

DECEMBER 2021

Design House, 23 Copperas Street, Manchester, M4 1HS
External Improvements - Planning portal ref: PP-10343396

Planning, Heritage & Design Statement



Contents

- 1 Introduction
- 2 The Application Site and Surrounding Area Planning History
- 3 The Proposal
- 4 National and Local Planning Policy Context Planning Appraisal
- 5 Conclusion

1 Introduction

This Planning, Heritage & Design Statement has been prepared by Finlason Partnership on behalf of Clark Services Group (CSG). It forms part of a Planning Application for a proposed alterations to the frontage of 23 Copperas Street, Manchester, M4 1HS.

The premises is currently occupied by the applicant, a building services-related consultancy, providing office space and associated ancillary accommodation.

The premises forms part of a larger six storey mixed-use development with a combination of commercial office and retail space at Ground floor and residential accommodation (apartments) on the upper floors.

The applicant is a highly experienced consultancy and has offices of Manchester and London and wishes to make improvements to the appearance and performance of the premise frontage as part of other minor internal improvements to meet the changing needs of the business.

The alterations also intend to address health & safety concerns with regards to the instability and improve the thermal performance / weather integrity of the frontage fabric, whilst allowing the opportunity to improve the appearance of the premises and thus continue to complement the rich-variety in the Northern Quarter and wider Manchester City Centre.

Structure of the Statement

In order to provide a clear understanding of the proposed scheme 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 proposal;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposal against its planning policy context.

Supporting information

The application is supported by the following information:

- (0-)AXP001 Site location plan drawing;
- (0-)AXP002 Existing Floor plan, section and elevations drawing; and,
- (1-)APP005 Proposed Floor plan, section and elevations drawing.

2 The Application Site & Surrounding Area

The application site is part of a larger mixed-use urban block located on the north side of Copperas Street. It has dual frontage, with the south elevation fronting Copperas Street and the east elevation fronting William Fairburn Way Street. The site address is 23 Copperas Street, Manchester, M1 4HS.

The site is bounded to the south by a similar scaled mixed-use development and the Manchester Craft & Design Centre to the east.

The application relates to the Ground floor commercial premise. The upper floors (first to fifth) comprising residential accommodation does not form part of the application.



Figure 1: Aerial view with the application building outlined in red. The application relates to part of the floorspace at ground floor only.

The application building is of a modern aesthetic on all four principle elevations. The building appears to have been built in the late 20th Century in a combination of render and timber-cladding facing materials with punched aluminium windows. As can be seen from Figure 1 above, the roof comprises proprietary flat-roof membrane. The ground floor frontages generally comprise modern glazed shopfronts with metal or timber framed windows and door, and roller-shutters.

The site lies within the Northern Quarter area of the City Centre which is characterised by a broad mix of uses. Office uses are particularly established within the Northern Quarter and alongside food and drink, retail and residential uses, have been successful in bringing activity and vibrancy to the area and in some cases providing vacant buildings with much-needed active uses.

The site lies within the Smithfield Conservation Area. The building is not nationally listed and appears to have been built in the late 20th Century as noted above. Despite this the building contributes to the character and appearance of the conservation area.

Planning History

Planning history research using the Council's planning application database identified a nearby planning application associated with a ground floor unit adjacent to the site. The details are set out below for reference:

Planning ref:	Location:	Development description:	Decision:	Decision date issue:
096346/FO/2011/C2	21 Copperas St., Manchester, M4 1HS	Installation of a new shop front.	Approved.	10 Aug 2011.

Application 096346/FO/2011/C2 is of relevance to the proposal, as this relates to the replacement of a similar new unit frontage.

The Proposal

The application proposal is for removal of the existing single-glazed frameless frontage and replacement with new proprietary double-glazed aluminium system along with other minor external alterations ('living wall') and internal changes.

The existing floor area and appearance of the upper (residential) floors of the building is to be retained.

The application is being submitted on behalf of Clark Services Group (CSG) who is a highly experienced consultancy and has offices of Manchester and London and wishes to make improvements to the appearance and performance of the premise frontage as part of other minor internal improvements to meet the changing needs of the business.

The alterations are also intended to address health & safety (stability) concerns and to improve the thermal performance and weather integrity of the building fabric, whilst improving the appearance of the premises.

The proposed opening hours of operation for the premises remain unaffected and are 8am-8pm Monday - Friday.

3 National and Local Planning Policy Context Planning Appraisal

National and Local Planning Policy Context

Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. A revised NPPF was published 20 July 2018 and last updated 19 June 2019. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).
- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 80).
- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 85).
- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 91).
- Stating that the planning system should actively manage patterns of growth with significant development focussed on locations which are sustainable (Paragraph 103).
- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promoting and supporting the development of under-utilised land and buildings (Paragraph 118).
- Requiring that planning decisions should ensure that developments: 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; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 127).

- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely 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 the impacts that could arise from the development. In doing so amongst other things, they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 180).
- Recognising that heritage assets are an irreplaceable resource and advising that they should be conserved in a manner appropriate to their significance (Paragraph 184).

