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Planning, Development & Heritage Consultants

Clearbell UK Strategic Partnership

Freetrade Exchange, Manchester

Planning Statement

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Contents

1. Introduction

2. The Application Site and Surrounding Area

3. The Proposed Scheme

4. Planning Policy Context

5. Planning Appraisal

6. Conclusion

Appendix 1: Waste Management Strategy

Appendix 2: Operating Schedule

1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Clearbell UK Strategic Partnership. The statement has been provided in support of an application for Planning Permission and Listed Building Consent for works to an existing office building, and change of use of the lower ground floor for Sui Generis bar use. The Freetrade Exchange building is located at 37 Peter Street, Manchester.

1.2 The building is Grade II Listed and located within the Deansgate Conservation Area. The intention of the project is to upgrade the specification, amenity, and energy efficiency of the internal office space, alter the use of the lower ground floor to a use more suitable for this floorspace, create additional wellness facilities within the building's basement for the office users, whilst respecting and seeking to enhance the historic significance of the building.

1.3 The proposals also include the enclosure of an existing plant area through an extension to the fifth floor, thereby creating 37 sqm of office floorspace (class E), whilst the change of use of the lower ground floor will see the creation of a 408 sqm bar (sui generis).

Structure of the Statement

1.4 In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposed scheme;
- A review of pre-application discussions;
- A review of the relevant national and local planning policy guidance; and
- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

1.5 Section 5 of this Statement also includes the following:

- A Green and Blue Infrastructure Statement;
- A Disabled Access Statement;
- A Waste Management Strategy; and
- Surface Water Drainage Statement.

Supporting Information

1.6 The planning and listed building consent application is supported by a series of planning drawings prepared by MLA Architects, M&E drawings prepared by Hannan Associates, as well as the following documents:

- Design & Access Statement undertaken by MLA Architects.
- Heritage Statement undertaken by Steven Levrant Heritage Architecture.
- Noise Impact Assessment undertaken by Hann Tucker Associates.
- Crime Impact Statement undertaken by Greater Manchester Police.
- Structural Survey prepared by Paragon.
- External Lighting Statement prepared by Hannan Associates.
- Ventilation Statement prepared by Hannan Associates.

2. The Application Site and Surrounding Area

Application Site

2.1 The Freetrade Exchange building is located within a prominent position at the junction of Peter Street and Southmill Street within Manchester City Centre. Although mostly vacant, the building is currently in office use, across five storeys, a lower ground floor and basement. The main reception faces Peter Street, whilst there is a vehicle entrance to the rear of the building on Bootle Street which provides access to a car lift, alongside a pedestrian service access. There is also a secondary access on Peter Street at the eastern side of the building which provides direct access to the lower ground floor space.

2.2 The building is located on the fringe of Manchester City Centre's Central Business District. The building is attached to Scottish Mutual House (35 Peter Street) to its west which is a 1960s office building, which also accommodates a bar and restaurant at ground floor level.

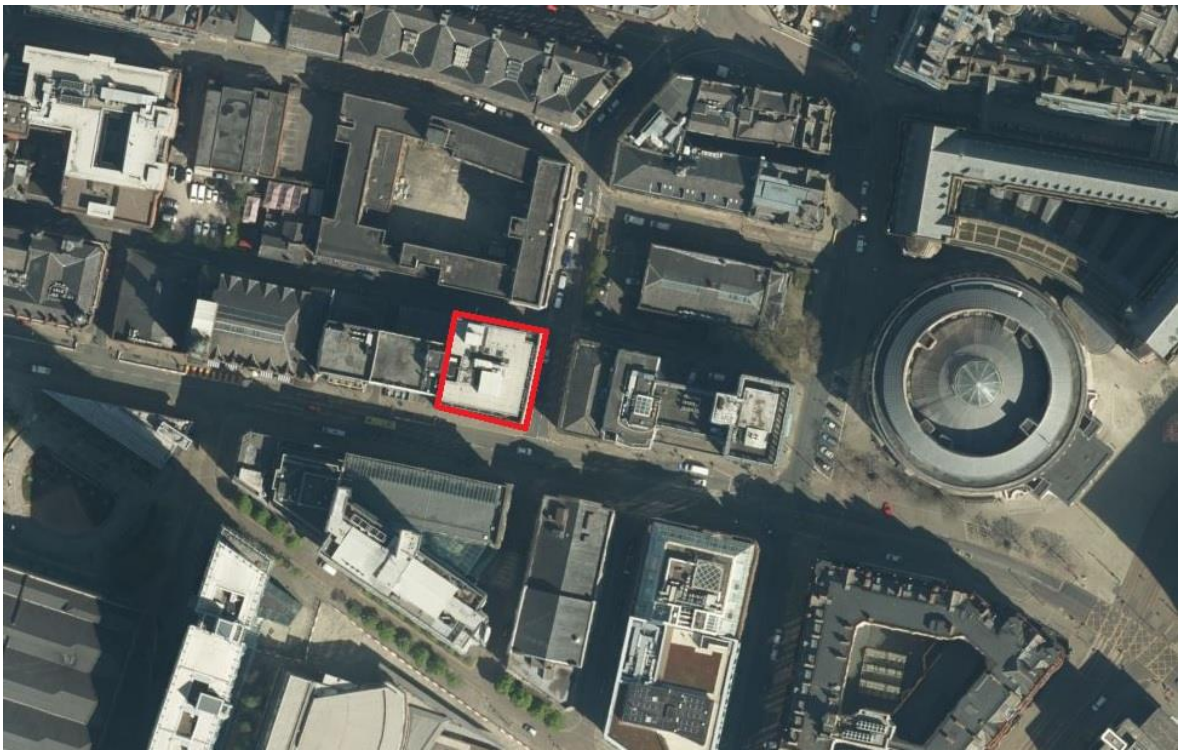


Image 1: Aerial Plan (Approximate site boundary in red edge).

