

Manchester City Council Report for Resolution

Report to: The Executive – 14 December 2022

Subject: Manchester Piccadilly SRF Addendum: East Village Central Framework

Report of: Strategic Director – Growth & Development

Summary

This report provides Members with details of a draft framework for the East Village area of the Manchester Piccadilly Strategic Regeneration Framework (SRF). It seeks endorsement in principle of the draft East Village Central Framework, which would help to guide development in a way that reflects its physical and locational characteristics; meets the objectives and principles within the Manchester Piccadilly SRF; complements developments in adjacent neighbourhoods; and supports future growth. The report also seeks agreement for a public consultation exercise to be undertaken on the draft East Village Central Framework.

Recommendations

The Executive is recommended to:

- (1) Consider and endorse in principle, the proposals set out in the draft East Village Central Framework which is an addendum to the Manchester Piccadilly Strategic Regeneration Framework (SRF);
 - (2) Request the Chief Executive undertake a public consultation exercise on the draft East Village Central Framework with local residents, businesses and other stakeholder; and
 - (3) Agree that a further report be brought forward, following the public consultation exercise, for consideration by the Executive which sets out the comments received.
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Wards Affected: Piccadilly

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city

All future development proposals within the East Village Central area would need to be carefully considered in order to ensure that they contribute towards meeting the City's zero-carbon target. All construction would be required to meet the highest standards of sustainable development. Given East Village Central's highly accessible location within the city centre, near to national rail and regional Metrolink services at Piccadilly Station, and local bus services, it is inherently considered as a highly sustainable

location for regeneration and development, with minimum car access anticipated.

The proposals seek to create a new mixed use commercial development, supporting the creation of a sustainable and accessible city centre neighbourhood. The development would secure a significant piece of high-quality public realm, improving the ability of existing and future local communities to prioritise active travel modes.

All these factors are important contributions to acting on the climate change emergency declared by Manchester City Council, helping to reduce carbon emissions in line with policy aspirations to become a zero-carbon city by 2038.

Equality Impact Assessment - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments

To ensure that future development in the East Village Central Framework area is brought forward in an inclusive manner, a formal consultation process is proposed. The results of the consultation will be brought back to a future Executive meeting.

The development of this site is capable of providing significant new commercial and residential space, creating jobs and opportunities open for all residents. The site would likely include leisure opportunities to create a sense of place and destination for new residents, workers, visitors and existing surrounding communities. The site would be made highly permeable, connecting neighbouring streets and communities with high quality and fully accessible open spaces and public realm.

Any future development proposals, such as development plots indicated in the draft framework, would be considered through future planning applications with full public consultations.

It is considered at this stage that the proposals do not impact any protected or disadvantaged groups.

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 comprehensive redevelopment of the East Village Central site would provide a major focus for new investment within the area. The draft framework would support direct employment opportunities through the creation of new commercial space and would underpin future economic growth via the provision of high-quality new homes within a distinctive neighbourhood. The development would support further population and jobs growth and assist in the attraction and retention of the talent required to support Manchester's growth across a range of economic sectors. It could potentially provide 3,500 jobs for

	<p>local people. The development would also act as a catalyst for further investment in the Piccadilly area and support investment in the wider Eastern Gateway.</p>
<p>A highly skilled city: world class and home-grown talent sustaining the city's economic success</p>	<p>The regeneration of the whole Piccadilly area would contribute towards the continuing economic growth of the city, providing additional job opportunities, at a range of skill levels, for local residents.</p> <p>The redevelopment of the East Village Central area would provide direct employment opportunities and meet housing demand from residents who wish to live within the regional centre. Development would also see the delivery of new high-quality areas of public realm, providing an enhanced environment for those living, working and visiting in the city.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The proposals set out within the draft East Village Central Framework would support and stimulate regeneration within the wider Manchester Piccadilly SRF area and adjoining neighbourhoods including Ancoats and New Islington, the Ashton Canal Corridor, Holt Town and Lower Medlock Valley. The SRF proposals would assist in delivering the Manchester Housing Strategy and meet the growing demand for new homes in the city.</p> <p>The draft framework proposals would provide new public realm and public spaces, through high quality design, and uses that would provide positive amenity that local residents and adjoining neighbourhoods can benefit from.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The Manchester Piccadilly Strategic Regeneration Framework (SRF) provides an overall vision and framework for the regeneration of the Piccadilly area as a key gateway to the city, with a unique sense of place. Providing new, high quality commercial and residential accommodation and the public amenities including public realm, retail, and leisure opportunities, would create a desirable</p>

