework recognises that Great Jackson Street is a suitable location to

meet future demand. The Build to Rent offer within the city centre is focused on creating a sense of community. Developments are of a high quality, well managed and provide facilities that encourage and enable residents to live in their homes for a longer period of time whilst providing the flexibility associated with renting. The framework does however recognise the need to support a balanced residential offer and promotes a range of accommodation types and tenures which includes homes for market sales.

- The SRF allows for a range of types and tenures of housing. The type and tenure will be determined as each phase of development comes forward. The Council has an endorsed affordable housing strategy which takes a citywide view of enhancing access to affordable housing across Manchester.
- The SRF indicates that a range of ground floor uses are to be provided to support the residential community. The SRF has been amended to further strengthen this, and provides indicative community uses could including retail and leisure uses such as restaurants, cafes and local convenience stores, as well as amenity facilities to support the primary residential use, such as a residents' lounge, gym, health care facilities, child care provision and flexible working space. As each phase of development comes forward, flexible spaces would be provided to allow such uses to be included in line with demand.
- The focus of the framework is to create a residential community of choice rather than an office destination, however, this does not preclude office development coming forward if there is demand for such.
- The apartment mix of 33% is currently applied by the City Council to all residential development in the city centre. The framework indicates a maximum of 33% one bed to ensure that a range of accommodation types are provided, this is required to support diversification of the City's apartment mix away from a predominant supply of one bed apartments and to promote a more balanced housing supply. Higher thresholds of one bed apartment would not be supported unless that can be justified accordingly.

4.5 In response to comments received relating to public realm and green space within the SRF area:

- The updated 2017 framework seeks to create a network of public spaces and legible routes through the area to the existing bridge that crosses the Mancunian Way to Hulme Park. A large riverside public space is currently being brought forward as part of the Owen Street proposals, and a large green public space is proposed as part of the Crown Street phase of development. These spaces are of significance and are comparable to some on Manchester's other large areas of public space. These will be complemented by a series of smaller public spaces. All spaces will be fully accessible to new and existing communities in the surrounding area.

- In relation to access to Hulme and Hulme Park, the current landscape within the SRF area acts as a barrier and does not include clear and legible routes through the site connecting to Hulme Park or the City Centre. Links to Hulme Park are to be created through a network of streetscapes and public spaces in the Framework area that connect to the existing bridge over the Mancunian Way. These will come forward alongside each respective phase of development and would be funded by the respective developer.

4.6 In response to comments received relating to development layout, density and height:

- The framework includes a detailed tall building study which looks at where height should be located based on key views within the City. The 2015 framework also included a detailed tall building study. This identifies locations for tall buildings based on key views within the city centre from Deansgate, St Peter's Square/Mosley Street, the Mancunian Way and Chester Road approaches. This analysis was used to locate specific sites that could accommodate tall buildings to act as landmarks, and emphasise the site's gateway function and location. This analysis has been re-visited, and in line with the analysis, the scale of the buildings at the identified strategic locations has been reviewed. This has been the starting point of the massing analysis undertaken as part of this update. A review of the strategic points has identified that, in addition to the areas for height established in the 2015 framework, development of a greater height can be accommodated on the Mancunian Way / Chester Road corner of the site. This prominent corner signals the entrance to the framework area and the city centre and demands a quality building of scale to reflect this.
- The SRF encourages a range of heights, form and massing throughout the area, with height stepping down in the centre of the framework area and buildings lower in height close to the Former Bridgewater Canal offices.
- The illustrations within the SRF show the potential over shading on 21/06 (summer solstice) at 12:30, 14:00 and 15:45 representative of the time of day the space will most likely be used. The original framework also proposed high-rise development, a ribbon of 14-38 storey buildings were arranged around the southern edge of the site along the Mancunian Way. The increased separation and radial orientation of the buildings along this edge has been revised as a direct response to sunlight/daylight in order to create a better quality ground level environment and more usable public space through a greater proportion of the day.
- The riverside public realm is being brought forward as part of Plot A 'Owen Street' which is currently on site. In addition, a planning application for Plot E is currently being considered by the City Council. The framework is therefore representative of these applications. Detailed sunlight analysis has been submitted for both applications and is considered acceptable.