2.3 The application site covers an area of 0.07 Hectares. The building was previously known as 'Harvester House', and was constructed as a merchant's warehouse in 1868. It underwent a comprehensive refurbishment in 2007 whereupon it was relaunched as Freetrade Exchange, in reference to the Grade II* Free Trade Hall (now the Radisson Edwardian Hotel), located directly opposite the site. Despite this relatively recent refurbishment, the applicant has identified a number of issues and opportunities with regards to the existing building which this application seeks to resolve and exploit.



Image 2: Freetrade Exchange from Peter Street



Image 3: View from west

2.4 The building is square within the plot, with its primary south and east elevations in sandstone ashlar. The other two visible elevations (north and west) are in red brick and are of a more utilitarian design.

Surrounding Area

2.5 The building is located within the Deansgate Conservation Area and within close proximity to a number of Grade II and Grade II* listed buildings. Designated in June 1985, the conservation area includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The boundary of the St Peter's Square Conservation Area runs down Southmill Street thereby aligning the boundary of the Deansgate Conservation Area.

2.6 The character of the area is commercial and leisure. Two of the City's main hotels (the Radisson Edwardian and the Midland) are located very close to the site. There are multiple office buildings, and at street level, multiple bars and restaurants. Peter Street is one of the

main nightlife destinations within the City Centre. There are limited residential uses within this location, albeit the St Michaels scheme which will see the demolition of the former Bootle Street Police Station to the north of the site, will see the delivery of c.180 residential units.



Image 4: Freetrade Exchange east elevation



Image 5: North and visible part of west elevation

2.7 The site is located within an extremely accessible location within the City Centre. It is located within close proximity to St Peter's Square Metrolink Stop, and within easy access to a number of bus routes including the free Metroshuttle Bus which passes the building. Manchester Piccadilly, Victoria, Oxford Road, and Deansgate Train Stations are all within walking distance.

Planning History

2.8 A search of MCC's online planning register has been undertaken, with applications of note set out within the table below:

Address	Application Ref	Description	Decision
Basement at - Harvester House	F01554/LB	Use of part of existing semi-basement of offices as a wine bar.	**Approved** 8 Jan 1975
Harvester House	F/AD00465	Illuminated double sided box sign on front elevation of hairdressing salon and offices, projecting over highway.	**Approved** 2 July 1975
Part basement, Harvester House	019117	Change of use from hairdressing salon to wine bar	**Withdrawn** 9 March 1983
Harvester House	020233	Removal of existing metal gates and replacement with a smoked glass door	**Approved** 29 Nov 1983
Harvester House	020234	LISTED BUILDING CONSENT Removal of external entrance gates and timber fascia over and the installation of a smoked glass door, fascia over to be stainless steel	**Approved** 29 Nov 1983
Basement of Harvester House	021842	Change of use of basement from offices and clinic to a wine bar	**Approved** 18 June 1984
Harvester House	024444	Change of use of basement from offices and clinic to restaurant	**Approved** 17 June 1985
Harvester House	026140	LISTED BUILDING CONSENT Refurbishment of office building	**Approved** 5 March 1986
Harvester House	045244/LO/CITY1/94	LISTED BUILDING CONSENT Alterations and refurbishment of ground floor including new reception area, office and meeting space.	**Approved** 5 May 1994
Harvester House	071195/FO/2004/C1	Elevational alterations including revisions to building entrance with associated access improvements, new windows at pavement level, glazed infill to existing garage entrance on Peter Street, installation of car platform to Bootle Street, installation of louvres, alterations to facade at fifth floor level and building	**Approved** 15 Oct 2004

Address	Application Ref	Description	Decision
		lighting scheme to facilitate use of the building for office use (Use Class B1) with retail (Use Class A1) and or Financial / Professional Services (Use Class A2) at ground floor.	
Harvester House	071196/LO/2004/C1	LISTED BUILDING CONSENT Internal and external alterations including works to entrances, windows, part replacement of 5th floor roof top accommodation, re-pointing of render, installation of new windows and louvres, external cleaning and building lighting scheme	**Approved** 15 Oct 2004

2.9 The planning history set out above demonstrates the efforts that have been made in recent decades to adapt the building for a variety of uses. It is notable that the building appears to have been primarily in office use since at least the 1970s, and that consent has been secured for comprehensive refurbishment schemes in the mid 1980s, mid 90s, and mid 00's. It is also notable that planning permission has previously been granted by the City for the change of use of the building basement for restaurant and bar uses, although it is unclear as to whether these consents were ever implemented.

2.10 Recent planning applications within close proximity to the site which are of note are set out in the table below:

Address	Application Ref	Description	Decision
Albert Square, Manchester	124918/VO/2019	CITY COUNCIL DEVELOPMENT Refurbishment and expansion of Albert Square public realm, including its continued use for temporary events and activities throughout the year; works to include: the installation of a new surface water drainage scheme, removal of existing trees and replacement tree planting and soft landscaping; installation of new lighting columns, wayfinding signage and street furniture; creation of new sloped access to the Town Hall	**Approved** 23 Jan 2020

Address	Application Ref	Description	Decision
		entrances; highways and servicing access works, and associated works.	
47 Peter Street, Manchester, M2 3NG	125534/LO/2019 125533/FO/2019	Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development.	**Approved** 18 Dec 2020
Land Bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate Manchester M2 5GU	114664/FO/2016 (as varied)	Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure / food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.	**Approved** 20 June 2018

2.11 Although focused on Albert Square, Application 124918 includes public realm woks which extend down Southmill Street to its junction with Peter Street.

