

Manchester City Council
Report for Resolution

Report to: Executive - 14 November 2018

Subject: Great Ducie Street Strategic Regeneration Framework

Report of: Strategic Director (Development)

Summary

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and key stakeholders on the draft Strategic Regeneration Framework (SRF) for Great Ducie 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;
 2. Agree the proposed amendments to the Strategic Regeneration Framework arising from the comments received; and
 3. Formally approve the Great Ducie Street Strategic Regeneration Framework, 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: Cheetham and Piccadilly

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	<p>The Great Ducie Street area has a large number of commercial and retail businesses located within it. The comprehensive redevelopment of the area will provide a significantly enhanced environment for these existing businesses to trade in and also attract new businesses from across a range of sectors to the area.</p> <p>Regeneration of the area will provide a major focus for new investment with the framework contributing towards a growth in employment opportunities and the economic performance of the wider city centre.</p> <p>The SRF reinforces the importance of retaining the</p>

	<p>area's history with a key focus on employment, which will continue through an increase in the quality and amount of employment space. The opportunity exists to build upon the business base of the SRF area and the adjoining Warehouse District to further support the neighbourhood's sector focus within the national and international textiles industry.</p>
A highly skilled city: world class and home grown talent sustaining the city's economic success	<p>In addition to supporting growth and development within the existing and established textiles sector, the framework also indicates the importance of introducing new sector focuses within the area. Delivering new, innovative and flexible commercial space within the neighbourhood will encourage enterprise and offer start-up potential across key growth sectors for both the city and the wider Greater Manchester region.</p> <p>Delivery of flexible commercial space and the associated introduction and development of new industry sectors will support the city's drive for high calibre talent attraction and graduate retention.</p> <p>The Framework also includes scope for a range of new homes of differing types, within close proximity to existing job opportunities and those that will be created within both the framework area and the city centre.</p>
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	<p>The framework has been developed to align with adjacent adopted regeneration frameworks to ensure development is complementary and takes a holistic view of a key gateway into the city centre from the north. These frameworks include the former Boddingtons Brewery site, NOMA, and the Lower Irk Valley which will collectively transform the northern side of the city centre.</p> <p>The framework details the addition of high quality public realm space which includes river side public park alongside new residential, commercial and leisure amenities. This will help to ensure the area is a popular neighbourhood of choice to live, visit and work.</p>
A liveable and low carbon city: a destination of choice to live, visit, work	<p>The combination of employment and residential uses will create a place in the city to live and work which is unique in comparison with other neighbourhoods within the city centre core and build on a key opportunity at the city centre's</p>

	<p>periphery.</p> <p>Development fronting the River Irwell should take full advantage of this natural asset and simultaneously contribute to the improvement of the riverside experience and the creation of a green corridor. This is a location within the SRF area identified for residential development, creating an attractive riverside environment for people to live, work and spend time in.</p> <p>Creating enhanced routes into and through the SRF area and connecting with the core of the city centre is additionally a key component of the framework.</p> <p>The introduction of new pedestrian crossings alongside new cycle routes and cycle parking facilities support this objective.</p>
A connected city: world class infrastructure and connectivity to drive growth	<p>The introduction of active frontages is identified as a priority for new development. These uses will be of increasing importance along pedestrian routes and key public spaces to promote street life and enhanced animation to the street scene. At present the area experiences little footfall beyond those accessing the existing retail units. Development of the neighbourhood's amenities will significantly enhance the reputation of the area and serve its community</p>

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;

- Former Boddingtons' Brewery Site Strategic Regeneration Framework – April 2015
- Report to the Executive - Development Framework for the Former Boddingtons Site, Strangeways – 3 June 2015
- Draft Great Ducie Street Strategic Regeneration Framework – January 2018
- Report to the Executive - Great Ducie Street SRF – February 2018

