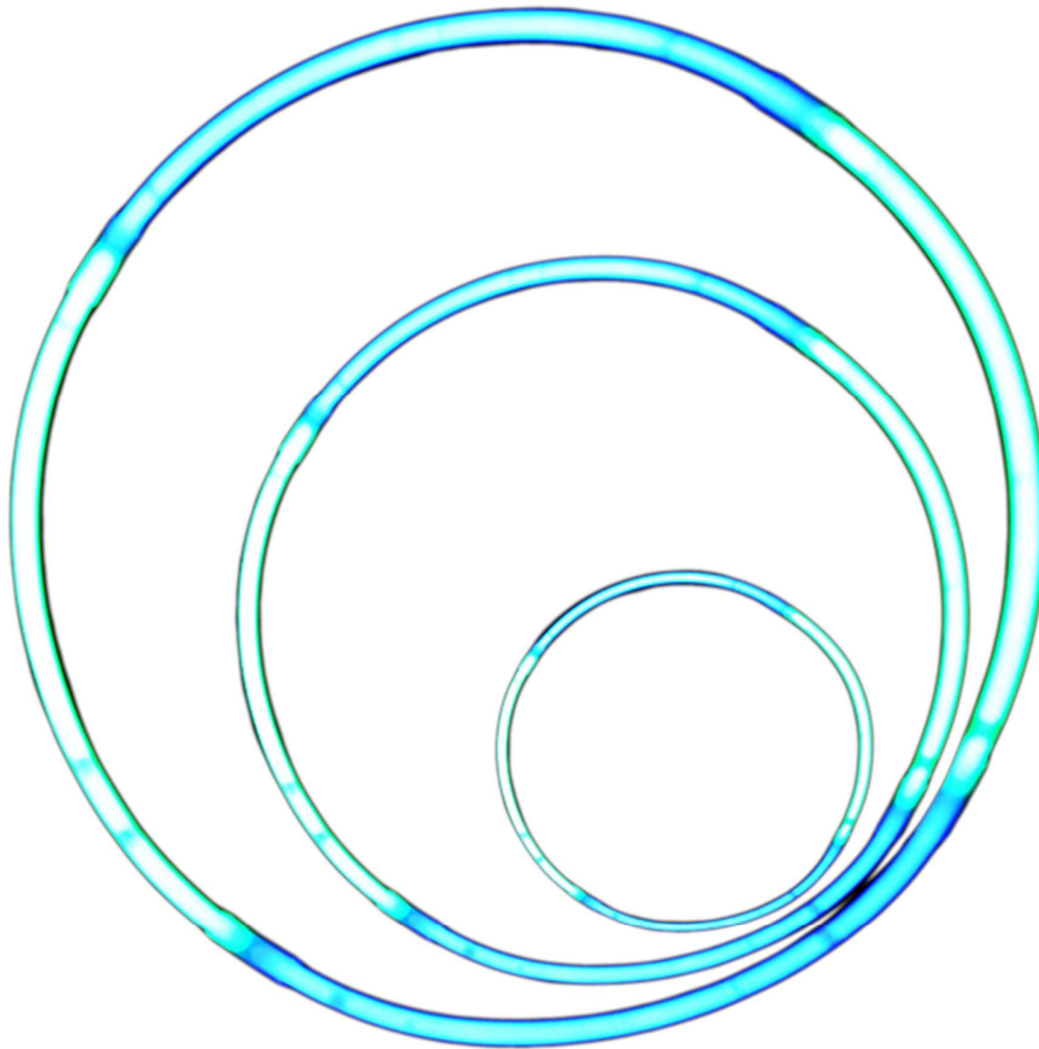




49 Spring Gardens and 50 Fountain
Street

Planning and Public Benefits Statement

October 2021

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Appendix A – Detailed Planning Policy Review

1. Introduction

- 1.1 This Planning Statement and Public benefits Case ('the Statement') has been prepared by Deloitte LLP in respect of a proposed Grade A office development which relates to a single existing building at 49 Spring Gardens and 50 Fountain Street ('the Site'), within the heart of Manchester's Central Business District ('CBD').
- 1.2 The 0.2 hectare site is bounded by Spring Gardens to the south west, Concert Lane to the north west, Estate Exchange and York Street to the north East and Fountain Street to the south east. The building is Grade II Listed and adjoins the Grade II* Listed Estate Exchange; however, its significance as a listed building relates wholly to the original Victorian 49 Spring Gardens façade with the remainder of the building block comprising non-significant office accommodation constructed in the 1970s.
- 1.3 This Statement supports the following applications made by Prudential UK Real Estate General Partner Ltd ('the Applicant'):
- An application for Full Planning Permission for demolition of the 1970s 50 Fountain Street building; retention and refurbishment of the original Grade II Listed 49 Spring Gardens façade; and erection of a ground plus six storey plus rooftop pavilion and plant with basement commercial building (Use Class E), landscaping, and associated works; and
 - An application for Listed Building Consent, relating to the demolition of the 1970s 50 Fountain Street building, retention and refurbishment of the of the original 49 Spring Gardens façade, and erection of a new building fully integrated with the retained façade.