2.12 The applications above, all of which have been approved, demonstrate the aspirations and investment being made within the immediate area, by public and private bodies. The proposed refurbishment works to Freetrade Exchange, and the proposed change of use of the basement will contribute to the ongoing regeneration of this part of the City Centre.

3. The Proposed Scheme

3.1 The project comprises the comprehensive internal refurbishment and reconfiguration to upgrade the office space and facilities, and to create a bar (sui generis use) at lower ground floor level. Substantial works to the building's existing reception, and the creation of a secondary reception area within a space currently occupied by a car lift, facing Bootle Street are also proposed. An infill extension at the building's fifth floor level will result in a minor expansion to the proposed office space. In addition to the works to the building entrances, external works to the building include the removal and replacement of plant, repair of building facades where necessary and the replacement of the building's external lighting scheme. The works which require planning approval and Listed Building Consent are described as:

'Refurbishment and alteration works to office building comprising the reconfiguration of main entrance and expansion of reception area, use of lower ground floor as a bar (sui generis), removal of glazed canopy over main entrance, infill of enclosed area at 5th floor level (creating 37 sqm Use Class E(g)(i) office space), replacement of existing glazed entrance screen; repainting of modern ground floor feature western elevation, guardrails, and window frames; replacement of external lighting and removal of redundant lighting; installation of platform lifts; removal of car lift, roller shutter door and louver to vehicle entrance to north elevation of building and creation of additional glazed entrance and reception; installation of upgraded toilet facilities; use of basement for bike store, gym, sauna, changing facilities, toilets and showers ancillary to existing office use of building; other internal works to enable enhancement of internal spaces; removal of redundant plant to roof level and installation of new plant and PV panels'.

3.2 Combined, the proposed works will enable the applicant to secure a high-quality office occupier(s) to the building, will enhance the quality of internal spaces and facilities, will improve the accessibility into and within the building, will improve its energy efficiency, and will create a new lower ground floor bar.

3.3 The proposed scheme is reviewed in further detail below:

- An extension to the fifth floor of the building, infilling an existing redundant plant area, creating an additional 37 sqm of office floorspace which along with the refurbishment of the existing ground and upper level floorspace within the building will contribute towards the supply of high-quality office space within the City.

- The change of use of the lower ground floor of the building (408sqm) from office to bar use. The intention is to secure a high quality bar occupier for this space, complementing the existing leisure and nightlife provision within the locality. Glimpses of the bar in use will be possible from Peter Street, Southmill Street, and Bootle Street, enlivening these elevations.

- Reconfiguration of the building's main entrance and reception which is currently abnormally small, and expanding this so that it provides an arrival-experience befitting of the proposed high quality office space within the building. Through the proposed external works (including the removal of the existing dated glazed canopy) to the entrance, enhancing the building's relationship with Peter Street.

- The removal of a car lift behind the building's rear vehicular access on Bootle Street, and the creation of a glazed secondary reception area thereby improving accessibility to the building, and its relationship with Bootle Street which is due to undergo transformational change as a result of the adjacent St Michael's development.

- The re-use of the building's currently vacant basement to provide wellness facilities including gym, sauna, showers, changing and toilet facilities as well as secure cycle storage for the use of future office employees within the building.

- Replacement of the building's external façade lighting scheme, with a modern energy-efficient solution which is more sympathetic to the building's historic character.

- Repair work to the building's facades, and the removal of redundant signage, fixings, and cabling, with sympathetic repairs made where necessary.

- Installation of platform lifts internally, to improve access within and around the building, for those with impaired mobility.

- Installation of upgraded toilet facilities at all levels.

- The replacement of redundant plant at roof level, the creation of a plant compound, and the installation of PV panels.

3.4 The application proposals feed into the overall aim of the project which is to expand and improve the quality of the internal space so that the building meets the expectations of modern occupiers; to improve the aesthetic appeal of the building, enabling it to be more attractive to potential tenants, thereby securing full occupancy of the office accommodation; as well as having an appearance more fitting of its highly prominent and historic location.

3.5 In summary, the proposals will:

- Enhance and introduce glazed reception areas to Peter Street and Bootle Street respectively, thereby improving the building's relationship and accessibility at street level, and its attractiveness to potential high quality office occupiers.

- Enable the change of use and physical works necessary for sui generis bar use at lower ground floor level, along with the refurbishment and slight expansion of the building's office space.

- Undertake external works to the building which will improve its aesthetic appeal, including the replacement of the building's façade lighting scheme.

- Improve the facilities within the building available to future office employees thereby contributing to wellbeing and encouraging the use of sustainable modes of transport.

- Ensure the use of high-quality materials and repairs, sympathetic to the building's historic significance.

- The installation of more efficient plant, which along with the installation of PV panels, will contribute towards carbon reduction objectives.

- Create employment, during both the construction stage, and once the building is fully occupied by office and bar employees.

- Complement the adjacent comprehensive redevelopment plans for the land to the north known as St Michaels, by increasing activity and animation to part of Bootle Street.