1.0 Introduction

- 1.1 On 7 February 2018, the Executive approved, in principle, a draft Strategic Regeneration Framework (SRF) for Great Ducie Street, and requested that officers undertake a public consultation exercise in relation to it.
- 1.2 The framework provides the strategic context for the regeneration of an area positioned at a key gateway to the city centre from the north of the city.
- 1.3 The Great Ducie Street SRF area extends northwards from the city centre and Manchester's Inner Ring Road adjacent to the Manchester Arena. The area lies in close proximity to a number of key city centre strategic regeneration initiatives, including NOMA, Northern Gateway, New Victoria and the Medieval Quarter.
- 1.4 The draft framework sets out the aspiration to develop a mixed use neighbourhood including commercial development, new city centre homes, a multi-storey car park, new active frontages comprising retail and leisure uses, and high quality public realm to transform the pedestrian environment.
- 1.5 The draft SRF is aligned with the principle set within the endorsed former Boddingtons site SRF, to deliver a maximum of 50% residential accommodation within the SRF area.
- 1.6 This report summarises the outcome of the public consultation on the SRF. Appendix A attached illustrates the SRF boundary and the character areas.

2.0 The Consultation Process

- 2.1 Consultation letters were sent out to 1,946 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, on 3 August 2018, and comments were invited.
- 2.2 The consultation closed on 17 September 2017, following a six week period of consultation.
- 2.3 There was an extended gap between the Executive requesting a public consultation (February 2018) and the consultation commencing as a result of the requirement for additional information to be included.
- 2.4 In total 12 responses were received, broken down as follows:
 - 2 from Cheetham Ward Councillors
 - 1 from a business owner
 - 6 from landowners
 - 3 from statutory agencies

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:

- General Support
- Flood Risk & Water Management
- Public Realm
- Development Uses & Mix
- Development height & density
- Phasing & Delivery
- Infrastructure
- SRF Document
- Area Context

The next section of the report summarises the comments received to the consultation.

General Responses

3.2 A range of comments were received which were generally supportive of the SRF. These comments included:

- The aspiration to encourage investment in the regeneration of the area is needed and welcomed.
- The overall aims and objectives of the draft SRF are supported.
- The SRF, which identifies the area as a prime opportunity for regeneration with huge place making potential.

Flood Risk & Water Management

3.3 Comments were received specifically relating to flood risk within the SRF area and water management. These comments included:

- The area has experienced serious recent and historical flooding from the River Irwell. The SRF currently does not reference the issue of flooding, and should set out a mitigation strategy for this.
- Through the provision of flood defences, developers within the SRF area would incur significant expenses. It is a concern that to offset this, delivering social and affordable housing and affordable commercial space for 'start up' businesses may be unlikely.
- The Planning Policy and Regeneration Context within the SRF area fails to relate back to the updated National Planning Policy Framework, National Planning Policy Guidance and local planning policy in the adopted Core Strategy, and the draft Greater Manchester Spatial Framework. The aforementioned policies highlight requirements to increase flood resilience and manage surface water run-off.

- The document fails to highlight opportunities for new development to include sustainable drainage systems and reduce surface water runoff. Development adjacent to the River Irwell provides an opportunity to reduce surface water discharge and also redirect this to the river, removing existing surface water connections from the public sewer and discharging this to more sustainable forms. Landscaping design can make a significant contribution to sustainable surface water management. Development within areas identified as a flood zone requires careful consideration on design development and incorporation of sustainable drainage.
- The SRF should note that surface water discharge rights need to be acquired as part of the land transaction process.
- United Utilities have significant water and wastewater infrastructure passing through the SRF area. Within their response to the consultation, it was suggested that:
 - Landowners seeking to develop their land should engage with United Utilities at the earliest point to establish drainage strategies at a pre-planning application stage.
 - The SRF should highlight the importance of the management of surface water and sustainable drainage systems.
 - The SRF should set out the need to follow the hierarchy of drainage options for surface water.

