

EuanKellie
property solutions

27 Byrom Street, Manchester

Planning Statement

August 2021

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1. Introduction

- 1.1 This Planning Policy Compliance Statement (referred to hereafter as the “Statement”) has been prepared by Euan Kellie Property Solutions on behalf of our client CG Recovery Limited (“the Applicant”) in respect of 27 Bryom Street, Manchester, M3 4DT (“the Site”) which is located within the administrative boundary of Manchester City Council (“MCC”).
- 1.2 The application seeks Full Planning Permission and Listed Building Consent for the following (“the Proposed Development”):
- “Internal and external alterations to 27 Byrom Street including new two storey rear extension following demolition of existing single storey rear extension and associated works”*
- 1.3 The purpose of this Statement is to provide a clear justification for the Proposed Development by demonstrating compliance with the relevant Development Plan, along with other material considerations.

Application Documentation

- 1.4 This Statement should be read alongside all other documents submitted with the planning application which, at the time of writing, includes:
- Architectural Plans, prepared by Jonathan Woodward Architects (“JWA”);
 - Design and Access Statement, prepared by JWA;
 - Computer Generated Images, prepared by JWA;
 - Heritage statement, prepared by Kathryn Sather and Associates;
 - Environmental Standards Statement prepared by Viridian Consulting Engineers Limited;
 - Waste Management Strategy, prepared by JWA;
 - Bat Survey, prepared by Urban Green; and,
 - Daylight and Sunlight Assessment, prepared by Gray Scanlan Hill

Report Structure

- 1.5 The remainder of this Statement is set out as follows:
- Chapter 2: Site and Surroundings
 - Chapter 3: The Proposed Development
 - Chapter 4: Local Planning Policy
 - Chapter 5: National Planning Policy
 - Chapter 6: Planning Appraisal
 - Chapter 7: Summary and Conclusions

Contact Details

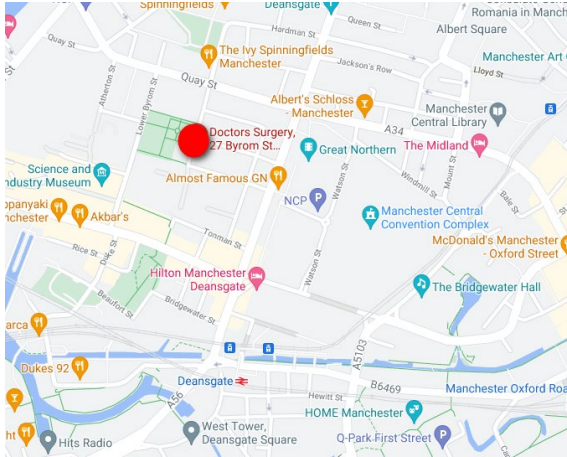
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2. The Site and Surroundings

Site Location

- 2.1 The Site is located within Manchester City Centre and the St John Street Conservation Area, within the Deansgate Ward. The property at 27 Byrom Street is a three-storey (plus basement) terraced townhouse situated between 25 and 39 Byrom Street, located directly opposite a residential block of apartments (6 Ashill Walk) and St John's Garden.
- 2.2 The Site location is identified in **Figure 2.1** (red dot) and an aerial view of the Site is provided in **Figure 2.2** below (with the Site boundary identified with a red circle).



^ Figure 2.1 (taken from Google Maps)

^ Figure 2.2 (taken from Google Maps)

27 Byrom Street

- 2.3 27 Byrom Street is a Georgian terraced three storey (plus basement) property dating from the late 18th century which has been in multiple uses in its lifetime including by a watch manufacturer, and as a mission refuge and a boarding house.
- 2.4 The property is currently vacant, having most recently been in use as a doctors / medical services clinic (the planning history permits a Class D1 use, Class E(e) under the new Use Class Order) who vacated in March 2020.
- 2.5 A full width rear extension was added to the property in 1891 and a further single storey extension of half width was subsequently added between 1951-57. A further conservatory style extension was added in c. 2007. There have also been several internal alterations, including the removal of partitions and some partitions added as well as opening in the rear elevation over the years. Further details on these are provided below.
- 2.6 The frontage of the property is onto Byrom Street (see **Figure 2.3** overleaf which shows the front elevation of 27 Byrom Street) and St John Street lies north of the property and Camp Street is situated south. The rear of the property is accessed via a narrow gated alley from Camp Street to the east of the former chapel.



^ Figure 2.3 (taken from accompanying Heritage Statement)

The Surroundings

- 2.7 The immediate surrounding area is a mix of uses, consisting of rows of Victorian terraced housing, some of which have been converted into apartments (Use Class C3) and others remaining in medical use or Office use (Use Class E).
- 2.8 To the east lies Deansgate whereby a number of amenities are located, including a Sainsbury's Local and The Gym Group. The Science and Industry Museum is located approximately 200 metres south-west of the Site on Lower Byrom Street.