Community Involvement Statement

3.6 Pre-application discussions have played an important role in shaping the design of the proposed development. Paragraphs 39 - 46 of the National Planning Policy Framework set out the benefits of early engagement, including consideration of all fundamental planning issues associated with a proposal, which enables timely decisions to be made and reduces costs/delays to the applicant; and, enables agreement on the information required to accompany an application.

3.7 A pre-application meeting was held with the Council's planning officer on 20 December 2021. The purpose of the meeting was to discuss the principle of the scheme, the planning issues requiring consideration including the physical works which would affect the Listed Building fabric, and to agree the information required to accompany the application.

3.8 The meeting had followed a submission being made to the planning officer including a brochure prepared by MLA Architects setting out the context of the building and the proposed scheme. The case officer has subsequently discussed the proposed scheme with the Conservation Officer, and feedback has been received across several emails and phone calls. This feedback related to both the Council's expectations in terms of the information that would be required in support of the applications, as well as in terms of the retention of certain features, and the approach to internal physical works. The feedback received has been helpful to MLA Architects in finalising the scheme design.

3.9 Due to the location of the site within the central business and leisure core of the city, it was not thought necessary to undertake any public consultation. In the event that any issues are raised following the application submission, these can be reviewed and responded to by the team accordingly.

4. Planning Policy Context

4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

4.2 The Revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's planning policies and how these should be applied. The NPPF should be taken into account during the preparation of the development plan, and is also a material consideration in the determination of applications. The Framework identifies the purpose of the planning system to be 'to contribute to the achievement of sustainable development' and that at a very high level, the objective of sustainable development can be summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

Local Planning Policy Guidance

Development Plan for Manchester

4.3 The Development Plan for Manchester comprises the following documents:

- Manchester Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Design for Access 2 (December 2003).

4.4 Additional local guidance including the City Centre Strategic Plan and Greater Manchester Strategy are also summarised below.

Manchester Core Strategy Development Plan Document (July 2012)

4.5 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
- Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development, to further its role as a main employment location and primary economic driver of the City region.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Spatial Objective S015 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and open space.
- EC 1 'Employment and Economic Growth in Manchester' states that employment and economic growth will be focussed in the Regional Centre and the established commercial core of the City Region. Between 2010 and 2027 the City Centre will provide 33 hectares of employment land.

- EC 2 'Existing Employment Space' states that the Council will seek to retain and enhance existing employment space and sites.

- EC 3 'The Regional Centre' states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.

- CC 1 'Primary Economic Development Focus: City Centre and Fringe' states that a range of uses, such as retail and leisure, will be encouraged in the City Centre.

- CC 5 'Transport' states that proposals will be supported that increase the scope for accessible public realm improvements; and, that the Council will seek to ensure that development includes adequate parking provision.

- Policy CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites with active ground floor uses promoted in locations which have an established public function.

- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.

- CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors, including uses that increase diversity of activity and high standards of accessibility to buildings and spaces.

- Policy T 1 'Sustainable Transport' states that the Council will support proposals that 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.

- Policy T 2 'Accessible Areas of Opportunity and Need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an

appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to create landmark buildings and contribute to the experience at street level.

- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.

- Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

- Policy EN 9 'Green Infrastructure' sets out the Council's expectations in terms of the maintenance, enhancement and expansion of green space. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how such a loss will be mitigated against.

- Policy EN 15 'Biodiversity and Geological Conservation' states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; refuse storage and collection; vehicular access and car parking; effects relating to built heritage.

4.6 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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 scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains'.

4.7 The detailed assessment of the scheme within Section 5 of this Statement confirms that the proposal accords with the above Core Strategy policies, whilst an assessment of the proposed scheme within the context of national and local heritage policy has been undertaken by Stephen Levrant Heritage Architecture.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.8 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- 'RC20 Area 5 Sub Area 23 Deansgate/Peter Street/Lower Mosley Street/Whitworth Street West' notes that the area is dominated by the G-Mex and the adjacent Great Northern Railway Warehouse, the Midland Hotel and the Free Trade Hall. The Policy states that 'Taken as a whole this area offers one of the most important opportunities to bring new activity into the Regional Centre and to improve its environment. Steps toward these primary aims for the area will be given every possible encouragement'.

- Policy DC18 'Conservation Areas' advises that 'The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

  i) the relationship of new structures to neighbouring buildings and spaces;

  ii) the effect of major changes to the appearance of existing buildings;

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.'

- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

4.9 As with the Core Strategy policies, the detailed assessment of the scheme within the planning appraisal sections of this Statement confirms that the proposal accords with the saved UDP policies listed above.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

4.10 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the quality of development that is to be encouraged in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.

- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.

- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.

- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

4.11 The proposed scheme has been designed in accordance with the design guidance outlined within this document.

City Centre Strategic Plan 2015-2018 (March 2016)

4.12 On the 2 March 2016, the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years.

4.13 Overall the City Centre plan seeks to 'shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England'.

Greater Manchester Strategy: Our People, Our Place (2017)

4.14 The Greater Manchester Strategy, Our People, Our Place (2017) was written by the ten Greater Manchester authorities, the Mayor, the NHS, transport, the police and the fire service, with help from businesses, voluntary, community and social enterprise organisations, and members of the public. The Strategy covers health, wellbeing, work and jobs, housing, transport, skills, training and economic growth.

4.15 The Strategy sets out a vision for Greater Manchester; that its economy is modern and productive, drawing in investment, visitors and talent. Improved economic growth will have given rise to more jobs, reduced inequality, increased inward investment and better business performance. The Strategy identifies 10 'priorities' designed to achieve this vision including the creation of good jobs, with opportunities for people to progress and develop (priority 3); a thriving and productive economy in all parts of Greater Manchester (priority 4); high quality leisure offer for all (priority 7); and healthy lives (priority 9).