	<p>location in which to live, work and visit.</p> <p>Consistent with the Manchester Piccadilly SRF, the draft East Village Central Framework would support the delivery of a commercially-led, mixed use development. The site is extremely well served by public transport options given its city centre location and the creation of a new permeable layout and street pattern would focus on prioritising active travel modes such as walking and cycling, including enhancing links through the city centre to Central Retail Park and Eastlands. New development would incorporate energy efficient technologies to reduce the carbon footprint of the city and create a neighbourhood that supports its residents through the delivery of high-quality public realm and a range of amenities.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>The East Village Central area has exceptional accessibility to public transport due to its city centre location. In addition, the development would create and enhance access to safe active travel connections linking existing adjacent communities in Manchester Piccadilly, Central Retail Park and Eastlands, and the city centre's diverse range of uses and functions.</p> <p>The city's plans for the Piccadilly area, set out within the Manchester Piccadilly SRF, are to provide a world-class transport interchange that can act as a gateway to the city and city region.</p>

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

There are no financial implications arising directly from this report. The Council has some land-holdings within the draft East Village Central Framework area and at this stage the Council are not seeking to dispose of its land within this area.

Financial Consequences – Capital

There are no financial implications arising directly from this report.

Contact Officers:

Name: Becca Heron
Position: Strategic Director – Growth & Development
Telephone: 0161 234 3030
Email: rebecca.heron@manchester.gov.uk

Name: Pat Bartoli
Position: Director – City Centre Growth & Infrastructure
Telephone: 0161 234 3329
Email: pat.bartoli@manchester.gov.uk

Name: Dave Roscoe
Position: Deputy Director of Planning
Telephone: 0161 234 4567
E-mail: dave.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;

- Report to Executive 11 September 2013 - High Speed 2 (HS2) Consultation and Manchester Piccadilly Strategic Regeneration Framework (SRF)
- Report to Executive 18 December 2013 - High Speed 2 (HS2) Manchester Piccadilly and Mayfield Strategic Regeneration Framework (SRF) Consultations
- Manchester Piccadilly Strategic Regeneration Framework (January 2014)
- Report to Executive 8 March 2017 - Manchester Piccadilly SRF Update: Portugal Street East Masterplan
- Report to Executive 7 March 2018 - Manchester Piccadilly Strategic Regeneration Framework Update 2018
- Manchester Piccadilly Draft Strategic Regeneration Framework 2018

1.0 Introduction

- 1.1 In June 2018, the Executive formally approved Strategic Regeneration Framework (SRF) for the Manchester Piccadilly area, following a public consultation.
- 1.2 The Manchester Piccadilly SRF is a response to the once-in-a-century opportunity provided by HS2, the Northern Hub, and now Northern Powerhouse Rail (NPR), to create a world class transport hub and arrival point into the city. It will transform the eastern side of the city centre by defining a unique sense of place and new districts and providing key linkages between East Manchester and the city centre.
- 1.3 The proposals within the Manchester Piccadilly SRF are based around the following key themes:
 - **Maximising the opportunity** – using the catalyst of HS2’s arrival to create a new gateway and extend the boundaries of the city centre eastwards to the inner ring road and beyond.
 - **Place making** – creating a new district focussed around the station and a new Boulevard with public spaces, streets and buildings that generate activity and promote city pride.
 - **Townscape integration** – an area with its own character but also a seamless extension of the city centre which facilitates new routes and better connections.
 - **Neighbourhoods of choice** – a diversity of neighbourhoods that attract people to live, work and socialise in.
 - **Transport connectivity** – creating proposals that capture the potential for Piccadilly Station to be one of the world’s great transport buildings which can capitalise on the area’s unique location on the doorstep of one of Europe’s largest multimodal transport interchanges.
 - **Market viability** – defining proposals that offer a clear vision to investors and which are flexible and able to adapt to changes in demand.
- 1.4 This report provides the Executive with details of the emerging draft East Central Village Framework which is an addendum to the Manchester Piccadilly SRF.
- 1.5 The East Village area includes 2 primary landowners. The draft framework has been produced in order to ensure that the area is developed in an appropriate and holistic manner in the future across all plots within the site. The Council supports the principle of developing this area in such a manner.