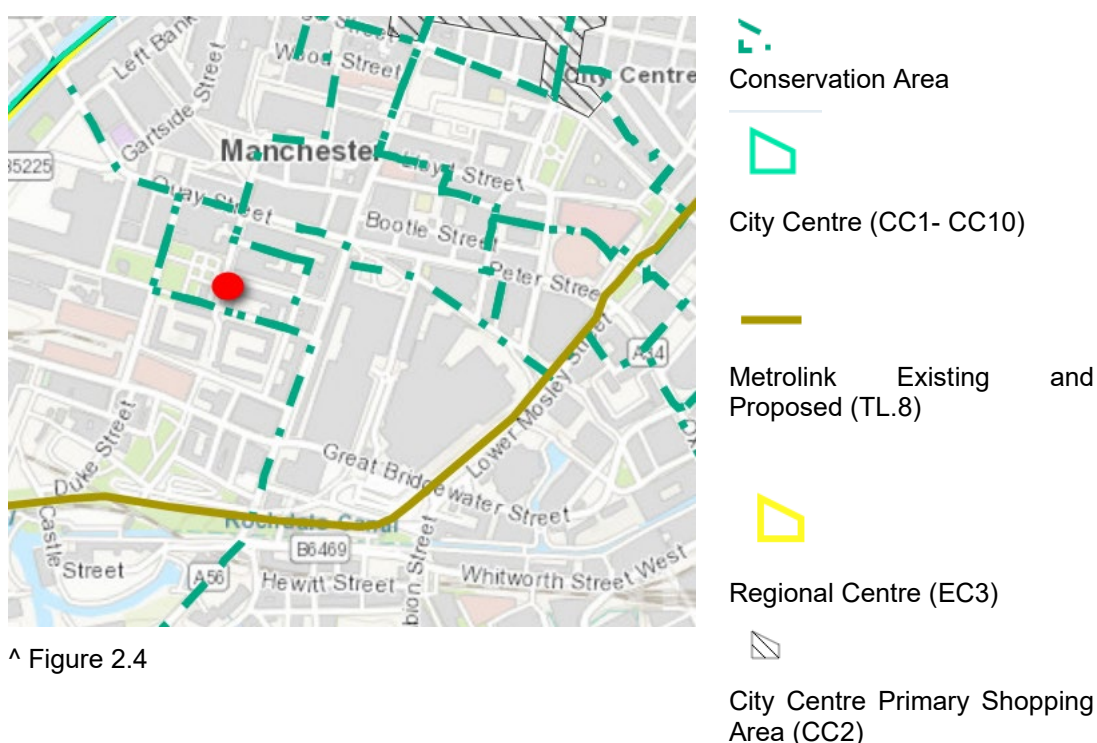
Site Accessibility

- 2.9 The Site is situated within a highly accessible, city centre location with Deansgate Castlefield and St Peter's Square Metrolink Stations, Deansgate Train Station is located 0.4km to the south and Manchester Oxford Road Station is 1.1km to the south-east, all less than a 20-minute walk.
- 2.10 In addition, the city centre benefits from many car parks nearby including the NCP car park on New Quay Street which is situated 0.3km (a 4-minute walk) to the north-west. Furthermore, Manchester City Centre is a highly walkable city which lends itself to cycling.

Planning Policy Designations

Local Plan

- 2.11 Manchester's Core Strategy Development Plan Document (the "Core Strategy"), adopted July 2012 - alongside some retained policies from The Unitary Development Plan for the City of Manchester, adopted July 1995, (the "UDP") - forms the Development Plan for the City.
- 2.12 An extract from the Core Strategy Proposals Map¹ is shown in **Figure 2.4** overleaf (Site marked with a red circle).
- 2.13 The Site lies within the defined City Centre Boundary and Regional Centre boundary (Policy EC3), just south of the City Centre Primary Shopping Area (Policy CC2). The City Centre policies (Policies CC1 to CC10) will therefore be relevant to the proposals and are considered in detail in **Chapter 4** of this Statement.
- 2.14 In addition, the Site lies within the St John Street Conservation Area.



^ Figure 2.4

¹ http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan

Designated Heritage Assets

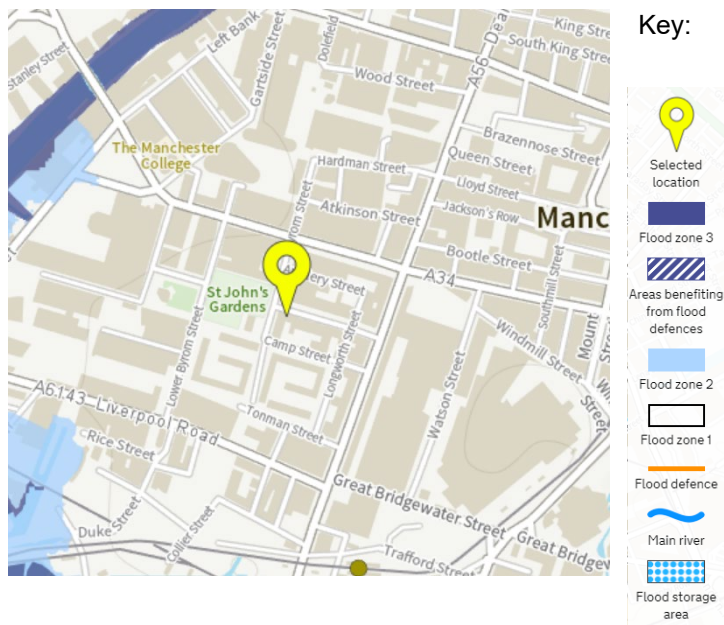
- 2.15 27 Byrom Street is designated as a Grade II listed building and lies within the St John Street Conservation Area, which was designated by MCC on 4 November 1970.
- 2.16 Further detail on the significance of 27 Byrom Street is provided within the accompanying Heritage Assessment prepared by Kathryn Sather & Associates, however it is identified to be a Grade II building of national significance, which is derived from the 18th century construction date, the Georgian architectural details and historic interest documenting the population growth in the 18th century in Manchester. It is identified to make a positive contribution to the character and appearance of the St John's Conservation Area.
- 2.17 The architectural significance of the property is predominantly due to the front elevation and the contribution to the street-scene, with the gothic style doorcase being of particular interest.
- 2.18 The interior of the property has been significantly altered and the rear elevation has been altered through a number of extensions (see above and planning history below).
- 2.19 As indicated by **Figure 2.5** overleaf, there are also a number of Grade II listed buildings in the immediate area surrounding the Site. These include:
- Manchester and Salford Junction Canal Tunnel- Grade II;
 - 21-25 St John Street- Grade II;
 - 19 St John Street- Grade II;
 - 11-17 St John Street- Grade II;
 - 14 Byrom Street- Grade II;
 - Two Bollards at East End of St Johns Passage- Grade II;
 - 15a Byrom Street- Grade II;
 - 28 St John Street- Grade II;
 - 24a and 26 St John Street- Grade II;
 - 24 St John Street- Grade II;
 - 22 St John Street- Grade II;
 - 18 and 20 St John Street- Grade II;
 - 12-16 St John Street- Grade II;
 - 10 St John Street Grade II;
 - 8 and 8a St John Street Grade II; and,
 - K6 Telephone Kiosk in front of St John Street Chambers- Grade II.



^ Figure 2.5

Environmental Designations

- 2.20 The Site is located within Flood Zone 1, as shown in **Figure 2.6** below taken from the Environment Agency's website, meaning it is at low risk of flooding.



^ Figure 2.6

Planning History

- 2.21 Having reviewed the MCC Public Access website, the following applications (listed within **Table 2.1**) have previously been approved at the Site.

Application Ref.	Site	Description	Decision and Date
086409/FO/2008/C1	27 Byrom Street Manchester M3 4PF.	Change of use of property from medical consulting rooms (Use Class D1) to office use (Use Class B1).	Approved 3 October 2008.
086410/LO/2008/C1	27 Byrom Street Manchester M3 4PF.	LISTED BUILDING CONSENT for internal works associated with a change of use of the property to office use (Use Class B1).	Approved 3 October 2008.
051459/FO/CITY1/97	27, Byrom Street, City.	Extension at first floor level at rear to form a new surgery/office.	Approved 24 March 1997.
051429/LO/CITY1/97	27, Byrom Street, City.	LISTED BUILDING CONSENT Rear extension at first floor level to form a surgery.	Approved 24 March 1997.
27324	27, Byrom Street, City.	Enlargement of ground floor waiting rooms and internal alterations.	Approved 3 September 1986.
027320	27, Byrom Street, City.	LISTED BUILDING CONSENT Enlargement of ground floor waiting room and internal alterations	Approved 3 September 1986.
023333	27, Byrom Street, City.	Enlargement of existing ground floor waiting room and provision of new first floor consulting room.	Approved 6 February 1985.
021040	27, Byrom Street, City.	Use of vacant premises as a Doctors Consultancy.	Approved 30 January 1984.
F13891/LB	27, Byrom Street, City.	Refurbishment and upgrading of existing building, including erection of a small extension at the rear.	Approved 6 August 1980.
F13892/LB	27, Byrom Street, City.	LISTED BUILDING CONSENT Refurbishment and upgrading of existing building, including erection of a small extension at the rear.	Approved 6 August 1980.
F11026	27 Byrom Street, City.	Use of dwellinghouse as offices.	Approved 1 June 1979.