Development Uses & Mix

- 3.4 Several comments were received in response to the consultation relating to the proposed development mix and uses. These comments included:
- Residential development should incorporate a mixture of types including high end, affordable and social housing.
 - ‘Buy to Let’ schemes should be avoided and properties made available only to those who are committed to living in the area.
 - In addition to residential provision, the area requires amenities including; shops, recreation, health provision and, if appropriate, schools.
 - One respondent supported the principle of creating a maximum of 50% residential within the SRF area, adding that this would help to create neighbourhoods with a strong sense of place and community. Conversely, another landowner responded that the SRF requires greater flexibility from the proposed 50/50 mix between residential and commercial development. Also, that this quantum of development does not account for market changes or a shortfall in residential accommodation. Therefore, the delivery of housing over and above the suggested 50% target should be reflected within the SRF.

- Support for the principle of commercial and residential use within the Park Place Character Area, in addition to the opportunities to enhance public realm and connections.
- An error in the wording of paragraph (7.49) was noted and it was requested that this be amended to ensure appropriate clarity.
- One respondent felt that there was an inconsistency in the approach to the mix of uses in the SRF with in some areas commercial units at ground floor level and others delivering residential front doors.
- Two landowners noted the guidance that no singular development schemes will be permitted unless they are clearly identified within a multi-phase scheme. One respondent stated a desire to work collaboratively with neighbouring landowners. A second landowner commented that restricting singular residential development schemes unless they form part of a multiphase scheme is not supported. Given the nature of the area there are sites which do not lend themselves to mixed use development.
- One response supported the retention of Downtex Mill, noting that it would be beneficial to understand the associated caveats made alongside this statement of what constitutes viable retention.
- However, another suggested that the retention of Downtex Mill is impractical and conflicted with the aims of the SRF. In its current form and use, retaining the building would prohibit the creation of an attractive river frontage environment, and would impact on proposed neighbouring residential development. It was felt more appropriate to explore the retention of the existing facade of the building alongside a mixed use, high quality contemporary new development.

Development Height & Density

3.5 The comments on development heights and density fell into two main areas: a general view from landowners that the SRF could support an increase in the density and heights of development to a level commensurate with taller elements in the city centre and its periphery. Conversely, one respondent commented that the massing of new buildings must be considered within the context of surrounding land and existing buildings to ensure that they are appropriate and avoid any overbearing development. Specific comments included the following:

- The indicative building heights within Appendix B should include an element of flexibility, if detailed design analysis determines that an increase in height would enhance the wider SRF area.
- The indicative heights within the SRF should be commensurate with those set out within the former Boddingtons SRF (between 9 and 26 storeys). Specific reference was made to residential schemes, which it was felt would benefit from increased height.

- Other specific sites within the SRF that were cited as having the potential to support higher density development included; the Park Place Character Area and the Downtex Mill site.
- The existing collection of tall buildings to the south casts shadows over the framework area. This should be taken into consideration when considering further tall buildings.
- The Cheetham Hill Gateway occupies a prominent location, and presents an opportunity for landmark development.
- Relating specifically to a site, bound by Park Street, Dutton Street and Shaw Street, the identification of a taller residential element to the south of the site is supported. The ability to deliver large scale retail / leisure proposals was questioned and this will need to be the subject of market testing at the time. It was also suggested that the plan is amended to reflect a mix of retail / leisure and residential use.

Public Realm

3.6 Three comments were received relating to public realm. These included:

- A request for clarity on who will be responsible for the provision and future maintenance of the public realm within the SRF area.
- Within the Southall Street Character Area, there is proposed public space set out within a plot bounded by Julia Street and Francis Street. The form of this space or the rationale for its identification in this location is unclear. Further clarification within the SRF would be helpful.
- The Downtex Mill site is described as forming part of an area with an underutilised relationship to the River Irwell. The SRF presents a key opportunity for promoting an active riverside frontage, however retaining the current building would be counter-intuitive to this aspiration. The SRF should promote the re-development of this site to realise this vision.