The Applicant

- 1.4 The Applicant is a subsidiary of M&G Real Estate, one of the largest property investors in the UK, who own the building as part of their extensive commercial portfolio. M&G has engaged regeneration specialists Ask Real Estate as Development Manager to support them in progressing redevelopment proposals for the Site. Ask has a long track record of delivering sensitive urban regeneration in the Regional core, including First Street, Deansgate Locks and 100/101 Embankment.

The Opportunity

- 1.5 Over the past 30 years, Manchester has undergone a transformative programme of regeneration leading to rapid economic and population growth. The city centre has emerged as the main driver of the Greater Manchester regional economy, supported by extensive high quality residential development, new and exciting job opportunities, and a vibrant quality of life that has drawn people to live, work and visit the city centre. This approach has created the conditions for investment, which have driven a strong recovery from the 2008 financial crisis and underpinned the city's resilience in the face of challenges posed by the COVID-19 crisis in 2020 and 2021.
- 1.6 Over this period of growth and investment, areas previously peripheral to the city centre have become established commercial locations, including Spinningfields, New Bailey, NOMA and First Street. In addition, the next wave of commercially led redevelopment is now coming forward, led by St John's Enterprise City, which will be followed by flagship developments within emerging schemes at Mayfield and ID Manchester for example.

- 1.7 The CBD has also seen transformational change in this period, most notably around the revamped St Peter's Square, anchored by two of the city's most prestigious office addresses at 1 and 2 St Peter's Square; around Lincoln Square, with delivery of the 125 Deansgate, John Dalton House, Commercial Union House, and the Lincoln; and around Manchester Central, where Windmill Green and Viadux will provide a link between the CBD and First Street to the south. These developments have been supported by further high-quality conversions and new-build developments within the historic heart of the CBD.
- 1.8 The COVID pandemic has served to highlight and strengthen the importance of high-quality, spacious, flexible, and well-ventilated workspace for employees and firms seeking to secure the best talent. Land across the city core is scarce, and there are now very limited opportunities within the CBD that present the opportunity to deliver the type and quality of office floorspace that can meet modern occupiers' requirements, particularly as we emerge into the post-COVID world. Office demand is still high in Manchester, with several recent market reports showing an increase in uptake in 2020, exceeding the 10-year average by 25%¹.
- 1.9 For the CBD to continue to fulfil its role at the heart of the Regional Centre's commercial officer, opportunities to grow and adapt to changing demand whilst respecting the area's heritage must be secured.
- 1.10 The existing office building on the Site no longer makes a positive contribution to the area, either architecturally, historically or commercially. It requires intervention in order to make it an attractive proposition for new and existing businesses within Manchester and the wider region. All but the retained Victorian façade fronting onto Spring Gardens comprises construction from the 1970s. It does not address the street and has poor access into the building and within floors, poor daylighting, as well as restrictions to create an open-plan floorplate due to columns within the building.
- 1.11 The Site is located in a sensitive location, within the Upper King Street Conservation Area and surrounded by nationally significant listed buildings. Whilst the majority of the building is not original, and holds no heritage value, it is Grade II Listed by virtue of its retained original Victorian façade.
- 1.12 Within this context, the opportunity is to deliver a development that delivers genuine Grade A office space to the historic heart of the CBD and secures the long-term viable use for the Site. It promotes the area as a destination and established location in the heart of the city, where there is a finite supply of suitable employment sites, which will be attractive to occupiers. In doing so, the project can deliver a commercial offer that supports the Council's Climate Change Framework objectives and drive for Net Zero Carbon by 2038 and puts the health and well-being of its occupants at its heart.
- 1.13 This can only be achieved through a carefully considered design process, undertaken iteratively by an experienced design team in close consultation with the Local Planning Authority, Historic England and wider statutory as well as non-statutory stakeholders.
- 1.14 The proposals discussed in this Statement have been developed through such a process in order to establish a scheme that represents the site's optimum viable use, thus allowing it to contribute to the continued growth, evolution and success of the CBD and Manchester City Centre as the economic core of the City Region.

Summary of Proposed Development

- 1.15 The Site currently comprises an office building that is identified by two building components: the original façade of 49 Spring Gardens and a 1970s extension that adjoins this façade comprising 50 Fountain

¹ (Savills, 2020)

Street. Both elements are covered by a Grade II Listing, but the 1970s element yields no historical significance.