^ Table 2.1

- 2.22 **Chapter 3** will now describe the application proposals.

3. The Proposed Development

- 3.1 The application proposals present an opportunity to remove previous poor quality rear extensions, and construct an improved extension and refurbish a Grade II listed building to deliver a high-quality office workspace in a highly sustainable location within Manchester City Centre.
- 3.2 The proposals are summarised in this Chapter and further information is set out in the Design and Access Statement prepared by JWA.

The Applicant

- 3.3 The Applicant, CG Recovery Limited, specialise in confidential business advice and are established and based in Manchester. The Applicant is now looking to secure its long-term investment in Manchester and create a permanent work base to welcome clients and grow their business. As such, the Applicant purchased the property at 27 Byrom Street with the aim of sensitively refurbishing it to provide a stylish office space.

The Application Proposals

- 3.4 Full Planning Permission and Listed Building Consent is sought for the following (“the Proposed Development”):
- “Internal and external alterations to 27 Byrom Street including new two storey rear extension following demolition of existing single storey rear extension and associated works”*
- 3.5 The development proposals will deliver the following:
- Creation of additional office space through the removal of the existing poor quality rear extension and replacement with a new well-designed two-storey extension;
 - Reinstatement / preservation of decorative internal plasterwork (cornice, arch, rose);
 - Redecoration of the timber front door, the surrounding Gothic doorcase and the Gothic fanlight frame;
 - Provision of level access across the entire ground floor level;
 - An open and light reception area with visibility of the entrance and staircase;
 - Use of sympathetic contemporary additions / materials; and,
 - Conservation of the front elevation, entrance porch, doors and windows.
- 3.6 A description of the works proposed on each floor are described in turn below.

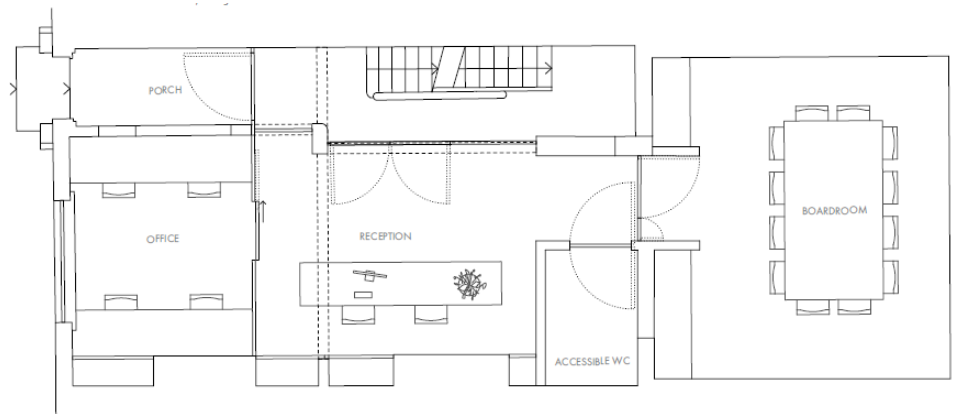
Basement Floor

- 3.7 No works are proposed at basement level, but it is proposed to be used for bicycle storage for employees.

Ground Floor

- 3.8 The application seeks to change the internal arrangements of the ground floor to include a large reception area with a seating area, an accessible W.C, a large boardroom on the eastern side and an office space with four desks on the western side.
- 3.9 The ground floor will be used as an area to greet clients, therefore a glazed door and corridor partition will be inserted between the reception area and entrance hallway to maintain visibility to the reception and to those entering the building. A glazed partition creates a minimal and non-permanent division within the reception area.

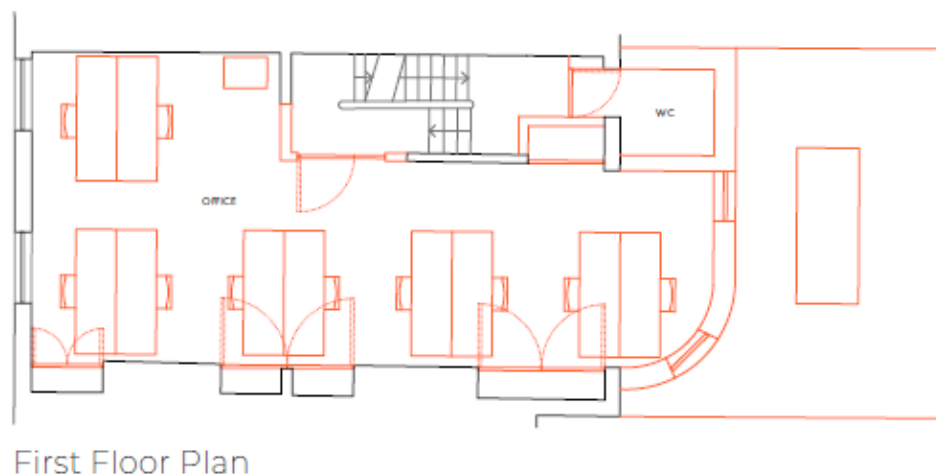
- 3.10 In addition, level access will be provided across the ground floor and the line of the rear elevation remains as a separation between the proposed extension and the original building. The ground floor accommodation replaces later extensions to the building.
- 3.11 **Figure 3.1** shows the proposed ground floor plan indicating the proposed external internal alterations. The orange lines indicate the new additions to the building.



^ Figure 3.1: Proposed Ground Floor Plan

First Floor

- 3.12 At first floor level, the application seeks to create an open plan office space that will accommodate five desks, as well as a separate board room for staff meetings to take place. There will also be an accessible W.C. next to the stairway.
- 3.13 **Figure 3.2** shows the proposed first floor plan indicating the proposed external and internal alterations. The orange lines indicate the new additions to the building.
- 3.14 The top portion of the domestic wall division will be retained as a downstand so there remains continuity of the ceiling covering.