Design for Access 2 (2003)

4.16 This is the Council's best practice guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and manoeuvrability.

5. Planning Appraisal

5.1 Having regard to the relevant planning policy guidance within Section 4, the main material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Proposed Uses
- Design: Appearance
- Sustainable Development: Economic, Social and Environmental Benefits
- Green and Blue Infrastructure Statement
- Highways, Accessibility and Parking
- Access for Disabled People
- Crime and Security Issues
- Waste Management
- Potential Impact on Amenity
- Surface Water Drainage Statement

5.2 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance. Further details regarding the design of the scheme are provided in the Design and Access Statement prepared by MLA Architects. An assessment of the scheme against the relevant heritage policy is contained within the Heritage Statement prepared by Stephen Levrant Heritage Architecture.

Proposed Uses

5.3 The principle of a mixed-use office and bar scheme on the site accords with local planning policy guidance, which confirms that the City Centre offers the most viable opportunity for mixed-use development. In accordance with CS policy CC 7, the bar use at lower ground floor level will provide activity and animation to Peter Street, Southmill Street and Bootle Street, whilst the retention of office use will enable full utilisation of the upper floors of the

building. The proposed mix of uses is wholly appropriate within the building due to the site's City Centre location, its access to activities/infrastructure, and its accessibility by sustainable modes of transport.

5.4 The scheme will result in the change of use of the lower ground floor of the building from existing office space to bar use. This proposed use is entirely appropriate within this location, will complement existing leisure and nightlife uses within the area, and will increase the building's hours of use, meaning that it will contribute to economic activity, and passive surveillance during the evening and night as well as the day.

5.5 It is acknowledged that the building currently provides employment space at lower ground floor level (408 sqm) which would be lost as a result of the proposals meaning that Core Strategy Policy EC2 should be considered. However, along with majority of the rest of the office space within the building, this office space is currently vacant. This is partly due to the unsuitability of this lower ground floor for office use, with extremely limited access to natural light. The recent delivery of several high quality 'Grade A' office schemes within the City Centre dictates that spaces which were previously regarded as suitable for office use are no longer. The applicant is therefore taking a pragmatic approach, in seeking the change of use of this space, to a more suitable use. In accordance with Policy EC 2, the proposed scheme enables the efficient use of a building, allowing it to be fully reoccupied and its long-term future secured. Furthermore, the loss of employment floorspace at lower ground floor level is partly mitigated by the fifth floor office extension to the building, along with the improved standard of office accommodation and facilities to be provided across the scheme.

5.6 In general terms the scheme will provide a series of benefits including that it:

- Involves the sympathetic restoration of a Grade II listed building with a mix of uses that will secure its long-term future, ensure the retention of historic/architectural features and minimise impact on the building's fabric.

- Will have a positive impact on the setting of nearby listed buildings, the character and appearance of Deansgate Conservation Area and the streetscene.

- Provides uses that will have a positive impact on the regeneration of this part of the City Centre, and will add activity and vitality to Peter Street, Southmill Street and Bootle Street.

- Ensures no adverse impact on the amenity of any residential uses and businesses, whilst the scheme will significantly improve the quality of internal office space and facilities for future employees.

- Will secure direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future employees.

- Involves the development of a building in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.

- Will encourage further investment into the City Centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

- The application site and building are not affected by any development constraints which cannot be mitigated through the planning process.

5.7 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance, including core strategy policies SP1, EC1, EC2, EC3, and CC1, and saved UDP Policy RC20.

Design: Appearance

5.8 The proposed scheme which includes the improvement and creation of reception entrances, the installation of an improved façade lighting scheme, the repair of building facades where necessary, the repainting of window frames and railings, and the removal of a redundant lift overrun feature at roof level will significantly improve the visual appeal of the building and the three streets it faces. The design will complement other redevelopment and refurbishment plans within the immediate locality including the

refurbishment of the Grade II Listed 47 Peter Street for use as a boutique hotel, and the comprehensive redevelopment plans for the St Michaels scheme to the rear.

5.9 The scheme therefore accords with CS policies S06, EN 1 and DM 1; and, policies contained within the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

5.10 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

5.11 The proposed development will result in a number of economic benefits, during both the construction and operational stages.

5.12 In terms of job creation, the proposals have the potential to create temporary and permanent employment. The additional office space created by the fifth floor infill extension will result in the creation of permanent employment, whilst the change of use of the lower ground floor to bar use, will result in additional full and part time employment.

5.13 The refurbishment of this mostly vacant building, with high quality office space, will contribute positively to the stock of office space within the City Centre, whilst future employees will also utilise nearby shops and services, resulting in further economic benefits.

Social Benefits

5.14 The proposals will result in the upgrading and enhancement of an existing Listed Building within a highly visible part of the City Centre, thereby improving its visual contribution to the surrounding built environment. The proposals include the creation of a bar within the lower ground floor and a private business lounge at ground floor level, providing spaces for people to socialise.

5.15 The proposed bar use will increase activity during evening and night time hours. Due to the site's highly accessible location, there are multiple amenities on offer within close proximity to the site, whilst the site is accessible by sustainable modes of transport. The

proposals will also help to increase temporary and permanent employment, resulting in subsequent social benefits.