- 1.16 The Proposed Development will deliver the optimum long-term sustainable use of 49 Spring Gardens and 50 Fountain Street. It comprises demolition of the 1970s office building, retention and refurbishment of the original façade and erection of a new ground plus six storey plus rooftop pavilion and plant Grade A office building. The building entrance will be reorientated to reinstate the original address at 49 Spring Gardens.
- 1.17 The new building will deliver c.7,787 sq. m (GIA) office floorspace to the CBD, supported by generous cycle parking and facilities, 3 external terraces, yoga studio and flexible commercial ground floor uses to activate the street frontage. Sustainability, connectivity and well-being integrated into the development to meet with modern occupier requirements as they adapt to the workplace of the future.

Pre-Application Stakeholder Engagement

- 1.18 A Statement of Consultation has been prepared in support of the application. The document explains the programme of pre-application consultation that has been undertaken in order to provide all key stakeholders with an understanding of the emerging scheme, in addition to the development and design rationale that underpins the proposals.
- 1.19 Due to social distancing requirements, all consultation has been undertaken via virtual means.
- 1.20 A critical part of the pre-application process has been to engage with Historic England and the Victorian Society, in order to seek their view on the emerging proposals and minimise the extent of the harm to identified designated heritage assets. Feedback received during these engagements has been integral to the iterative design process undertaken resulting in changes and enhancements to the final proposals.
- 1.21 Engagement has also taken place with MCC Planning, Highways, Conservation, and Environmental Health Departments, Greater Manchester Police and neighbouring properties, landowners and occupiers to help to make others aware of the proposals and make positive changes to the Proposed Development.
- 1.22 A full description of the pre-application stakeholder engagement process including responses to the key issues are set out within the Statement of Consultation, prepared by Deloitte Real Estate, submitted as part of this application.

EIA Screening

- 1.23 An Environmental Impact Assessment ('EIA') Screening Request has been submitted to Manchester City Council on 11 August 2021. A response was received from the LPA on 25 August 2021 to confirm that the application does not need to be supported by an EIA.

Document Structure

- 1.24 This Statement is structured as follows:
 - Section 2 provides a Site description and considers the wider context of the Site;
 - Section 3 sets out the strategic and economic context of the proposals and summarises the contribution of the Proposed Development;
 - Section 4 describes the application proposals and their design evolution;

- Section 5 details the relevant documents that make up the Development Plan and material considerations;
- Section 6 assesses the proposals against the policies in the Development Plan and in relation to the key planning and material considerations of relevance to this application;
- Section 7 provides a full account of the public benefits case associated with the Proposed Development; and
- Section 8 provides conclusions in relation to the overall merits of the proposals.

1.25 Appendix A sets out how the proposals directly respond to relevant policies and guidance.

Application Documentation

1.26 This Statement should be read in conjunction with the following mandatory and supporting documents submitted as part of this application.

- Existing, Proposed, Listed Building and Demolition Plans, Elevations and Sections - Jon Matthews Architects
- Design and Access Statement – Jon Matthews Architects
- Statement of Consultation – Deloitte
- Planning and Public Benefits Statement – Deloitte
- Heritage Appraisal – Stephen Levrant Heritage Architecture
- Desk based Archaeology Report - Pre-Construct Archaeology Limited
- Crime Impact Statement – Design for Security
- Transport Statement - Vectos
- Travel Plan Framework - Vectos
- Waste Management and Servicing Strategy - Vectos
- Ecology Survey including Bat Survey – Penny Anderson Associates
- Arboricultural Impact Assessment – Urban Green
- Environmental Standards Statement – Ridge
- BREEAM Pre-assessment – Ridge
- Energy Statement – Ridge
- Flood Risk Assessment – Renaissance
- Drainage Strategy - Renaissance
- M&E Statement, including Ventilation and Extraction - Ridge
- Local Labour Agreement – Ask on behalf of M&G
- Noise and Vibration Assessment - Cundall
- Air Quality Assessment - Cundall
- TV Reception Survey – G-tech Surveys
- Wind Microclimate Assessment – ArcAero
- Phase 1 Geo-environmental Desktop Survey – Renaissance
- Construction Management Plan – BAM Construction
- Viability Appraisal - CBRE
- Daylight and Sunlight Assessment – GreyScanlanHill
- Historic Environment Desk Based Assessment – Pre-construct Archeology
- Appraisal of Low and Zero Carbon Technologies – Ridge
- Passive Design Analysis - Ridge

2. Site and Surroundings

The Site

- 2.1 The Site is approximately 0.2ha and comprises a ground plus four storey office building, with basement, rooftop plant and rooftop pavilion for use by occupiers.
- 2.2 The Site is bounded by Spring Gardens to the south west, Fountain Street to the south east, Concert Lane to the north west and the Estate Exchange building to the north east with York Street beyond (Figure 1). The Site is approximately 5 minutes' walk from Market Street to the north, St. Peter's Square to the south and Deansgate to the west, highlighting its prime location in the heart of the CBD.