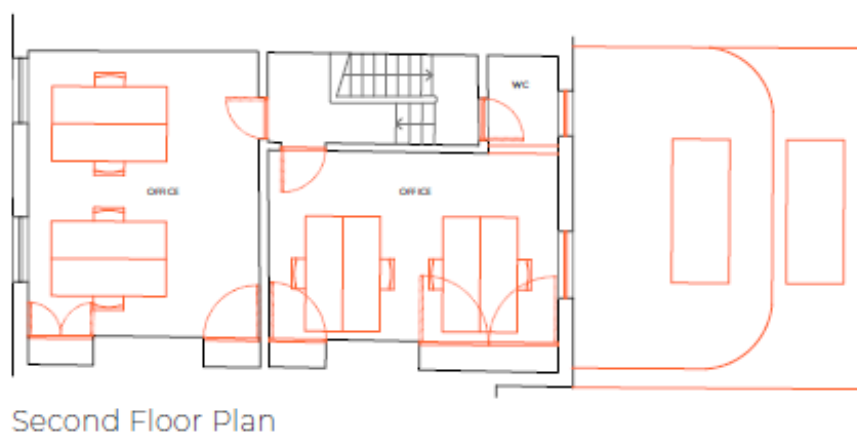


First Floor Plan

^ Figure 3.2: Proposed First Floor Plan

Second Floor

- 3.15 The proposals seek to create two office spaces with one containing two desks and the other containing three desks on the second floor. The second office space with three desks will adjoin a large boardroom and there will also be an accessible W.C. next to the stairway.
- 3.16 **Figure 3.3** shows the proposed second floor plan indicating the proposed external and internal alterations. The orange lines indicate the new additions to the building.



^ Figure 3.3: Proposed Second Floor Plan

Proposed New Extension

- 3.17 The proposed new two storey rear extension replaces later poor-quality extensions to the building. A curved masonry corner will be inserted to echo the form of the building at the rear of No.19 St John Street. This is shown in **Figure 3.4** overleaf.
- 3.18 The two glazed openings of the extension have been positioned to not overlook onto neighbouring properties, with the stepped footprint of the extension reduces the scale and height of the development in proximity to the neighbouring property.
- 3.19 It is proposed that a similar red stock brick in a Flemish bond be used for the new rear extension to match the existing context of the surrounding brick buildings, specifically the existing masonry context to the rear of Byrom Street.
- 3.20 New pigmented concrete copings, lintels and cills will also be utilised to match the neighbouring development. The proposed flat roof to the rear will be fitted with a single ply membrane with ballast and pigmented concrete copings.

Internal Refurbishment

- 3.21 As part of the proposed internal refurbishments, the application seeks to install a steel framed door and a glazed wall to open the ground floor and increase visibility of the reception area from the entrance hall, to create a minimal and non-permanent division.

- 3.22 All external and party walls finished in lime plaster will be retained and redecorated. Proposed new partitions will be finished in Gypsum plaster. Following the demolition of masonry walls and partition walls all repairs will be made with the corresponding plaster type.
- 3.23 The existing cornice and skirting detailing within the ground floor rooms is to be retained and new detailing will be added at first and second floor. The existing staircase and French polished handrail will be restored in its original form at all levels.



^ Figure 3.4: Proposed New Rear Extension

Access

- 3.24 The existing layout of the building restricts access to less able-bodied people to the majority of the ground floor. In addition, the existing layout contained a series of narrow corridors and doors, as well as a narrow staircase, which restricted passage for those using mobility aids or wheelchairs.
- 3.25 The proposed layout uses a more coherent strategy that considers how both able and less able members of staff will have equal access to the facilities. Each member of staff will have a desk and access to a boardroom room, a washroom and a reception area. Any clients visiting the building will also have access to a washroom, reception area and a boardroom room.
- 3.26 The proposed extension and addition of larger door openings will improve access and permeability throughout the building. Furthermore, level access across the ground floor will make it easy to deploy a portable ramp to the existing entrance hall step to give equal access to all the necessary facilities of the building. The upper floors will require the use of the staircase, however the facilities provided on those floors is no different to those provided on ground floor.

Waste Management Strategy

- 3.27 The proposed use of the building as an office will mean that the majority of the waste produced by the building will be pulpable and recyclable. The inclusion of drink making facilities and a staff kitchen means a small amount of food waste has been included alongside a small quantity of mixed recycling for plastic and glass containers.

- 3.28 The removal of waste will be undertaken by a private operator who will be on site daily for the operational days of the building. It is not anticipated that any external containers will be used. The proposed mode of waste management is the same as that used by the previous occupant of the building.
- 3.29 The completed waste management pro-forma (included within the Design and Access Statement) includes the sizing of containers to be provided internally at 2600 litres per 1000m² gross floor space with 50% of this capacity provided for recycling.
- 3.30 **Chapter 4** will now outline the relevant local planning policy considerations.

4. Local Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The planning policy context comprises two levels of adopted and emerging policy – national and local. Within each level there is both planning policy and guidance which combine to provide the framework for the consideration of the Proposed Development. The local planning policy context is outlined below; national policy is introduced in **Chapter 5**.

Adopted Local Plan

Manchester Core Strategy

- 4.3 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document (“DPD”) within the Local Development Framework (“LDF”). The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester’s future development.
- 4.4 The policies relevant to the Proposed Development are summarised in **Table 4.1**:

Policy	Summary
Policy CC1: Primary Economic Development Focus: City Centre and Fringe	Policy CC1 states that the City Centre and fringe will be considered a suitable location for the consideration of commercially led mixed use schemes. A range of economic development uses, including leisure and tourism facilities will be encouraged in the City Centre, in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
Policy CC5: Transport	Developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest. Within the City Centre it will be important that people can move easily from one area to another.
Policy CC9: Design and Heritage Design	Policy CC9 requires new buildings to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. Developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
Policy EC1: Employment and Economic Growth in Manchester	Policy EC1 states that the priorities for ensuring continued economic growth include demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City.
Policy EC3: The Regional Centre	This Policy within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
Policy EN1: Design Principles and Strategic Character Areas	Policy EN1 requires all development in Manchester to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The Site is located within the City Centre Character Area, where developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area. Wherever possible the opportunity should be realised to enhance existing and provide

Policy	Summary
	new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
Policy EN3: Heritage	Policy EN3 asserts that the Council will encourage development that complements and take advantage of the distinct historic and heritage features of its districts and neighbourhoods. New Developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	Policy EN6 confirms that applications for all development over 1,000 sq. m. will be expected as a minimum to meet the targets set out in this policy, unless this can be shown to be not viable. Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.
Policy EN8: Adaptation to Climate Change	Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN15: Biodiversity and Geological Conservation	The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city. Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to the linkages between valuable or potentially valuable habitat areas.
Policy EN19: Waste	Policy EN19 asserts that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
Policy DM1: Development Management	Policy DM1 states that all developments should have regard to the following specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and green infrastructure.
Policy T1: Sustainable Transport	To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: ▪ Promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services, particularly for those in need and for those without a car. ▪ Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. ▪ Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles subject to appropriate design and location. Would reduce the negative impact of road traffic e.g. congestion, air pollution and road accident casualties.