- In relation to heights of development in relation to City South, the framework seeks distances of around 20m between buildings. This will also be applied where buildings already exist. In some cases it will be appropriate for smaller distances where this can be justified. In any such instance impacts of overlooking can be minimised and mitigated against as part of the design. The framework shows an indicative distance of 19m from the closest building as identified on the indicative masterplan to City South, which is consistent in a city centre location.
  - The SRF places significant emphasis on ensuring the delivery of development that is of high architectural quality. The tall buildings will be visible around the City, and the framework is clear that tall buildings demand high quality architectural solutions. Landmark buildings that signalise the regeneration of the area will have a different form than other buildings in the area. Materiality and design quality will be a key component of all buildings, the framework includes precedent images and text on this. In addition, the framework is clear that all development must be assessed against national and local policy and guidance relating to good design.
  - An application for Plot H was first approved in March 2016 (ref 110730/FO/2015/C1) and as such was assessed against the 2015 framework, alongside other national and local policies and guidance and other material considerations. A second application was approved in June 2017 (ref 115591/FO/2017) which again was assessed against the 2015 framework and other national and local policies and guidance and other material considerations. Both Committee Reports state that 'The application site is identified as plot 'H' within the document and has been designated as providing a medium to low density development with no requirement to provide public realm'. The Committee Report goes on to assess the proposals against the framework noting that 'The proposal would deliver a high quality building, regenerate a previously developed vacant site and would help to diversify the City's overall housing offer in addition to making a significant contribution to identified demand for new residential development in Manchester' it notes that the height of the development would provide a transition in scale to the taller buildings that are proposed in the Great Jackson Street Development Framework. It concludes overall that the development is in keeping with the principles and aspirations as outlined in the Great Jackson Street Development Framework.
  - An application for Plot E has been submitted to the Council, however the review and determination of this has been deferred until the outcome of the updated framework is known. This will enable planning officers to assess the application against the relevant framework.
- 4.7 In response to comments made in relation to the SRF document, consultation process and period:

- Consultation letters were issued to over 2,000 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the SRF. A six week response period was given for responses in line with consultations for all city centre frameworks and subsequently there is considered no valid grounds to extend this.
- With regards to process of updating a framework, the purpose of the Strategic Regeneration Framework should be noted. The document is a high level masterplan and set of principles to provide a framework against which detailed proposals can come forward in the future. These proposals will be further interrogated and considered at the planning application stage in accordance with national and local policy requirements. As planning submissions are brought forward, residents and stakeholders will have the opportunity to comment on detailed applications. In addition to this purpose, should the market or context of the site change it may be appropriate to update the framework in future years. Owen Street and the construction of the initial phases of development within the site has also acted as a catalyst for the updated 2017 SRF.
- The purpose of the framework is to set development principles which will form a material consideration in the determination of future applications. In relation to the development matrix it states 'indicative approximate heights and unit / floorspace breakdown. The heights and figures presented are indicative and will be subject to testing, in terms of relationship to heritage assets, microclimate and effect on residential amenity as part of future planning applications'.

## **5.0 Conclusions**

- 5.1 The SRF will be amended to reflect the provision of amenity facilities at street level within the framework area. The SRF now indicates that a range of ground floor uses are to be provided to support the residential community which in line with demand could include community, gym, health and child care facilities in addition to retail and leisure uses.
- 5.2 Traffic management and road infrastructure within the Great Jackson Street area will be kept under review. Detailed traffic modelling and analysis will be undertaken as development proposals are brought forward as planning applications. This will ensure an appropriate response is taken in relation to the development of the Great Jackson Street neighbourhood and wider city centre.
- 5.3 An agreement will be developed between the landowners within the SRF area and the City Council to establish the maintenance strategy for the public realm and highways respectively.
- 5.4 The Great Jackson Street area is a key city centre district with significant potential to contribute towards the regeneration and residential growth ambitions of the city. It is a highly accessible location within close proximity to

a number of key employment districts within the regional centre. The initial phase of development are underway with the delivery of the Owen Street development, and this will act as a catalyst for future phased development across the site.

Recommendations appear at the front of the report.

## **6.0 Key Polices and Considerations**

### **(a) Equal Opportunities**

- 6.1 A key aim of the Strategic Regeneration Framework is to ensure the delivery of high quality residential development in close proximity to the region's economic hub, and in line with demand. Alongside this, the SRF will create a range of employment opportunities and community facilities being that local people can access and benefit from.

### **(b) Risk Management**

- 6.2 Not applicable

### **(c) Legal Considerations**

- 6.3 If approved by the Executive, the regeneration framework will not form part of the Council's Development Plan but would be a material consideration when development control decisions are made.