Phasing & Delivery

3.7 A number of comments were received relating to phasing and delivery. These included:

- Two landowners noted the guidance that no singular development schemes will be permitted unless they are clearly identified within a multi-phase scheme is noted. One respondent stated a desire to work collaboratively with neighbouring landowners. A second landowner commented that restricting singular residential development schemes unless they form part of a multiphase scheme is not supported. Given the nature of the area there are sites which do not lend themselves to mixed use development.

- Commercial development could be impacted by market conditions and remain unoccupied which has the potential to damage the place making of the area.
- The recognition given the importance of a phasing and delivery strategy is supported. It would be preferable if landowner collaboration formed part of a legally binding framework that include an area-wide strategy for infrastructure and specifically water drainage management.
- The Council's openness to using compulsory purchase powers if required and appropriate to aid regeneration is welcomed.
- One respondent commented that the delivery of the first phase of development will be beneficial to existing businesses within the SRF area. A separate response stated that the SRF should note that development outside of the identified first phase would not preclude early development coming forward within the St Mary's and Southall Street Character Areas.
- It is agreed that developing the area along the river should be prioritised, as this will act as a catalyst for the wider regeneration of the area.
- One respondent requested that the Downtex Mill site is included in the initial phase of development as a result of the site's availability, deliverability and its proximity to the River Irwell. A second respondent asked that the SRF note the feasibility of development of the Downtex Mill site running concurrently with the identified first phase of development.

Infrastructure

3.8 The following comments were received in relation to infrastructure within the framework area. These comments included:

- The businesses within the SRF area currently experience problems with commuter parking. In isolation, the inclusion of a Multi Storey Car Park will not solve this issue as people may not be willing to use paid provision when there is on street parking available. The framework requires a strategy for vehicle parking which should include resident parking requirements.
- The proposed street layout would further conceal the area and encourage anti-social behaviour. Streets running from East to West would be more appropriate and provide all areas with access to the river frontage.
- Manchester Arena has historically created a perimeter blockade from the city centre. There is now the opportunity to create a pedestrian boulevard from the North West corner straight through to the Arena on the South West corner.
- It is noted that residential uses have been focused to the south of the SRF area to minimise the distances to public transport.
- The plan within the SRF is not constant with planning consent secured for the former Boddingtons Brewery site, which does not incorporate the potential link

through as shown to the south of land bounded by Shaw Street, Part Street and Dutton Street. It is suggested that this route is removed to enable further residential development.

- The area is highly accessible and benefits from excellent public transport connectivity being within walking distance of Metrolink, Rail and Bus services at Victoria Station and Shudehill Interchange.
- Access to the city centre and key public transport links alongside pedestrian and cycle routes will play an important role in creating a sustainable neighbourhood without a reliance on car usage. These links will also extend to other regeneration initiatives including Greengate and the Lower Irk Valley.
- The delivery of cycle parking and facilities within residential and commercial developments will be important, and the inclusion of segregated cycle routes would be preferable.
- New residential development should consider car club membership with designated car club parking spaces.
- The area will continue to require vehicular access and servicing arrangements and will also play a role providing commuter parking. Access and servicing routes should be appropriately planned to mitigate any potential impact on residential development.
- The SRF should support the requirements for vehicle charging points.

SRF Document

- 3.9 One comment welcomed the framework's flexibility and the fact that it is not overly prescriptive.

Area Context

- 3.10 Two comments were received relating to issues of anti-social behaviour in the area. These were:
- One response suggested that there should be detail on the continuing multiagency work being undertaken in response to these issues.
 - The level of anti-social behaviour within the SRF area has reduced over recent years, however there remains some issues.

4.0 Response to Consultation Comments

4.1 General

- The objectives and principles set out within the SRF received broad support from all respondents, with some of these responses providing specific

comments for further consideration. The response to these comments are set out below.