Policy	Summary
Policy T2: Accessible Areas of Opportunity and Needs	The Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Corridor and Hospitals and the Airport, and is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities.

^ Table 4.1

Saved Policies of the Manchester Unitary Development Plan

- 4.5 A large number of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The policies relevant to the Proposed Development are summarised in **Table 4.2**:

Policy	Summary
DC18.1e Conservation Areas	This Saved UDP Policy informs that the Council will ' <i>seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:</i> i) <i>the relationship of new structures to neighbouring buildings and spaces;</i> ii) <i>the effect of major changes to the appearance of existing buildings;</i> iii) <i>the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); and</i> iv) <i>the effect of signs and advertisements</i> '
DC19.1d Listed Buildings	The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

^ Table 4.2

Supplementary Planning Documents and Planning Guidance

- 4.6 In addition, MCC has also adopted a number of Supplementary Planning Documents ("SPD").

Guide to Development in Manchester SPD

- 4.7 The Guide to Development in Manchester SPD was adopted in April 2007 sets out the design principles and standards that the City Council expects new development to achieve. The key principles and standards relevant to the proposal relate to the accessibility of new developments for disabled people.
- 4.8 The supporting text states that The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.

Other Relevant Planning and Regeneration Documents

City Centre Strategic Plan 2015-2018

- 4.9 As set out in **Chapter 2**, the City Centre Strategic Plan 2015-2018, endorsed by the Council's Executive Committee in July 2015, sets out a long-term vision for the City Centre and highlights the priorities for the development of the different areas of the City Centre. These are as follows:

- To identify development options that will enhance, or where that is not possible, minimise the impact on heritage assets or their settings in delivering the substantial public benefits and comprehensive regeneration.
- Support for active streets will be encouraged by developing active frontages on the ground floor of buildings, allowing for a vibrant and varied street scene with a complementary mix of uses across both the day and night-time economy.
- A form of development that will take every opportunity to preserve and enhance the designated heritage assets within the vicinity of the Site – a design developed in response to a deep understanding of these assets.

Stronger Together: Greater Manchester 2013 (GM Strategy)

- 4.10 This document sets out a vision for Greater Manchester whereby in 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region.

Places for Everyone Strategy

- 4.11 Places for Everyone is the plan being brought forward by nine of the ten local authorities in Greater Manchester, to deliver an ambitious joint development strategy for the city-region, following the decision of Stockport Council to withdraw from the Greater Manchester Strategic Framework (“GMSF”) at the end of 2020.
- 4.12 Places for Everyone Will underpin an ambitious vision for Greater Manchester, setting out the steps that can be taken to strengthen our society, economy, and environment, and build resilience in our communities against future challenges.
- 4.13 The strategy will also set out the strategic direction for the visitor economy across the nine districts, setting out how Manchester will seek to secure its share of the global tourism industry. One of the key aims is to position Manchester as a successful international destination.
- 4.14 Public consultation of the Places for Everyone Strategy runs from 10 August through to 3 October and following this will be submitted to the Secretary of State.

Statement of Community Involvement

- 4.15 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement (“SCI”) which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.
- 4.16 **Chapter 5** will now introduce the relevant national planning policies.

5. National Policy Considerations

- 5.1 As outlined in **Chapter 4**, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.
- 5.2 The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be considered, where relevant, in decisions on planning applications.

National Planning Policy Framework

Background

- 5.3 The revised National Planning Policy Framework ("NPPF") was published by the Ministry of Housing, Communities & Local Government ("MHCLG") on 20 July 2021 and is a significant material consideration in planning decisions.

Introduction

- 5.4 The NPPF Introduction (Section 1) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The policies in the Framework should be taken into account in dealing with applications from the day of its publication [paragraph 212].
- 5.5 The NPPF is set out over 17 Sections along with Annex 1, Implementation and Annex 2, Glossary, and covers 217 paragraphs. Paragraph 3 states that '*the Framework should be read as a whole (including its footnotes and annexes)*'.
- 5.6 It is relevant to note that the NPPF goes on to outline in paragraph 6 that other statement of government policy may be material when preparing plans or deciding planning applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

Achieving Sustainable Development (Section 2: ¶ 7 to 14)

Three Overarching Objectives

- 5.7 Paragraph 7 of the NPPF informs that the United Kingdom, as a member of the United Nations, has agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.
- 5.8 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that objectives can be taken to secure net gains across each of the different objectives. These objectives are defined as follows:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 5.9 Importantly the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in so doing “take local circumstances into account, to reflect the character, needs and opportunities of each area”.

Presumption in favour of sustainable development

- 5.10 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 7], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 6]; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 5.11 Footnote 7 relates to the provisions of paragraphs 11d (i) and 11d and respectively; they state:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.”

Decision-Making (Section 4: ¶ 38 to 59)

- 5.12 Section 4 of the NPPF provides guidance regarding the decision-making process. It states, in paragraph 38, that Local Planning Authorities should approach decisions on proposed development ‘in a positive and creative way’, and should look to use the full range of planning tools to secure developments ‘that will improve the economic, social and environmental conditions of the area.’

Pre-application engagement and front-loading

- 5.13 The NPPF promotes pre-application engagement and front-loading and states that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties”.

Determining applications

- 5.14 Paragraph 48 of Section 4 provides guidance regarding the weight that should be given by LPAs when determining applications against emerging plans; it states:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) [in line with Footnote 22].

Planning conditions and obligations

5.15 Paragraphs 55 to 59 of Section 4 provide guidance regarding the use of planning conditions and obligations, along with the submission of viability assessments.

5.16 Paragraph 57 provides guidance on when planning obligations should be sought, stating that this is only necessary where they meet the following tests:

“a) Necessary to make the development acceptable in planning terms;

b) Directly related to the development; and

c) Fairly and reasonably related in scale and kind to the development”

Building a strong, competitive economy (Section 6: ¶ 81 to 85)

5.17 Section 6 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 81). Furthermore, it states that planning policies and decisions should recognise and address the specific locational requirements of different sectors (paragraph 83).

Ensuring the vitality of town centres (Section 7: ¶ 86 to 91)

5.18 Section 7 sets out that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (paragraph 86).

Promoting sustainable transport (Section 9: ¶ 104 to 118)

5.19 Section 9 seeks to ensure that sustainable transport modes are promoted through both the plan making process as well as in the determination of planning applications.

5.20 Paragraph 105 states that transport issues should be considered at the earliest stage of plan making, and paragraph 103 advises that the planning system should actively manage patterns of growth, including limiting the need to travel, offering a genuine choice of modes, as well as helping to reduce congestion and emissions to improve air quality and public health.

5.21 Paragraphs 107-109 provide guidance in relation to car parking policies, and confirms that local set standards should take account of accessibility; type, mix and use of the development; availability of public transport; local car ownership levels; and the need for adequate spaces where electric cars can be charged.