5.16 The proposals include the use of the basement of the building for wellness facilities including a gym, sauna, showers, changing, and cycle storage facilities. These facilities will be available for the use of all future office employees, thereby encouraging healthier lifestyles.

Environmental Benefits

5.17 The proposed scheme will have significant environmental benefits since it involves the reuse and refurbishment of vacant floorspace. In response to policies EN 4 and EN 8 of the Core Strategy and section 4 'Environmental Standards' of the Guide to Development in Manchester SPD, a strategy of improved fabric performance, and increase in the efficiency of the building services means that significant carbon reductions can be achieved.

5.18 The building currently accommodates parking for three vehicles via a car lift arrangement. The removal of car parking from the building, and the benefits associated with the reuse of the space created, means that this is regarded as a positive step in environmental terms. Due to the building being within a highly accessible location, the proposed scheme will contribute to carbon reduction targets, and is in accordance with Policy T1.

5.19 In accordance with the provisions of the NPPF, the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits; and, will accord with the overarching objectives of Core Strategy policies EN 8, EN 15 and DM 1. The application site's excellent public transport links and the provision of secure cycle storage facilities also ensures that the scheme complies with Core Strategy policy T 2.

Green and Blue Infrastructure Statement

5.20 Policy EN 9 'Green Infrastructure' states that the Council will encourage developers to enhance the quality/quantity of green infrastructure, which will include green spaces, green roofs and tree planting.

5.21 The application site is entirely occupied by built development, forming the eastern end of a street block to back of pavement. This dictates that there are no opportunities for any ground level planting. With regards to roof level, the site is again constrained, partly due to the listed nature of the building requiring robust justification for any interventions including with regards to structural loadings. It is likely that due to the weight of green roofs and potential capture of water, additional structural steelwork would be required. This is unlikely to be acceptable due to the subsequent heritage impact on the significance of the building.

5.22 The proposed scheme does not adversely affect or result in the loss of any green or blue infrastructure, and in terms of the enhancement or creation of green infrastructure, Policy EN 9 is only applicable where such opportunities exist. The proposed scheme does not therefore conflict with the aims of Policy EN 9 of the Core Strategy.

Highways, Accessibility and Parking

5.23 Future office employees will have access to proposed high quality cycle storage facilities, which include showers, changing rooms, toilets and lockers (along with other wellness facilities).

5.24 The scheme will result in the loss of three car park spaces (albeit these spaces were provided as part of a car lift arrangement) in order to accommodate a new secondary reception, facing Bootle Street. The removal of car parking provision is regarded as being acceptable based on the City Council's efforts to encourage the use of sustainable transport modes. The removal in car parking capacity will also reduce the number of vehicular movements on surrounding streets, which will assist efforts to make the City Centre a more pedestrian-friendly space.

5.25 It should also be noted that the site is extremely well located in terms of accessibility by non-car modes of transport. The site is located within walking distance of Oxford Road, Piccadilly, Victoria and Deansgate stations, and approximately 200m from St Peter's Square Metrolink Stop. The free Metroshuttle bus (Route 2) also passes the building's front entrance. The application is therefore in accordance with Core Strategy Policy T1.

Access for Disabled People

5.26 The scheme has been designed in response to the requirements of CS policy DM 1, Section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2', to ensure that the proposed scheme is inclusive and accessible to all and considers the requirements of disabled persons.

5.27 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where MCC are the lead or the client, or the building is owned by the Council. However, the design team were keen to ensure that the scheme was able to meet as many of the standards as practically possible.

5.28 The measures that have been incorporated into the scheme to ensure compliance with the standards set out in the DfA2 document include retained level access to the building's main entrance on Peter Street. A new platform lift will be installed into the enlarged reception space, which will provide access to the building's central lift core, providing full access to the upper floors. A platform lift will also be installed to enable level access to the proposed lower ground floor bar, with this located just inside the bar's dedicated entrance.

5.29 The building's basement facilities can be accessed by people with reduced mobility either via the main entrance and lifts, or via the secondary reception on Bootle Street, where a further lift is available. Internal surface materials will be smooth, easy to maintain and slip resistant. DDA compliant toilets are available both to the bar and office space.

5.30 Whilst the scheme includes the removal of the building's car parking, this was provided via a car lift, therefore the building did not have any disabled parking provision.

5.31 The proposed scheme is therefore in accordance with Core Strategy Policies CC5, CC10, and T2.

Crime and Security Issues

5.32 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police (GMP) Design for Security. The feedback and recommendations within this Statement have been

considered in the preparation of this application. The Statement is supportive of the development noting that it will generate activity in the building in the evening and at night when it might otherwise be vacant; whilst the proposed use is regarded to be in-keeping with the uses in the city centre area. The Statement also notes that the main entrance to the proposed bar is positioned on Peter Street where it is well overlooked. It is noted that the entrance would only serve the bar and no other areas of the building, allowing the unit to be easily secured when not in use.

5.33 The Statement recommends measures to improve the overall security of the building and which primarily relate to the management of the proposed bar. Recommendations include ensuring that doors to staff-only areas are properly secured, the entrance to the bar must be properly controlled during busy periods, a smoking area should be defined and clearly demarcated, as well as measures to prevent theft both from customers and the bar operation itself. The spaces which should be covered by a CCTV system are also set out. Whilst it will not be possible to accommodate all recommendations due to the listed status of the building, other measures will be considered as the detailed design of the scheme is progressed.

5.34 From a crime and security perspective, the scheme complies with the provisions of the NPPF, Core Strategy Policy DM 1, and Section 8 'Community Safety and Crime Prevention' of the Guide to Development in Manchester SPD.