The Development Plan for Manchester

The Development Plan for Manchester comprises the following documents:

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

The Core Strategy Development Plan Document (July 2012)

The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' which states that the Regional Centre will be the focus for economic and leisure activity; and, that development should enhance/protect the built/natural environment, reuse previously developed land wherever possible and improve access to jobs.
- Policy EC 1 'Employment and Economic Growth in Manchester' aims to improve access to jobs and continue the social, economic and environmental regeneration of the City, whilst seeking efficient use of buildings and minimising detrimental impacts on adjacent uses.
- Policy CC 1 'Primary Economic Development Focus' states that a range of uses, including leisure, will be encouraged in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
- Policy CC 7 'Mixed Use Development' states that active ground floor uses will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets, including conservation areas.
- Policy CC 10 'A Place for Everyone' promotes developments which increase the diversity of activity in the City Centre.
- Policy C 1 'Centre Hierarchy' states that development of town centre uses will be prioritised in centres, taking account of the different roles of the City Centre.

- Policy T 2 'Accessible area of opportunity and need' seeks to ensure that new development is accessible by walking/cycling/public transport.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' sets out that new developments must be designed so as to support the Council in preserving/enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance including conservation areas.
- 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; and refuse storage and collection.

Saved Policies of the Unitary Development Plan for Manchester (July 1995)

The Unitary Development Plan (UDP) was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- Policy DC18.1 'Conservation Areas' seeks to protect, preserve and enhance the character of the city's conservation areas.
- Policy DC22.1 'Footpath Protection' which seeks to ensure that local pedestrian movements are not unacceptably inconvenienced by new development.
- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.
- Policy RC20 Area 4 'Swan Street/Shudehill/Tib Street/Church Street' This policy describes the area in 1995 and is of little relevance today. The policy confirms that investment in existing buildings will be encouraged.

Interactive Proposals Map

The Interactive Proposals Map shows both Core Strategy and Saved UDP Policies which apply in Manchester. This shows that the site is located within the City Centre and the Smithfield Conservation Area.

Guide to Development in Manchester Supplementary Planning Document (2007)

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 sort of development

that everyone wants to see 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.

Other Relevant Guidance

Design for Access 2 (2003)

This document sets out the Council's best practice guidance on inclusive design standards. Design for Access 2 has been produced as a manual for architects, planners, engineers, landscape architects and other designers and sets out the City's aspirations for inclusive development.

Manchester City Centre Strategic Plan 2015-2018

This document presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period 2015-2018.

The site falls within the area designated as the Northern Quarter which is recognised for its rich mix of uses including many independent businesses which make a major contribution to the city centre offer. A key priority identified for the Northern Quarter is to build on the successes of the area's evening economy as well as encouraging more and a greater variety of people to work, visit and dwell within the area.

Our People, Our Place – The Greater Manchester Strategy 2018 - 2020

The strategy aims to broaden the range of investment and activity in town centres including ensuring that they have the highest quality environment and amenities to offer a good quality of life to all and support efforts to repurpose and reinvigorate them as locations for work, leisure and housing.

For the reasons given in Section 6 below it is considered that the proposal is wholly consistent with the above planning policy guidance.

4 Planning Appraisal

Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Development.
- Heritage and Design Considerations.
- Sustainable Development: Economic, Social and Environmental Benefits.
- Servicing: Waste Management, Deliveries and parking.
- Ventilation and Air Conditioning.
- Access for Disabled People and Compliance with Design for Access 2.
- Crime and Safety Issues.
- Accessibility and Highway Issues.
- Local Amenity.

Principle of Development

Principle of Proposed (retained) commercial use, Class A2 - Financial and professional services.

The proposed scheme involves the retained use of existing floorspace as a commercial office and there are no proposed changes to increase the floor area.

The principle of the continued use as Class A2, is consistent within the immediate vicinity of other varied uses including but not limited to bars/restaurants, offices and residential as noted within Section 2 of this statement.

This planning application will allow the unit to remain in active economic use. This will ensure that it can continue to make a positive contribution to the area by providing activity and frontage to Copperas Street and William Fairburn Way; contributing to footfall on these streets; and, enhancing the established varied offers within this part of the Northern Quarter.

Opening hours have been applied for to allow the premises to open during the daytime and into the evening. The evening and night-time economy, including restaurants and drinking establishments, have played a key part in the renaissance of the area and have assisted in bringing numerous buildings into active economic use. The application proposal supports the continued success of the area.

In summary, the principle of the continued use as Class A2 - Financial and professional services is consistent in this location is consistent with the provisions of the NPPF and policies SP 1, CC 1 and CC 7 of the Core Strategy.

Opening Hours

The hours of operation of 8am – 8pm Monday - Friday are to be maintained and reflect the trading hours of similar businesses in the area.

Heritage and Design Considerations

The application proposal involves minor external alterations to the building, which are considered wholly consistent with the surrounding area.

The proposal maintains the existing floorspace and for it to remain in continued occupation, which will be positive for the application building and the Smithfield Conservation Area.

On this basis the application therefore accords with heritage provisions of the NPPF; policies CC 9, EN 3 and DM 1 of the Core Strategy; UDP policy DC18.1; and, the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

Economic

The proposed development will bring a number of economic benefits during and post completion, particularly in terms of job creation and increased expenditure in the City Centre.