2.0 Background

- 2.1 The Manchester Piccadilly SRF is a high-level document, covering a significant area, intended to offer a framework and set of principles, within which more detailed sub-area guidance and planning applications could come forward.

- 2.2 The site has been occupied by two longstanding city centre businesses, Stocktons, a furniture retailer and Presbar Diecastings, a foundry. Together they occupy a significant site close to Piccadilly Station and the Inner Ring Road. Presbar have now relocated, and the building is being converted on a temporary basis for a leisure and business use. Stocktons also intend to relocate soon. These decisions present an opportunity to review how a large and strategically significant area of land can be repurposed in a manner that maximises its contribution to the growth of the city centre.
- 2.3 The site identified in the draft East Village Central Framework is centrally located within the Piccadilly SRF area. As well as contributing to the overall objectives within the Piccadilly SRF, the draft framework proposals have been developed to ensure that they will complement the wider economic priorities and regeneration strategy for the city centre.
- 2.4 The framework is being promoted by Stocktons, one of the key landowners. The Stocktons site is likely to be the first phase, with further development expected to come forward in line with the principles of the draft framework.
- 2.5 Following public consultation, a final draft of the East Village Central Framework will be brought back to the Executive for approval.

3.0 Site Context

- 3.1 The site is in close proximity to the proposed new Manchester High Speed Station. It effectively links the Piccadilly Station area to key regeneration opportunities beyond the Inner Relief Road.
- 3.2 The opportunity presented by the relocation of these longstanding businesses needs to be considered carefully. It provides an opportunity to comprehensively repurpose and redevelop an extensive area of land in a strategically significant location in a manner what would not have been envisaged hitherto. Its size and proximity to Piccadilly Station and Central Retail Park means that it is ideally situated to employment and residential uses as part of a mixed-use approach. The focus should be an employment-led, mixed use scheme supported by residential accommodation and active ground floor uses, high quality open space and public realm. This would respond to current market conditions, with an increasing need for new high quality commercial development space and would complement the proposed commercial development at Central Retail Park.
- 3.3 Manchester City Council has land ownerships in the area covered by the draft framework.

4.0 Draft East Central Village Framework - Vision and Development Parameters

- 4.1 The overall vision for the draft East Village Central Framework is that by 2030 the area will include commercial and residential space, be anchored by accessible green and open spaces, and contribute to the area's vitality and

identity. This vision recognises the opportunities to add value to the surrounding area, and realise the overarching Manchester Piccadilly SRF ambition to regenerate and transform the neighbourhood surrounding Piccadilly Station and create a sense of place for the area. The successful delivery of the draft framework would create a new vibrant, refocused commercially-led, neighbourhood, which complements the arrival of High Speed rail and strengthens the regeneration of the Eastern side of the city.

4.2 The development would contain buildings of the highest possible design standards and would be high density across the whole site. There would be opportunities for increased density in the north eastern part of the site closest to Great Ancoats Street, in line with the area's highly accessible location, to maximise the amount of new homes, jobs and public realm that can be delivered. Building form and heights would be sensitive to the surrounding context. The development would prioritise the quality of the built environment, including a substantial quantum of public realm and connections, ensuring that it is attractive to new and surrounding communities. It would also kick-start the creation of a new office destination, required to attract further investment and employment in the city, with the potential to accommodate up to 3,500 new jobs on the site.