Waste Management

5.35 With regards to waste storage and collection, the arrangements will broadly remain as existing for the office space. This involves the minor amount of waste created being collected by a private waste contractor every two – three working days. The building's management will be responsible for the transfer of refuse from the office spaces, with it then being collected on collection mornings by the private waste contractor from the building via the Bootle Street service access.

5.36 The proposed bar use will create some waste (mostly bottles, drinks cartons etc), therefore a dedicated bin store will be created within the existing lower ground floor area. Waste will first be sorted within the back of house under-counter bins, and therefore separated at

source with glass / plastic and paper / card waste stored separately, with those bins being emptied into the larger bins within the bin store. The building management team will deposit bins on the pavement of collection day and recover the bins following collection. The proposed bin store will be fully ventilated and will include wipe clean surfaces for hygiene reasons.

5.37 Further detail is contained within the MCC Waste Proforma which is located at Appendix 1. The approach to waste management ensures the scheme complies with the provisions of the NPPF, CS policies EN 19 and DM 1 and the Guide to Development in Manchester SPD.

Potential Impact on Amenity

5.38 Three key amenity issues require consideration as part of the proposed scheme:

- Ensuring that the proposed bar use does not adversely impact upon the use of the floors above as offices.
- The impact of replacement / additional plant and ventilation equipment on the amenity of nearby residents.
- The impact of the proposed bar use on the amenity of nearby residents / uses.

5.39 Hann Tucker Acoustic Consultants were commissioned by the applicant to assess the suitability of proposed plant, to outline measures required to achieve acceptable internal noise levels within the spaces, and to prevent the plant from causing an adverse noise impact on the locality. Hann Tucker set out its findings in an Environmental Noise Survey and Plant Noise Assessment Report which is submitted in support of the application.

5.40 With regards to ensuring that the noise levels associated with the bar use (including entertainment noise) do not result in loss of amenity to office spaces above, noise levels should be controlled to a specific level. It is also noted that offices will generally not be occupied at times when the bar is in full 'high noise' operation. The assessment considers that the existing shell construction is likely to provide adequate noise attenuation for some bar operators, whilst 'noisier' operations may require further shell enhancements. A suitable form of wording can be inserted into the lease.

5.41 With regards to the impact of the proposed bar use on amenity of nearby residents, the assessment states that lobbied doors can help to reduce noise spill and that anti-social behaviour should not be tolerated. Please refer to the dispersal strategy (Appendix 2) which sets out the measures which will be implemented to ensure the operation of the bar does not result in anti-social behaviour, including that which might impact upon surrounding amenity.

5.42 In relation to proposed plant, the assessment identifies nearby sensitive receptors including the Edwardian Hotel (which may be affected by roof level plant) and offices on the opposite side of Bootle Street (which may be affected by plant at ground floor level). The assessment concludes that the proposed plant should be capable of achieving the proposed environmental noise criteria, at both receptors.

5.43 The proposed scheme will not have a detrimental impact on the amenity of existing residents or businesses, and as such it accords with Core Strategy policy DM 1, saved UDP policy DC26 and the Guide to Development in Manchester SPD.

Surface Water Drainage Statement

5.44 The Environment Agency's Flood Map confirms that the application site is not located in an area that is susceptible to flooding. The proposed scheme includes the re-use of existing internal spaces and a small extension at fifth floor level. Surface water drainage from the building will be unaffected as the proposed works will not create any increased hard surfacing. The current rainwater goods will be retained and improved but essentially remain as existing.

5.45 There is no increase in impermeable area as a result of the development. In critical storm conditions, the building's surface water outflow will have no impact on the drainage systems in the area. The proposals will not increase the flood risk to the surrounding areas, nor will the site be at risk of flooding, and is therefore in accordance with Core Strategy Policy EN8.

6. Conclusion

6.1 The proposed scheme will provide a series of benefits that will have a significant positive impact on the existing building, the surrounding streetscene, and the local economy. The proposal includes:

- The refurbishment and expansion of an existing office building, incorporating bar use at lower ground floor level, providing wellness facilities for office employees at basement level, and undertaking internal and external improvement works which will enhance the building's visual contribution to this part of the City Centre, whilst also making it attractive to high quality office occupiers.

- The reuse and expansion of currently mostly vacant floorspace, leading to the creation of new jobs both within the office spaces and the bar, and creating further employment during the construction stage of the project.

- Through undertaking internal works to the building's main reception (including increasing its size), and external works of a high quality and sympathetic design to the main entrance, the proposed scheme will significantly improve the relationship between the building and Peter Street, creating a focal point fitting of its prominent location and the historic significance of the building.

- The scheme also includes enhancement works to the building's eastern entrance which will serve the proposed bar, and the creation of a secondary glazed reception within the former car lift area facing Bootle Street, thereby helping to animate this street. Bootle Street currently serves a primarily servicing role, but will become a more significant pedestrian route once the St Michael's scheme is delivered to the north.

- The replacement of the building's façade lighting scheme, and other works which will improve the environmental performance of the building including replacement plant and PV panels.

- Securing direct investment into the City through the provision of jobs during the refurbishment and construction stage and the creation of additional employment associated with the bar and office space once operational.

- The encouragement of further investment into this key location within Manchester City Centre.