5.22 In terms of decision-making, paragraph 110 confirms that proposals should be assessed on the basis that there are appropriate opportunities to promote sustainable transport modes, safe and suitable access, and that any significant impacts on the highway network or on highways safety can be cost effectively mitigated.

5.23 Importantly paragraph 111 states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

- 5.24 In light of this, paragraph 110 states that development should: give first priority to pedestrian and cycle movements as well as high quality public transport; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods and access by emergency service vehicles; and, be designed to allow for electric cars to be charged.

Making Effective Use of Land (Section 11: ¶ 119 to 125)

- 5.25 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. Strategic policies should set a clear strategy for accommodating objectively assessed needs, in a way that *“makes as much use as possible of previously-developed or ‘brownfield land’ [in line with Footnote 47]”*.
- 5.26 Paragraph 120 is noteworthy and states that planning policies and decisions should:
- “a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
 - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
 - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; and*
 - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”*
- 5.27 Guidance in respect of ‘achieving appropriate densities’ is set out in paragraphs 124 and 125 of Section 11; the latter stating that planning policies and decisions should support development that makes efficient use of land, taking into account:
- “a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) local market conditions and viability;*
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.”

- 5.28 Paragraph 125 specifically states that “area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places”.

Achieving Well-Designed Places (Section 12: ¶ 126 to 136)

- 5.29 Section 12 of the NPPF provides design guidance and states that “the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”.

- 5.30 Paragraphs 128 and 129 provides guidance for Local Planning Authorities in terms of creating local design guides and codes. The NPPF advises that design guides “*can be prepared at an area-wide, neighbourhood or site-specific scale*” and that “*landowners and developers may contribute to these exercises*”.

- 5.31 Paragraph 130 is noteworthy and states that planning policies and decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 5.32 Paragraph 131 outlines the importance of tree contributing to character and quality of urban environments, as well as mitigating and adapting to climate change. Specifically it states that “*planning policies and decisions should ensure that new streets are tree-lined*” and applicants and local planning authorities should work with tree officers to ensure this.

- 5.33 Paragraph 134 outlines that “great weight should be given [when determining applications] to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”. Furthermore, it clarifies that development should be refused where it fails to reflect local design policies and government guidance on design.

Meeting the Challenge of Climate Change, Flooding and Coastal Change (Section 14: ¶ 152 to 173)

- 5.34 Section 14 sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.
- 5.35 In line with the objectives of the Climate Change Act 2008, paragraph 153 states “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures”.
- 5.36 Paragraphs 157-158 sets out guidance for ensuring climate change is taken into account in the plan-making process. Paragraph 157 states: *“In determining planning applications, local planning authorities should expect new development to:*
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*
- 5.37 Paragraphs 159-169 provide guidance on planning and flood risk. The guidance confirms that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 5.38 Paragraph 167 goes on to advise that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment – which should be provided for all development proposed in Flood Zones 2 and 3, and for development in Flood Zone 1 for sites of 1 hectare or more in size. Whilst some applications for minor development or change of use should not be subject to either the sequential or exception test, they should still meet the requirements for a site-specific flood-risk assessment (Paragraph 167).
- 5.39 Paragraph 169 states that major developments should incorporate sustainable drainage systems, unless there is clear evidence that this would be inappropriate.

Conserving and Enhancing the Natural Environment (Section 15: ¶ 174 to 188)

- 5.40 Paragraph 174 introduces Section 15 and sets out that planning policies and decisions should contribute to and enhance the natural and local environment.
- 5.41 The NPPF states that plans should protect and enhance biodiversity and geodiversity. Paragraph 180 goes on to state that LPAs should apply the following principles when determining planning applications:
- “a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d)) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

- 5.42 In terms of ground conditions and pollution the NPPF states in paragraph 183 that planning policies and decisions should ensure that a "site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination".
- 5.43 Paragraph 185 goes on to state that planning policies and decisions should also "ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development".
- 5.44 Paragraph 186 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.
- 5.45 Similarly paragraph 187 is relevant:
- "Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

Conserving and enhancing the historic environment (Section 16: ¶ 189 to 208)

- 5.46 Paragraph 189 introduces Section 16 of the NPPF and states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Proposals affecting heritage assets

- 5.47 Paragraph 192 outlines that when determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.48 The paragraph goes on to state that 'as a minimum' the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 5.49 Paragraph 194 states that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.50 Paragraph 197 states that in determining applications, LPAs should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.51 Paragraph 198 asserts that when considering applications to remove or alter historic statue (whether listed or not), local planning authorities should consider the importance of their retention in situ, as well as the historic and social context.
- Considering potential impacts**
- 5.52 Paragraph 199 states that when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.53 According to paragraph 200, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.54 Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the Site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the Site back into use.*
- 5.55 Following on from this, paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.56 Paragraph 203 outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 5.57 Paragraph 206 states that LPAs *'should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.'* Importantly, proposals that *'preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'*
- 5.58 Paragraph 207 sets out that *'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'* The loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance

- 5.59 On 6 March 2014 the Department for Communities and Local Government published the Planning Practice Guidance ("PPG") web-based guidance. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this guidance is a material consideration that should be taken into account during the determination of planning applications. The following sections of the NPPG are relevant:
- Before submitting an application;
 - Consultation and pre-decision matters;
 - Conserving and enhancing the historic environment; and,
 - Design.
- 5.60 **Chapter 6** will now appraise the development proposals against the local and national planning policies presented in **Chapters 4 and 5**.

6. Appraisal of Planning Policy Compliance

6.1 Having introduced the Site along with the Development Plan and other relevant material considerations it is prudent to outline in this chapter the suitability of the Proposed Development in planning terms.

6.2 The following matters will be considered in turn:

- Principle of Development
- Encouraging a Vibrant Economy
- Design, Scale and Massing
- Heritage and Townscape
- Neighbouring Residential Amenity
- Other Technical Considerations

6.3 These are considered in turn below.

Principle of Development

6.4 Section 11 of the NPPF, Making Effective Use of Land, states that planning policies and decisions should support the development of under-utilised buildings.

6.5 UDP Policy 18.1e, Conservation Areas, and UDP Policy 19.1d, Listed Buildings, both emphasise the importance of retaining and enhancing designated heritage buildings and conservation areas of the City. The Guide to Development in Manchester SPD provides guidance on the design of extensions to historically important buildings.

6.6 The existing property has been vacant for 18 months and the application proposals seek to bring the building back into use, whilst also sensitively refurbishing the property to enhance the existing heritage features. The proposals have been carefully designed to complement the existing heritage features and the architectural quality of the proposals are of the highest quality to create a unique workspace.

6.7 As such, the Proposed Development is considered to accord with the provisions of Section 11 of the NPPF and UDP Policy 18.1e and UDP Policy 19.1d.