4.2 Flood Risk & Water Management

- It is acknowledged that the SRF area sits adjacent to the River Irwell which presents a flood risk. A revision to the framework is suggested at paragraph 4.10 to reference flood risk within the area and also reflect Manchester Core Strategy Policy. An amendment to paragraph 8.23 is also suggested to clearly indicate that developer contributions for flood defences may be sought.
- In response to comments received relating to water management, the following additional text on Flood Risk and Drainage is proposed within the ‘Sustainability and Resilience’ section of the Site Wide Principles chapter:
 - Paragraph 6.30: Flood Risk and Surface Water Drainage has been identified as a key issue which developments across the framework area will need to address in a sustainable manner. Future development must include a robust approach to its flood risk and drainage strategy. This should highlight how the proposals will not increase flood risk, and have an ambition of reducing the impact of increased surface water drainage on the sewer network. It is preferable that these strategies are devised in conjunction with United Utilities at an early stage.
 - Paragraph 6.31: For relevant sites landowners and developers should seek to acquire riparian rights (a system for allocating water among those who possess land along its path) to discharge direct to water at an early stage of any acquisition.
 - Paragraph 6.32: As part of a robust approach to drainage strategy the following points should be included for implementation as developments are brought forward, unless site specific constraints mean that this is not possible to create a deliverable scheme:
 - I. Incorporation of sustainable drainage systems – including above ground systems for storage and conveyance of surface water – into development proposals unless there is clear evidence that this would be inappropriate.
 - II. Direct drainage of surface water into the River Irwell, where appropriate.
 - III. Incorporating soft landscaping to reduce the amount of hard surfacing.
 - Paragraph 7.17: The design and landscaping of sites in the Riverside and Mary Street character areas adjacent to the River Irwell, can reduce surface water discharge. This should be considered during the design and delivery of landscaping proposals within the SRF area to reduce pressure on the sewerage system.
 - Paragraph 8.23: An amendment is also suggested to clearly indicate that developer contributions for flood defences may be sought.

- It is not the purpose of a strategic document to include details about legally binding frameworks with landowners. The SRF covers a significant area with multiple land owners and it is not practical to facilitate collaboration with all landowners with regards to foul and surface water drainage as development is likely to come forward over the course of many years. Developers bringing forward early phased developments will need to submit detail within their planning applications on their strategy towards Sustainable urban drainage systems (SuDs) so that it can be considered by the Council.

4.3 Development Uses & Mix

- The SRF area has historically been a place of work and this should remain an important element in its future. The Great Ducie Street area will play an important role in connecting the city centre with North Manchester and, as such, providing opportunities for employment and living within the area are essential. It is considered that a proportion of 50% residential development and 50% commercial uses is appropriate, and to ensure the SRF area remains a place for work and provides space for an expanded commercial offering.
- It is not possible to use a SRF to restrict a particular tenure within a framework area. However, Paragraph 6.20 of the framework is clear that a wide range of residential typologies will be promoted, and recommends that tenure will be assessed on a site by site basis. It is however, considered that this area represents an important opportunity to diversify Manchester's housing offer and widen choice around the expanding city centre. This will include housing for families, downsizing households, younger age cohorts working in and around the city centre, including within the SRF area itself.
- The SRF is clear in promoting a mixed residential offer, and that appropriate amenity facilities should be provided. As part of the housing offer, a mix of tenures, including affordable housing, is encouraged. Each development will be considered on its merits and within the context of the Council's planning policies.
- The SRF details a number of different character areas each of which have their own characteristics, and inform the different land uses envisaged. With specific regard to the Southall Street Character Area, it should be noted that the area is existing employment land. Subsequently, the predominant land use should remain for employment purposes, in support of the continued economic growth of the city and in line with the overall development principles of the SRF. Alternative land uses will only be considered in the context of existing Manchester City Council Core Strategy policies of loss of employment land.
- Downtex Mill currently plays a role as a creative centre within the framework area and provides townscape value, as such it is identified for retention. The SRF sets out that the retention of existing buildings across the framework area should only be considered if the opportunity to do so is viable. With this in mind, proposals to comprehensively redevelop the Downtex Mill site need to