6.2 In addition, a series of reports have been commissioned in support of the application which confirm that the development will not have an impact on the amenity of nearby residents/businesses and will have a positive impact in minimising the potential for crime. A Heritage Statement has been prepared by Steven Levrant Heritage Architecture which confirms that the impact of the proposed works on the significance and setting of the Listed Building are acceptable, and the scheme will not have a detrimental impact on the setting of nearby heritage assets, or the character of the Deansgate Conservation Area.

6.3 As a result, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission and listed building consent on behalf of Clearbell UK Strategic Partnership and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Waste Proforma

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: To be confirmed
Date Submitted: February 2022

Estimated volumes and types of waste produced by the development

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

The minor amount of waste relating to the resumption of office use of the mezzanine space will be subsumed into the broader office refuse strategy.

With regards to the proposed bar use, exact refuse provision will be dictated by specific tenant requirements. A planning condition in this regard would be accepted.

Has / will a contract be obtained with a licenced waste carrier?	**X**

Internal Stores (Office and Bar)

Please provide details of internal stores / segregation of waste and recycling.

Office tenants and common areas strategy as follows:

- Refuse collection will be organised by the building management on a daily basis.
- Daily evening bag waste collection service from Bootle Street between 9pm and 10pm
- Refuse sacks supplied to tenants and tenants required to place rubbish outside the rear of the building. Waste will be segregated with colour coded refuse sacks
- Collection will be undertaken by a licenced waste carrier with a zero waste to landfill policy
- Building management will review area to ensure any waste spillages or litter is cleaned on a daily basis
- Specific waste management obligations will be detailed in the tenants leases

Strategy for Sui Generis Bar Use will be subject to specific use:

- Dedicated refuse store located in the lower ground floor providing primary access for segregated waste stream for food, general and mixed recycling waste. Staff will use the goods lift to take bins to ground level and bring them through the rear service doors onto Bootle Street on day of collection. Bins will then be returned to the bin store following collection to ensure they do not obstruct Bootle Street
- Building management will review area to ensure any waste spillages or litter is cleaned on a daily basis
- Specific waste management obligations will be detailed in the tenants lease committing the tenant to segregating waste and procedures

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please refer to Plan prepared by MLA Architects

Ensure all bins in the store are accessible	**X**
Ensure recycling facilities are as easy to access as general refuse	**X**

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation – Mechanical extract ventilation will be provided to the bin store with exhaust air discharged to atmosphere via external louvres Hygiene – A category 5 water supply and floor gully will be provided within the bin store for cleaning purposes.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Common area bin usage will be responsibility of property manager. Office use will be the responsibility of the tenant and written into the lease. Lower ground floor will be managed directly by the tenant and specific requirements included in the lease.

Please ensure that you have attached:

Detailed plans of waste stores (for bar use only)	X
Location plans showing stores	X
Location plans showing the proposed collection point and the route the collection vehicle will take	X

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Appendix 2: Operating Schedule

The proposed scheme involves the provision of a bar use at lower ground floor level. This will be managed in accordance with an operating schedule which is set out below.

The operating schedule demonstrates the scheme's compliance with the Council's licensing objectives, namely: the prevention of crime and disorder; public safety; the prevention of public nuisance; and, the protection of children from harm.

Prevention of Crime and Disorder

A management policy will be instigated to ensure a safe and enjoyable environment is created for patrons and reduce any occurrence of antisocial behaviour or adverse impact on amenity.

The premises will be equipped with an effective and adequate CCTV system with a digital recording facility. The system shall be maintained and operated at the premises. Recorded images will be retained for at least 28 days and will be available to the police upon request.

Any person who appears intoxicated or is behaving in a disorderly manner will not be allowed to enter the premises. Staff will be trained to deal with intoxicated or disorderly customers in an appropriate manner and to recognise any suspicious behaviour.

Any person found to be using drugs will be removed from the premises. Any person found dealing drugs will be detained and handed to the police.

Regular toilet checks will be undertaken by staff to ensure no one is conducting criminal activities. The management will ensure that sufficient toilets with an appropriate number of male/female toilets as per British Standards are available. Sufficient lighting levels will be maintained.

Public Safety

The management shall implement staff awareness schemes and training to ensure compliance with health and safety and fire prevention legislation.

The management will ensure fire extinguishers are regularly maintained and inspected.

The management will ensure the development and implementation of evacuation procedures.

All staff will be trained to safely handle emergencies.

Prevention of Public Nuisance

Noise from amplified music within the premises shall not be such as to cause noise nuisance to the other occupants of the building or nearby premises.

Protection of Children from Harm

Staff will be vigilant towards underage drinking. Prominent signage will be displayed about the laws relating to children and alcohol.

The venue will operate a "Challenge 21" policy, with staff trained at six monthly intervals in the law regarding sale of alcohol to underage persons. Only photographic driving licences, passports, HM Forces cards, National Identity Cards or identification with the "PASS" hologram will be accepted.

Staff shall be informed that they have a shared responsibility for being satisfied as to the age of customers before alcohol is sold.

Dispersal Procedure

When the bar closes staff shall advise patrons to leave the premises quickly and quietly. Notices will also be displayed requesting patrons to be quiet and considerate when leaving the premises.

Patrons will not be permitted to take food/drinks out of the venue, with staff removing any bottles or glasses from patrons as they leave.

The management will provide patrons with a telephone number of a private hire taxi firm if requested, on the proviso that the taxi firm will operate a ring back system and not create any additional noise either by sounding their horn or leaving their engine running while they wait for customers. Taxis will be told to meet customers on Southmill Street. Customers will be directed to Southmill Street once the taxi has called to confirm arrival.

Staff will also be advised to leave the premises in a quiet and considerate manner.