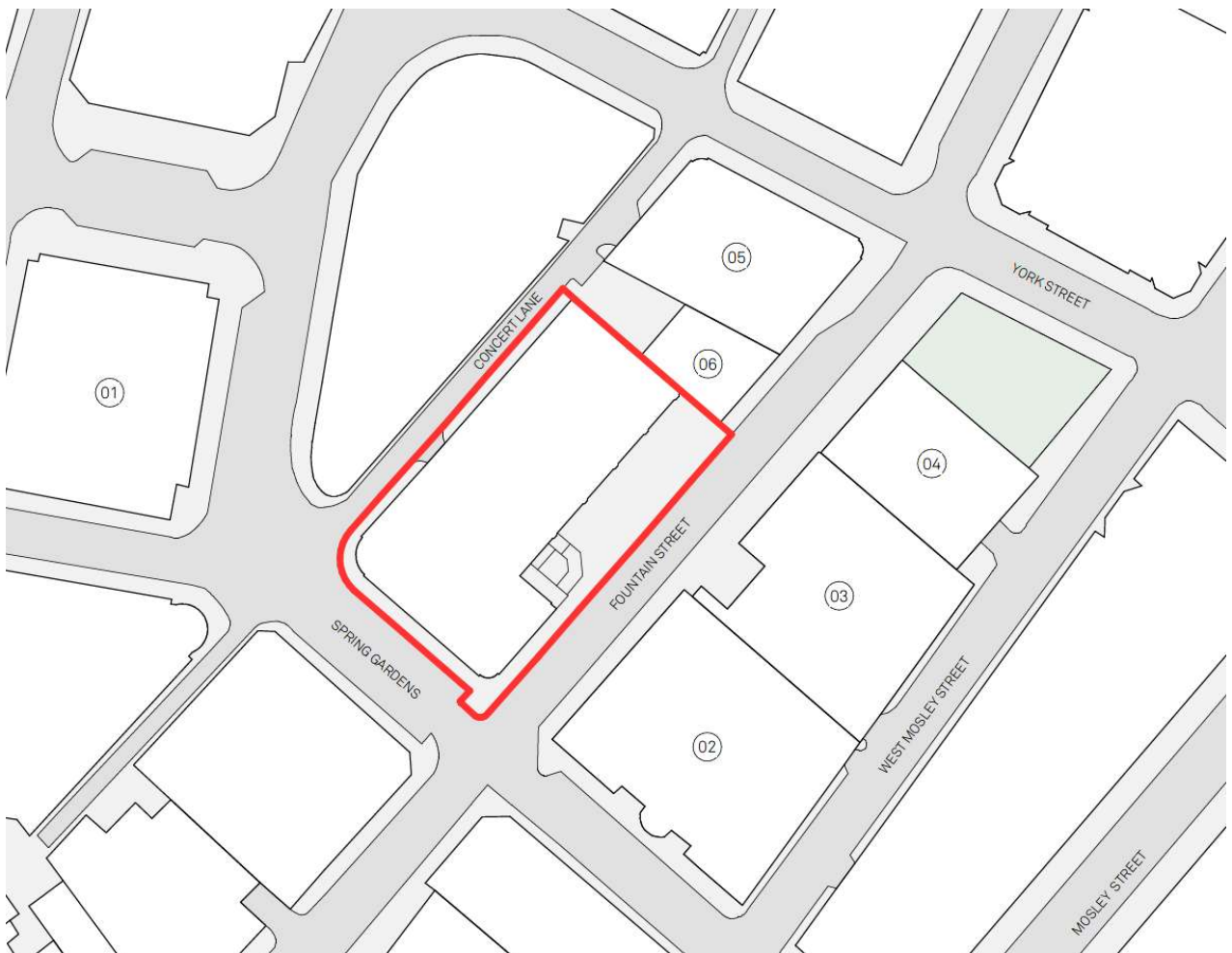


Figure 1 - Site Location Plan

Site Context

- 2.3 As defined by the Manchester Core Strategy, the Site is located within the City Centre and the CBD, which is the major economic driver and centre of employment for the city and the Greater Manchester conurbation. The CBD accommodates a wide range of companies of various sizes and across a range of

business sectors. It provides a wide range of different office spaces to accommodate a range of occupiers including retail, creative and digital sectors, as well as financial and professional services.