be fully justified and discussed with the Local Planning Authority. This will, in part, include demonstrating that the retention of the existing building is not viable as the SRF strongly encourages retention. This approach is in line with Planning Policy EN1 Design Principles and Strategic Character Areas. Any future development plans should be discussed with the Council and take into account Paragraph 8.20 within the SRF which requires the relocation of existing businesses located on future development sites.

4.4 Development Height & Density

- Appendix B is an indicative heights plan which is not prescriptive. It should, however, be used by landowners as guidance as to the suitability of development. It has been formed to provide a balance between general low-scaled buildings found to the north of the SRF area and the taller buildings to the south. It also reflects the heights proposed within the endorsed former Boddington's Brewery SRF, which is appropriate for a strategic document.
- Discussions with the Council's planning team on what constitutes an acceptable height for individual development should be had at an early stage of the design process. In addition, it is expected that schemes will, as necessary, need to undertake appropriate microclimate studies (including wind and sunlight & daylight) to demonstrate any impact on their surroundings. This will need to be robustly undertaken to secure the support of the Council. A robust urban design justification for each scheme that is brought forward will be necessary to ensure that development fits in with its context.
- In response to specific comments on the site bounded by Park Street, Dutton Street and Shaw Street, it can be confirmed that the plan included on page 10 of the SRF, indicating leisure and retail uses is for the ground floor only.
- With regards to the Old Brewery Gardens site within the former Boddington's Brewery SRF area, it is noted that an east-west connection is still provided within the development. It is important to promote permeability and stronger connections throughout the framework area.

4.5 Public Realm

- The SRF identifies opportunities and the need for a number of green and public spaces within the area which form part of a linked network between existing and proposed green space within the wider area. This is illustrated by the Green Connections and Routes diagram included on Page 60. It is important to prescribe areas of green space throughout the SRF, to support future business and residential communities by making the area an attractive neighbourhood in which to live and work.
- The SRF highlights that developer contributions will be used for the delivery and management of public realm. This will be reinforced by landowner management strategies and agreements.

- A Green Connections and Routes diagram is included within the SRF that overlays the existing plan of green spaces, with ideas about proposed connections, routes, and future green spaces. The plot bounded by Julia Street and Francis Street within the Southall Street Character Area is illustrated as an ‘existing green space’ by virtue of it being undeveloped with shrubs and localised vegetation being present. However, it should be noted that this site is actually identified for commercial development within the SRF rather than seen as a future green/public space.

4.6 Phasing & Delivery

- An identified first phase of development is intended to act as a catalyst for further development within the area, and represents an opportunity to introduce improved linkages between the city centre and the framework area. However, this does not preclude developers and landowners from bringing forward proposals in other parts of the SRF area, following the endorsement of the SRF. These proposals should be in line with the guidance provided by the SRF. Paragraph 8.7 will be updated to add further clarity to this approach.
- In order to deliver transformational change within the area it is important for a comprehensive approach to development to be taken wherever possible. This will necessitate efficient parcelling of land under one ownership or collaboration between different landowners.

4.7 Infrastructure

- Comments relating to United Utilities water and waste water infrastructure and the management of surface water are addressed in section 4.2 of this report.
- Development within the SRF area will animate an area which is underutilised in its use. Delivery of the proposals set out within the SRF will see increased numbers of people living and working in the area, which will increase natural surveillance and deter anti-social behaviour.
- The SRF encourages better pedestrian crossing facilities which will be explored throughout the area. This seeks to improve pedestrian use and connections through the area, helping to connect North Manchester with the city centre.
- As development is brought forward, Council officers will review the options and feasibility for a parking strategy within the area. This will look at appropriate solutions to mitigate against commuter parking whilst allowing for servicing and residential parking, looking at arrangements in other parts of the city. Paragraph 8.23 will be amended to highlight that "parking management" is a specific issue to be addressed by developer contributions.
- High quality cycle parking and amenities will be required and sought as part of development and will be addressed through the consideration of future planning applications. An amendment to the draft SRF is suggested to reference this.