Encouraging a Vibrant Economy

6.8 Core Strategy Policy EC1, Employment and Economic Growth in Manchester highlights that ensuring continued economic growth is a priority and includes the provision of jobs for local people, through construction or use. Similarly, Core Strategy Policy CC1, Primary Economic Development Focus, states that the city centre must be the focus for a vibrant employment location to attract businesses and employees to the city centre. This is further supported by Core Strategy Policy EC3 which encourages employment generating development within the Regional Centre.

6.9 Further, Section 6 of the NPPF states that significant weight should be placed on the need to support economic growth including local business needs and Section 7 of the NPPF focuses on ensuring the vitality of Town Centres.

6.10 Whilst the proposals will see the property remain within Class E use which is in line with Core Strategy Policy CC1, the proposed refurbishment works and internal and external alterations to the property will deliver a well-designed, modern, office space in the heart of Manchester for the Applicant, who are established in Manchester and want to secure their long-term investment in the City.

- 6.11 The proposals will therefore meet the requirements of Core Strategy Policy EC1, Policy CC1, Policy EC3 and Section 7 of the NPPF.

Design, Scale and Massing

- 6.12 Core Strategy Policy EN1 states that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. This is supported by the Guide to Development in Manchester SPD.
- 6.13 Core Strategy Policy CC9 recognises that new development in the City Centre should recognise and respond to the specific design challenges that must be overcome to ensure complementary function and form between the City's heritage assets and new development.
- 6.14 Further, NPPF Section 12, Achieving well-designed places, recognises that good design is a key aspect of good development. Paragraph 130 of the NPPF, requires developments to function well, and add to the quality of the area, for the lifetime of the development.
- 6.15 The key driver for the Proposed Development - as discussed within **Chapter 3** - is the ambition to create a permanent workspace for the Applicant, whereby they can welcome clients into an inspiring and unique space. The Proposed Development will create a desirable office space that complements the existing heritage of the city whilst also contributing to the local economy and improving Manchester's reputation of having a wide employment offering.
- 6.16 The proposals include a series of internal alterations and a two-storey rear extension. These external alterations have been carefully designed to complement the existing building and its context. The rear two storey extension will add much needed space to the property increasing its permeability and functionality.
- 6.17 As is set out in detail within the Design and Access Statement prepared by JWA detailed consideration has been given to the scale and massing of the proposed rear two storey extension, informed by heritage advice from Kathryn Sather & Associates.
- 6.18 The architectural quality of the proposals is high, and whilst seeking to complement the existing historic fabric, the proposed materials and brick finish clearly articulates that the proposals are a modern and contemporary addition to the building. As set out within the Design and Access Statement, the existing staircase and French polished handrail will be restored in its original form at all levels.
- 6.19 In accordance with the Guide to Development SPD the proposed rear two storey extension is considered to be at an appropriate scale within a City Centre context and of an excellent design quality in accordance with Core Strategy Policy EN1. The stepped footprint of the extension reduces the scale and height of the development in proximity to the neighbouring property, thus ensuring that the historical and unique features of the property are retained.
- 6.20 The Heritage Assessment prepared by Kathryn Sather and Associates concludes that the Proposed Development will have a positive impact upon the St John Street Conservation Area within which the scheme is located. It therefore responds positively to the objectives of Core Strategy Policy CC9, EN3, the Guide to Development SPD and Section 7 of the NPPF

Heritage and Townscape

- 6.21 Core Strategy Policy EN3 states that the Council will support development that preserves, or where possible, enhances the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 6.22 Saved UDP Policy DC19.1d also states that the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity and Saved UDP Policy 18.1e confirms development proposals affecting conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area.
- 6.23 The NPPF, within Section 16, also provides policies for the protection and enhancement of heritage assets, which includes historic building and conservation areas. Designated heritage assets are afforded a greater weight of consideration in any proposal affecting their fabric and setting.
- 6.24 Further, Section 66 of the Planning (listed Building and Conservation Areas) Act 1990 requires a local planning authority, when making a decision on a planning application for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building or any features of special architectural or historical interest which it possesses.
- 6.25 As set out in **Chapter 2** of this Statement the Site is located within the St John Street Conservation Area. The building itself is also Grade II listed. Consequently, a Heritage Assessment of the proposals has been prepared by Kathryn Sather Associates and submitted with the application.
- 6.26 The Statement appraises identified features of historic built environment within the context of the Site providing a description of their significance in order to understand the potential impact of the proposals. The Statement is presented to accord with the requirements of the NPPF paragraph 190, to describe the significance of the heritage assets affected and the consequent potential impact of the Proposed Development.
- 6.27 The Heritage Assessment identifies that 27 Byrom Street is of national significance as a Grade II listed building and contributes positively to the St. John Street Conservation Area. The Assessment sets out that the significance of the designated heritage asset is based upon historical and architectural interest which will remain unaffected by the Proposed Development. The historic asset, 27 Byrom Street, is assessed as having a medium value, as it is listed Grade II.
- 6.28 According to the Heritage Statement, the Proposed Development will cause 'slight changes to the historic building elements or setting that hardly affect it' and following the heritage assessment methodology the Assessment sets out that a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. It is concluded that the proposed works will have a neutral impact as the significant elements of the heritage asset are not affected.
- 6.29 As such, it is considered that the current Proposals will not result in any unmitigated "harm" to the special interest of the identified listed buildings, or the character and appearance of the St. John Street Conservation Area in accordance with Section 16 of the NPPF, Core Strategy Policy EN3 and Saved UDP Policies DC18 and 19.

Impact on Amenity of Users and Neighbours

- 6.30 Core Strategy Policy DM1 states that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

Sunlight, Daylight and Overlooking

- 6.31 A Sunlight and Daylight Assessment has been prepared by Gray Scanlan Hill which assesses the impact of the proposals on provision of daylight and sunlight.
- 6.32 The Assessment is undertaken on the basis of Guidance of the loss of light to existing buildings following the construction of new development contained within the Building Establishment Guidelines ("BRE") 'Site layout planning for daylight and sunlight: a guide to good practice' (Second Edition, October 2011). This report is widely used by Local Authorities to help determine planning applications.
- 6.33 The Assessment concludes that the Proposed Development will have no impact upon the daylight and sunlight amenity of the existing properties on Ashill Walk and Culvercliffe Walk. It will also have no daylight amenity upon properties on Porchfield Square and that these properties are not identified as sunlight receptors as they are north facing.
- 6.34 The Assessment also considers potential impacts upon 21 St John Street and concludes that there will be negligible daylight amenity impact on the property. It is also identified that the Site facing windows of 21 St John Street are north facing and therefore have no expectation of sunlight amenity and are therefore not required to be assessed in line with BRE Guidance.
- 6.35 The Proposed Development will have a negligible or non-significant daylight and sunlight amenity impact on those relevant parts of the surrounding built environment and it is therefore considered that the proposals accord with Core Strategy Policy DM1 and the Guide to Development SPD.
- 6.36 The proposed external alterations have been designed in consideration of the potential impact on neighbouring amenities. The two glazed openings of the extension have been positioned to not overlook onto the neighbouring properties.
- 6.37 The proposals will therefore meet the requirements of Core Strategy Policy DM1.