- 2.4 The Site is very close to the retail core of the city, with Fountain Street directly joining the pedestrianised Market Street, connecting to the Manchester Arndale Centre, where retail uses predominate, with most units occupied by major national brands. Piccadilly Gardens, a 10-minute walk from the Site, is a recognisable pedestrian and public transport hub, comprising the largest open space in the city centre skirted by cafes, restaurants, leisure and retail.
- 2.5 The buildings surrounding the Site are varied in scale and age, in keeping with the city centre location and associated commercial and office uses. Buildings are between 4-11 storeys tall. One of the taller buildings in the vicinity is the ten storey 100 King Street (Hotel Gotham). Modern buildings in the immediate vicinity of the Site include 55 Fountain Street (nine storeys) and York House (eight storeys). Visibility through the area is therefore very limited, with few buildings other than those immediately adjacent inter-visible with the Site.
- 2.6 The area also remains true to its financial origins and contains mainly commercial office uses. There are number of retail and F&B units at ground level that support the vitality of the city centre and immediate office occupiers. There are a small number of restaurants, bars and leisure uses that operate later in the evening on weekdays and attract visitors on weekends. Boutique hotel conversions have been delivered within some of the area's most striking historic buildings, including Hotel Gotham and the King Street Townhouse.
- 2.7 Following the success of Spinningfields to attract corporate occupiers, and the increasing demand for office space through attracting businesses to Manchester, there has been a renewal of development activity the CBD in recent years. Many buildings have been refurbished, such as Ship Canal House and St. James House, alongside flagship new build projects such as No. 1 and No. 2 St Peter's Square and Landmark.
- 2.8 Planning Permission was granted in 2015 for the redevelopment of 11 York Street (LPA Ref. 109161/FO/2015/C1) located approximately 50m from the site boundary. The proposals have required the demolition of existing building and delivery of a new eight storey office building, which is due to complete later in 2021. This will host a total 80,000 sq. ft. of office space once completed, complemented by 12,572 sq. ft. ground floor commercial space that provide active street frontage.
- 2.9 As with the wider city centre, the CBD in Manchester is on a transformational journey whilst remaining true to its commercial historic and ongoing role and function. The Proposed Development will help to reinforce this incremental and positive change in the area in the context of new and existing buildings.

Environmental

Flood

- 2.10 The Environment Agency has classified the Site as falling within Flood Zone 1, which means it is within an area at low risk of flooding from rivers or the sea without flood defences.
- 2.11 As with the majority of Manchester City Centre, the Site is located within the Conurbation Core Critical Drainage Area, where land is particularly sensitive to the increase in surface water runoff and / or volume from new developments. Full details are provided within the Drainage Strategy and Flood Risk Assessment accompanying the application.

Air quality

- 2.12 As with the majority of the City Centre, the Site is located within the Greater Manchester Air Quality Management Area (AQMA). This means that there are locally set targets in Manchester's Local Air Quality Action Plan in order to improve the quality of air for city centre residents and workers in order to align with national air quality objectives.

Ecology and Trees

- 2.13 The Site has no statutory or non-statutory designation for nature conservation. Vegetation at the Site is limited to two street trees located on Fountain Street on private land outside the current entrance and adjacent to the existing bus stop.
- 2.14 The nearest priority habitat is woodland 1.3km from the site boundary. The nearest Site of Biological Interest ('SBI') is Rochdale Canal, 585m to the south-east. These are considered to be sufficiently distant not to be impacted by any development within the site boundary.
- 2.15 No evidence of current or previous use of the building by roosting bats has been detected. Due to the high quantity of artificial light in the area and the redevelopment of the building in the 1970s, it is generally deemed to be of low suitability for bats.
- 2.16 There is limited potential for urban bird species to nest on the built structure or on street trees within the site boundary, but the building structure has few sheltered locations within which nesting could occur. However, the height of the building does provide opportunities for this species to use the site as a 'song post' during the breeding season.