- An amendment to the SRF is suggested to reference that the feasibility of a car club scheme should be considered as residential development is brought forward.
- The emphasis of the SRF is very much on promoting sustainable forms of development, promoting sustainable travel behaviour as part of new development. Notwithstanding the above, a level of car parking demand will remain in a location that is constant with the Council's approach to parking within close proximity to the inner ring road. Any detailed planning applications will need to be supported by a comprehensive Transport Assessment which addresses the transportation implications of a development proposal.
- During the detailed design of any multi-storey car park the inclusion of charging points will form an important element of any facility developed.

4.8 Area Context

- An amendment is suggested within the draft framework at paragraph 1.4 to reference that there is evidence of anti-social behaviour and counterfeiting taking place within the area, adding that Greater Manchester Police and the Council are working in partnership to address these issues. It should be noted that the purpose of the SRF is to set out a positive future for the area, building a successful new community for people to live and work in.

5.0 Conclusions

- 5.1 The Great Ducie Street SRF area represents a major strategic opportunity capable of delivering extensive and comprehensive redevelopment, through the re-modelling and refurbishment of a city centre gateway site. The SRF directs development to ensure that investment complements adjacent city centre regeneration initiatives.
- 5.2 The draft SRF will add significant value by providing innovative and flexible commercial accommodation that is suitable for start-up and embryonic businesses. It is envisaged this will support the development of key growth sectors, including Digital, Creative and Tech industries. This will complement the existing business base within the area and provide an enhanced environment to operate within.
- 5.3 The residential development detailed within the framework will provide high quality homes across a range of types. These new homes will make a significant contribution to citywide residential growth requirements, and provide residential accommodation in a highly accessible location, and in close proximity to the job opportunities within the city centre.
- 5.4 The draft framework is based on an identified need to address issues of underutilisation, as well as providing a strategy to ensure that the area can play its full part in the economic growth, attractiveness and quality of life in the

city. This includes enhancing connections throughout the area and into the heart of the city centre.

5.5 Following the consultation, the resulting revisions to the SRF are proposed:

- An addition to the text at paragraph 4.10 to reference flood risk within the area and reflect Manchester Core Strategy Policy.
- An amendment to paragraph 8.23 to clearly indicate that developer contributions for flood defences may be sought.
- Additional text relating to Flood Risk and Drainage within the ‘Sustainability and Resilience’ section of the Site Wide Principles chapter. Full detail on the proposed additions is set out within section 4.2 of this report.
- An amendment to paragraph 8.23 to highlight that parking management is a specific issue to be addressed by developer contributions.
- An amendment of paragraph 1.4 to reference anti-social behaviour and counterfeiting taking place within the area, and the multi-agency partnership approach in place to address these issues.
- The addition of text referencing that the feasibility of a car club scheme should be considered as part of residential development.
- An amendment to the draft SRF is suggested referencing that high quality cycle parking and amenities will be required and sought as part of commercial and residential developments, and that this will be addressed through the consideration of future planning applications.

5.6 Recommendations appear at the front of the report.

6.0 Key Policies and Considerations

(a) Equal Opportunities

6.1 Not applicable

(b) Risk Management

6.2 Issues relating to flood risks will be managed through the planning application process.

(c) Legal Considerations

6.3 If approved by the Executive, the Strategic Regeneration Framework will not form part of the Council’s Development Plan but would be a material consideration when development control decisions are made.