4.4 In addition, the following key strategic principles from the Manchester Piccadilly SRF have been considered in developing the draft East Village Central Framework:

- A commercially-led mix of uses was presented in the Manchester Piccadilly SRF as a basis for appraising economic viability. Other uses are required to support and complement this and ensure a vibrant and sustainable form of development is delivered in totality, as well as optimising the site's contribution to the city's commercial and residential needs.
- Active frontages are advocated and public access to the ground floor of buildings are to be provided.
- A recognition that streets are principal public spaces within the city; however, in addition, a network of public spaces would support the higher density of development essential for the city centre to foster sustainable growth and should offer a range of public outdoor amenity space.
- The SRF envisages an area of dense, urban blocks set around a series of public spaces.
- Ensuring permeability provides animated and legible connections with neighbouring areas.
- A pedestrian and public environment on a grid that is sympathetic to the scale of Manchester's historic grain and connected into existing networks to ensure access and permeability.

4.5 Within this context, and following further site analysis, the East Village Central Framework includes the following development and urban design parameters:

- Prioritisation for pedestrians across the site.
- A sustainable development, working towards achieving MCC's target of

Zero Carbon by 2038.

- A commercially-led mixed use development.
- Massing and height will be designed to respond to the urban grain of the area, with taller buildings along Great Ancoats Street, including the opportunity for a landmark residential building of significant height at the junction of Great Ancoats Street and Store Street.
- Large areas of active frontages, addressing both the external and internal site environment.

4.6 In addition, the principles and parameters set out within this document have been drafted to ensure consistency with national planning policy and the local development plan.

5.0 Comprehensive Regeneration – Delivery & Phasing

5.1 The draft East Village Central Framework has been prepared to support the comprehensive redevelopment of the area as a whole, and to facilitate positive collaboration between the landowners, including the Council. The overall approach in agreeing a framework for future plans would be to guide investment and development and support the delivery of a well-designed and considered neighbourhood, with its own identity and sense of place.

5.2 Given the scale of the site, it is likely that development plots identified in the draft framework would come forward in a small number of phases. It is expected that the Stocktons plot, fronting Great Ancoats Street, would be the first phase of delivery, with other development following in the future.

6.0 Conclusions and Recommendations

6.1 The draft East Village Central Framework is an addendum to the Manchester Piccadilly SRF. It represents a major strategic opportunity capable of delivering extensive and comprehensive redevelopment, close to a major transport hub. It has been prepared in order to shape and realise the city's ambitions to regenerate and transform the neighbourhood surrounding Piccadilly Station, with connected open spaces and public realm and a distinctive sense of place. The successful delivery of the draft framework will create a new vibrant, commercially-led, mixed use neighbourhood and community, boosting growth and new jobs. The development would be highly connected, functionally and physically, to the wider city centre and adjoining regeneration priority areas and will complement the arrival of HS2 and NPR.

6.2 The Executive is therefore requested, having regard to the content of this report, to approve the recommendations outlined at the front of this report to undertake the public consultation on the draft framework.

6.3 The results of the consultation will be fully considered and addressed in the final East Village Central Framework which will be reported back to a future meeting of the Executive.

7.0 Contributing to the Manchester Strategy

7.1 Please see the front of the report.

8.0 Key Policies and Considerations

Equal Opportunities

8.1 A key aim of the draft East Village Central Framework is to support the creation of new jobs, homes and public realm in the city centre, for both existing and new residents. The proposals within the draft framework would enhance city centre connectivity, providing local residents with improved access to opportunities within the Piccadilly area. Furthermore, the draft framework will be the subject to local consultation, giving all stakeholders opportunities to engage in the process.

Risk Management

8.2 Development will be monitored by the City Centre Growth and Infrastructure team as planning applications are brought forward in the future to ensure development is in line with any approved frameworks.

Legal Considerations

8.3 Subject to Executive approval, a further report will be brought forward after the public consultation exercise, setting out the comments received and any changes to the final version of the draft East Village Central Framework. If draft East Village Central Framework is endorsed by the City Council, it will become a material consideration for the Council as Local Planning Authority, alongside the Strategic Regeneration Framework (SRF) for the Manchester Piccadilly area.

9. Recommendations

9.1 Recommendations can be found at the front of this report.