Transport

- 2.17 The Site is located in the city centre and is therefore well connected for both pedestrians and cyclists. High quality routes link to Deansgate and Piccadilly Gardens, both of which have proposals for improvement works to significantly improve the pedestrian experience.
- 2.18 The Site is approximately 5-minutes' walk from Piccadilly Gardens, which has a tram stop on the Ashton to Altringham and Piccadilly to Bury Lines, offering direct connections to locations across the city. The closest major bus stops to the site are also located at Piccadilly Gardens. The bus stops at Piccadilly Gardens comprise one of the two main bus stations located within Manchester city centre and serve a wide range of destinations across Greater Manchester, including Chorlton, East Didsbury, Wythenshawe and Bolton. Additionally, there is a bus stop on Fountain Street.
- 2.19 The Site is located 12-minutes' walk to Piccadilly Railway station and 12 minutes' walk to Victoria Station, from which trains run to destinations around the country. These stations provide access to a wide range of services, such as local services typically operated by Northern to destinations across Greater Manchester and also regional and inter-urban rail service to destinations further afield such as Liverpool, Leeds, Birmingham New Street and London Euston. Piccadilly Station provides a direct rail connection in just 22 minutes to Manchester Airport, allowing access to international destinations. Proposed plans for HS2 will also add a new Manchester terminus at Piccadilly.
- 2.20 There are 12 car parking spaces in the basement and there are pay and display bays on the street frontage. There are also numerous public car parks within a very short walk of the Site. These include Piccadilly Gardens (712 spaces), Chorlton Street (572 spaces) and Piccadilly Plaza (160 spaces), which is the nearest car park to the Site. Therefore, it is considered that the Site is well located for access to public parking.

- 2.21 There are two car club spaces on Fountain Street located approximately 90m south of the Site, which are operated by Enterprise Car Club. The car club spaces are clearly designated by both road markings and a signpost on the adjacent footway.

Heritage

- 2.22 The Site contains one listed building (49 Spring Gardens / 50 Fountain Street - Grade II Listed), which is currently in use as an office building.
- 2.23 49 Spring Gardens was originally constructed in the late-19th Century but the majority of the building was demolished in the 1970s and replaced, with only the façade at 49 Spring Gardens remaining from the original building. The replacement 1970s office was renumbered '50 Fountain Street' to account for the new entrance located off Fountain Street.
- 2.24 The building was listed at Grade II in June 1974 as a building of special architectural and historic interest due to the retained facade. The Listing description of the building is as follows:

"Commercial building, probably textiles warehouse; now offices. 1888-91, by Alfred Waterhouse. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and stringcourses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this a bracketed stone balcony with ornamental iron railings. The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles, those of the 3 main floors with stilted shouldered heads and colonnettes which have knobbly foliated caps and square abaci, and all sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables with kneelers, ball-finials on the apexes and the kneelers, and windows with altered glazing. Mansard roof with side-wall chimneys. Returned sides similar, the left with a segmental-headed loading bay entrance to the rear bay. Interior not inspected."

- 2.25 A detailed Heritage Significance Appraisal has been prepared by Stephen Levrant Heritage Architecture (SLHA) in January 2021. Non-intrusive site surveys undertaken have demonstrated those parts of the Site constructed in the late-20th century yield no / detrimental heritage interest. Whilst the extension was built to the design of a well-regarded architectural practice (Fairhurst & Sons), the three-storey building at 50 Fountain Street is a poor example of their work and was evidently designed to be subservient to the principal building at 49 Spring Gardens. There are no significant fixtures or fittings within the building, including the redeveloped interior to 49 Spring Gardens.
- 2.26 Elements within the Site considered to yield high heritage significance include:
- External elevations, principally the south facing elevation fronting onto 49 Spring Gardens, including returns onto Concert Lane and Fountain Street;
 - Retention of original sash windows and general arrangement of window openings;
 - Original recessed timber door (sealed) and gothic architrave;
 - Original iron grilles and downpipes; and
 - Original sandstone attic dormers (replacement glazing).
- 2.27 Those parts which are considered to yield high heritage interest are limited to the sandstone elevations and external features (such as the original sash windows; original entrance / door and attic dormers). Site surveys have concluded that the interior is entirely non-original and therefore yields no heritage interest.

- 2.28 The Site is also directly adjacent to the Grade II* listed Estate Exchange, therefore the design proposals set out in this Statement will avoid clashing with significant historic fabric of the adjacent building. Demolition of 50 Fountain Street will be undertaken sensitively and by hand where possible, which is detailed in the construction management plan submitted with this Application.
- 2.29 The Site is located within the Upper King Street Conservation Area. The overarching historical character of the area, which was Manchester's original financial district, is best reflected by key buildings such as the Former Midland Bank to the west of the Site and the collection of bank buildings to the north west of Concert Lane. As is commonplace with city centre Conservation Areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment, which defines the commercially focussed nature of town centres.
- 2.30 This area has been designated due to the high architectural interest of several of the buildings within the area and clear grouping of buildings that were borne out of a commercial growth of the city during the mid-18th century through to the early 20th century.
- 2.31 The maintained character includes a retained gridline street pattern, with a relatively tight urban grain. 50 Fountain Street is one of the few buildings stepped back from the pavement line due to a discontinued plan to widen the street in the 1970s. The roads are generally narrow, with several being only a single lane width and are therefore not heavily used by motorised traffic.
- 2.32 The articulation of junctions and corners is often expressed by the architectural treatment of the buildings, with either canted elevations displaying grand entrances or impressive rooflines. There is a rich variety of architectural styles within the area ranging from the historic 19th century buildings through to those constructed in the late 20th century (e.g. Belvedere and 55 Fountain Street) and the last few years (e.g. 11 York Street).
- 2.33 There are 16 Grade II and II* Listed Buildings within the Study Area, including the Site, identified within the submitted Heritage Statement prepared by Stephen Levrant Heritage Architecture (SLHA). Notably, the Grade II* Exchange House building adjoins the Site to the north-east along Fountain Street and the Grade II* Former Midland Bank is located to the west of the Site.