As well as the construction and service jobs created in the fit-out of the application floorspace, permanent full-time jobs and part-time jobs will be created directly by the premises.

Social

The scheme will add to and enhance the wider offer in this part of the City Centre. It will provide modern office space for staff and visitors to enjoy, whilst enabling active use of floorspace which will add vitality to the area and minimise the opportunities for anti-social behaviour.

Environmental

The proposed scheme will have environmental benefits since it involves retaining the existing floorspace in active use. Also, the site is easily accessible by various modes of public transport and on foot minimising the use of private cars. Sheffield Stands are located close to the application premises with other potential facilities available on site within the Plant Area.

The sustainability benefits of the scheme are in accordance with the provisions of the NPPF; Core Strategy policies SP 1, EC 1, CC 1, CC 4, C 1, C 10 and DM 1; and, the Guide to Development in Manchester SPD.

Servicing: Waste Management, Deliveries and parking

The existing Waste Management Strategy will remain in use in support of the planning application. Refuse and recyclable waste will be stored within a dedicated Store within the unit. This area has ready access onto William Fairburn Way which is where existing waste collections will take place.

The waste collection arrangements which will continue to be undertaken by a private waste contractor who will have direct access to the premises. Waste collection vehicles temporarily park on the adjacent part of Copperas Street (see Figure 2 overleaf).



Figure 2: Parking space located on Copperas Street adjacent to the premises.

With regards to any waste generated during the construction phase, this will be stored internally within the unit and then taken by hand to waiting vehicles. Vehicles can park within dedicated pay and display bays located on Copperas Street.

Deliveries

With regards to deliveries, the aforementioned bays can be used.

For the reasons outlined above, arrangements regarding waste management; deliveries to the premises; and parking arrangements for vehicles are considered to be satisfactory and will be in accordance with policies EN 19 and DM 1 of the Core Strategy.

Ventilation and Air Conditioning

The existing ventilation and air-conditioning system is to be maintained. The system already utilises existing ventilation louvres located within an existing sliding door on William Fairburn Way, with equipment being located within the dedicated Plant space.

A new heating boiler is to be installed as part of the wider internal improvements to the premises, which involves the introduction of a small diameter exhaust flue at high-level (below existing louvres) within the above mentioned sliding door. This along with the introduction of a matching 'pass-door' will have no detrimental impact upon the external appearance of the building. Refer to Figures 3 & 4 overleaf.



Figure 3: Corner context Copperas Street/William Fairburn Way.



Figure 4: Existing ventilation louvres on William Fairburn Way.

Access for Disabled People and Compliance with Design for Access 2

The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where Manchester City Council (MCC) are the lead or the client, or the building is owned by the Council.

The application proposal involves the maintaining of the level thresholds from Copperas Street. A disabled WC is also provided within the premises.

The proposed scheme maintains the acceptable provision for disabled access and therefore complies with Core Strategy policies CC 10 and DM 1; DfA2; and, the provisions of the NPPF.

Crime & Safety Issues

The applicant is committed to ensuring that the premises is safe, secure and an attractive environment for people to work and visit. The premises will continue to be run in a responsible manner in accordance with a well-established process.

Accessibility and Highway Issues

The site is in a highly accessible location within Manchester City Centre and an area that is well served by various methods of public transport including buses, trains and the Metrolink.

The site can be easily accessed on foot, whilst there are Sheffield Stands for securing bikes located on the pavement nearby. With regards to car parking, the multi-storey car park on Church Street and at the Arndale Shopping Centre are within walking distance, whilst on street pay and display spaces are also immediately available in the locality.

Local Amenity

The proposal will have a positive impact in terms of amenity by ensuring that the application floorspace remains in active use and can add to the diversity of the offer in this part of the City Centre.

It will provide activity and natural surveillance to Copperas Street and William Fairburn Way which will help reduce the possibility of crime and anti-social behaviour of being committed.

In terms of neighbouring uses it is recognised that bar/restaurants can sometimes be associated with the creation of noise which may affect nearby uses. In this case, it is submitted that the application premises will no detrimental impact on the surrounding local amenity or contribute to background noise levels in the vicinity of the site and surrounding noise sensitive properties.

In accordance with policies CC 10 and DM 1 of the Core Strategy, and UDP policies DC10 and DC26, the scheme will maintain a mixed-use that will add to the diversity of daytime/night time activity in the City Centre, whilst ensuring there is no adverse impact on the nearest noise sensitive uses.

5 Conclusion

The proposed development will provide a series of benefits that will have a positive impact on Copperas Street, William Fairburn Way and this part of the Northern Quarter. As has been demonstrated in this Planning and Heritage Statement, the proposal accords with all relevant national and local planning policies, whilst the series of reports that have been commissioned in support of the application confirm that the development will not have an impact on the nearby uses, and will have a positive impact in minimising the potential for crime.

On this basis, the proposed scheme fully accords with national and local planning policy guidance and submit this planning application on behalf of Clark Services Group (CSG) and look forward to working with Manchester City Council in progressing the application through to a positive determination.



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