Highways Impacts

- 6.38 The Site is situated within a highly accessible, city centre location with Deansgate Castlefield and St Peter's Square Metrolink Stations, Deansgate Train Station located 0.4km to the south and Manchester Oxford Road Station 1.1km to the south-east, all less than a 20-minute walk.
- 6.39 In addition, the city centre benefits from many car parks nearby including the NCP car park on New Quay Street which is situated 0.3km (a 4-minute walk) to the north-west. Furthermore, Manchester City Centre is a highly walkable city which lends itself to cycling.
- 6.40 It is therefore concluded that the Proposed Development will not have any significant adverse impacts in relation to transport and that it is acceptable in transport terms.
- 6.41 A Construction Management Plan will be developed and agreed with MCC prior to construction commencing to identify measures to mitigate impacts associated with construction traffic on the local and strategic transport networks.
- 6.42 The proposals are considered to be in accordance with all relevant local and national transport planning policy, including Core Strategy Policies T1, T2 and CC5 and Section 9 of the NPPF.

Other Technical Considerations

Energy and Sustainability

- 6.43 Core Strategy Policy EN6 states that developments will be expected to meet the stipulated Policy targets unless it can be shown not to be viable. Further, Core Strategy Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- 6.44 Section 14 of the NPPF, Meeting the challenge of climate change, flooding and coastal change identifies that development should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 6.45 An Environmental Standards Statement has been prepared by Viridian Consulting Engineers Limited. This outlines the energy efficiency and sustainability measures that are proposed to be included in the scheme in order to reduce the anticipated energy consumption and CO2 emissions associated with the proposed refurbished 27 Byrom Street.
- 6.46 The Statement sets out that energy efficiency design measures to reduce emissions have been incorporated in the building's design and include a proposed new thermal element U-values, Inverter drives installed on all fans/pumps to control the speed of each fan/pump to accurately match the duty and load, natural ventilation to provide emissions free ventilation and air permeability of 5m3/m2.hr @ 50Pa or less.
- 6.47 It is also proposed that the scheme will promote water efficiency and also where possible include low embodied energy, recycled and durable materials, which are locally sourced where possible. The scheme will also promote the minimisation of waste in site development.
- 6.48 The proposals will therefore accord with Core Strategy Policies EN6, EN8 and Section 14 of the NPPF.

Inclusive Access

- 6.49 The Guide to Development in Manchester SPD was adopted in April 2007 and sets out the design principles and standards that the City Council expects new development to achieve. The key principles and standards relevant to the proposal relate to the accessibility of new developments for disabled people and ensuring inclusive design.
- 6.50 Section 12 of the NPPF also requires that developments create places that are safe, inclusive and accessible for all.
- 6.51 As is set out within the Design and Access Statement prepared by JWA, the scheme has been developed with an inclusive approach to allow easy, safe and secure access for disabled occupants and visitors, whilst working within the limitations of the existing building.
- 6.52 The proposed scheme includes the provision of continued level access across the ground floor to make it easy to deploy ramp access, to provide direct access to a reception area, seating area, desk space and a washroom. The ground floor has the same facility offering as all the other floor levels.
- 6.53 In addition, the proposed two-storey extension building will be enlarged through the proposed rear two storey extension will allow for larger frame doors, therefore increasing space and subsequently permeability throughout the building. This will improve ease of movement for anyone using a wheelchair or mobility aid.
- 6.54 The proposals therefore accord with the Guide to Development in Manchester SPD and Section 12 of the NPPF.

Waste Management

- 6.55 Core Strategy Policy EN19 states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy, and that all developers will be required to submit a waste management plan.
- 6.56 The Design and Access Statement contains information on the proposed waste management Strategy and the City Council's Waste proforma have been submitted with the planning application. The strategy outlines that the mode of waste management is the same as that used by the former occupant of the building.
- 6.57 As the building will be single occupancy, the removal of waste will be undertaken by a private operator who will attend the property daily. Consequently, the proposals accord with Core Strategy Policy EN19.

Ecology

- 6.58 A Preliminary Bat Roost Survey has been undertaken by Urban Green and is submitted in support of the application.
- 6.59 The Survey outlines the findings of an internal and external inspection of the building and the habitats adjacent. It identifies that the building contained features that may be suitable to support roosting bats. However, due to the lack of any suitable habitat surrounding the site and concentrated urban surrounds, the building is considered very unlikely to be used by bats.
- 6.60 It is therefore concluded that the proposals are unlikely to result in any impact on individual bats or local bat populations and no further surveys to support this assessment are considered necessary.
- 6.61 In line with these findings the proposals accord with Core Strategy Policy EN15 and are also consistent with the paragraphs set out in Section 15 of the NPPF, Conserving and enhancing the natural environment.
- 6.62 **Chapter 7** will now provide a summary of the Proposed Development and outline the key conclusions.

7. Summary and Conclusions

- 7.1 As outlined in this Statement, 27 Byrom Street is currently vacant and therefore this application seeks Full Planning Permission and Listed Building Consent for internal refurbishment works, a new two storey rear extension following demolition of existing single rear extension and associated works. The proposed refurbishment and extension will deliver a private, open plan office workspace for occupation by applicant CG Recovery Limited.
- 7.2 The proposals have been carefully designed to complement the existing building and its context - further, the architectural quality of the proposals are of the highest quality, and allow the features of the original building to be appreciated from the surrounding area. Crucially, the proposals will not result in any unmitigated "harm" to the special interest of the identified listed buildings, or the character and appearance of the St. John Street Conservation Area
- 7.3 The proposed two storey rear extension is mindful of the surrounding residential amenity and has been sensitively designed to ensure there is no additional impact on the surrounding neighbours. The application is supported by a comprehensive suite of technical documents.
- 7.4 In planning policy terms, the proposals will wholly accord with the Development Plan as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. They will also align positively with other material considerations which include Manchester City Centre Strategic Plan 2015-2018, the NPPF and Planning Practice Guidance.
- 7.5 Paragraph 11 of the NPPF outlines the presumption in favour of sustainable development. For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 7.6 As MCC are considered to have an up-to-date development plan, this is the starting point for decision making in this instance.
- 7.7 As outlined within **Chapter 6**, the Proposed Development represents sustainable development and clearly accords with the development plan, consequently, Paragraph 11c of the Presumption in Favour of Sustainable Development is engaged.
- 7.8 Accordingly, and as the development will not result in any adverse impact following the granting of planning permission and listed building consent which would significantly and demonstrably outweigh the benefits of the development in this instance, in line with Paragraph 11 of the NPPF, it is respectfully requested that permission be granted without delay.