Planning History

- 2.34 A planning history search was undertaken using Manchester City Council's (MCC) public access system. The primary change to the Site has been the demolition and new build element at 50 Fountain Street in the 1970s; covered by the below Planning Permission granted 21 May 1975; and Listed Building consent granted 20 June 1975.
- F02414: Erection of new office building with connecting bridge over Concert Lane to existing bank premises after demolition of 46B and 48 Fountain Street.
 - F02182/LB: Listed Building Consent Internal alterations, a plant room at roof level and a 4-storey extension at rear of existing offices to provide toilet accommodation.
- 2.35 The above applications have been considered as part of the Proposed Development in order to inform what elements of the building are original and non-original as a result of works undertaken in the late 20th Century.
- 2.36 Since this development there have been only minor applications, primarily covering signage and additional plant. The relevant planning history has been summarised in the table below:

Ref	Date of Decision	Description	Status
124882/FO/2019	Thu 09 Jan 2020	Installation of external chair lift to principal entrance located on Fountain Street	Approved
072150/FO/2004/C1	Fri 04 Mar 2005	Installation of 1 No. television satellite dish, 1 No. condenser unit and 1 No. air conditioning unit to roof top	Approved
064032/FO/CITY1/02	Sat 16 Mar 2002	Installation of 1 No. air conditioning unit at roof level	Approved
058216/FO/CITY1/99	Wed 01 Mar 2000	Installation of external condenser units	Approved
051786/AO/CITY1/97	Fri 02 May 1997	Illuminated free standing logo sign	Approved
051269/AO/CITY1/96	Thu 27 Feb 1997	A) Non-Illuminated wall mounted logo plaque B) Illuminated free standing logo sign	Approved and Refused
051056/FO/CITY1/96	Wed 19 Feb 1997	Construction of an entrance canopy, external lighting and landscaping	Approved
F/AD03004	Tue 11 Nov 1980	A) Illuminated double sided hanging name and emblem sign on Fountain Street elevation offices, projecting over the highway. B) Illuminated flat incised slate tablet sign with gilded lettering on Fountain Street elevation.	Approved
F/AD02408	Tue 15 Jan 1980	A) Non illuminated individual letter name sign on Spring Gardens elevation of bank. B) Non illuminated individual letter name sign on Fountain Street elevation of bank.	Approved
F02182/LB	Wed 06 Jul 1977	Reserved Matters Details of a new office building on the site of 46b, 48 and 52 Fountain Street and internal alterations to 49 Spring Gardens arising out of the outline planning permission (Ref. F02414) granted on 21st May 1975.	Approved

3. Strategic Economic and Regeneration Context

- 3.1 This Section details the socio-economic context of Manchester City Centre as a whole and sets out the key drivers of change and development within the City Centre.

Economic and Market Context

- 3.2 Manchester's increasingly buoyant economy continues to benefit from growth in financial and professional services and is being further strengthened and diversified by high added value growth in key sectors such as Creative and Digital, Science and Innovation, Culture, Sport and Tourism.
- 3.3 Manchester has seen unprecedented growth over the past two decades, with growth concentrated in the City Centre and surrounding wards. With a diverse population of an estimated 576,500 residents², the City of Manchester is located at the heart of Greater Manchester, the largest conurbation outside of London.
- 3.4 Population growth in recent years has been particularly evident in a younger 20-35 years demographic, which is attracted to Manchester's lifestyle and increasing employment opportunities, and this in turn is driving further economic growth and enhanced productivity. To maintain attractiveness to relocate to Manchester City Centre, further economic development is essential to offer the necessary job opportunities to drive residential growth.
- 3.5 Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets.
- 3.6 Prior to the COVID-19 health crises, Manchester's economy grew at a faster rate than the rest of the UK on average, with the City Centre as the economic growth engine for both Manchester and the wider region. It saw a significant increase in physical development and particularly since 2014; building on the City's international reputation as a leading place to live, visit and do business³.
- 3.7 Prospects for economic growth are also closely tied to the ability to attract and retain the most talented individuals. It is therefore critical to focus efforts on improving the City Region's attractiveness as a location to live, study, work, invest and do business.
- 3.8 Whilst the economy has been negatively impacted in the short term during COVID-19, the construction sector has been able to continue to build on Manchester's momentum generated in recent years. Schemes like the Proposed Development will seek to benefit the city by improving it as a place to live and work and will support the city's economic recovery by becoming operational in circa 2026 after the acute short-term economic impacts of COVID-19 have subsided. It is considered that Manchester is already showing signs of recovery: construction has continued in earnest throughout the last year, including completion of the large KAMPUS residential development at the top of Canal Street and Circle Square –

² MCCFM 2020 – Residential Population Estimate, 2019 - <https://dashboards.instantatlas.com/viewer/report?appid=b0aa98ed7113440581b4b3513ebb6e3d>

³ Manchester City Council, *State of the City Report 2019*.

Bruntwood's mixed use scheme on Oxford Road – and continued work on The Factory, MIFs year round cultural hub, showing growth across a range of sectors.

- 3.9 Finally, the Manchester Strategy 2016-25 identifies a clear vision for Manchester's future, where all residents can access and benefit from the opportunities created by economic growth.

Manchester: A Growing City

- 3.10 Over a thirty year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. Manchester has experienced an exceptional increase in its population since the late 1990's and is the leading example in both Europe and the UK of a major urban centre reversing long-term population decline.
- 3.11 As of 2019, the Deansgate and Piccadilly Wards had a resident population of 36,857, equal to 6.4% of Manchester's population, which was estimated at 576,500 people in total⁴. Between 2012 and 2018 the population grew by 51.3% representing an uplift of 9,479 people, compared to 7.3% in the local authority population and 4.6% nationally, and demonstrating the growth of the city in recent years. While this level of population growth is exceptional, the City is still some way below its historical peak population of 766,311, achieved in 1931.
- 3.12 The Greater Manchester sub-region, which has a resident population of over 2.78 million and a combined Gross Value Added (GVA) of over £65.5 billion, accounts for around two fifths of the North West's economic output⁵. In 2017, almost one third of the £65.5 billion of GVA generated in Greater Manchester was produced in the City of Manchester⁶.
- 3.13 Economically, Manchester is one of the fastest growing cities in Europe. Employment growth of 9.9% is forecast in Greater Manchester between 2016 and 2036 and is still forecast to achieve this despite the impact of the current health crisis. In addition, a significant proportion of forecast employment growth is expected to occur in sectors with higher than average GVA. GVA is expected to increase with a 41.2% change forecast from 2016 to 2036. During this period, GVA across Greater Manchester is forecast to rise by an average of 1.7% per year, increasing to over £88.4 billion by 2036⁷.
- 3.14 Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy.
- 3.15 Manchester's economy is continuing to strengthen and diversify with strong high added value growth forecast in Science and Innovation, Creative and Digital, Advanced Manufacturing, as well as Culture, Tourism, Sports and Leisure sectors⁸. Over the past couple of years, there have been significant levels of investment in the City to commercialise its strengths in research and innovation, and although COVID-19 has had an undeniable impact, it is considered Manchester may be more resilient than many other cities worldwide and is already returning to previous ambitions⁹. Manchester's current and future competitive position is underpinned by a number of key economic assets as set out below.

⁴ MCCFM 2020 – Residential Population Estimate, 2019 - <https://dashboards.instantatlas.com/viewer/report?appid=b0aa98ed7113440581b4b3513ebb6e3d>

⁵ Office for National Statistics, *Regional Gross Value Added (Income Approach) tables (released 12 December 2018)*, <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>

⁶ Office for National Statistics, *ibid*.

⁷ Greater Manchester Combined Authority, *Greater Manchester Forecasting Model 2019 – Baseline*, <https://www.greatermanchester-ca.gov.uk/what-we-do/economy/greater-manchester-forecasting-model/>

⁸ Manchester City Council, *State of the City Report 2018*.

⁹ Manchester City Council, *State of the City Report 2021*.

Manchester – Encouraging the Growth of a Dynamic Private Sector

- 3.16 With a thriving private sector, the City is a leading business location and remains a top place in Europe for foreign direct investment outside of London¹⁰. Numerous FTSE 100 companies have a significant presence in Manchester and Salford and represents a strong and diverse business community.
- 3.17 Indeed, Manchester has recently been confirmed as the best location outside of London for investment. Manchester has cemented its reputation as the fastest-growing tech city within Europe, with venture capital investment reaching £522.71m in 2019, up from £151.5m in 2018 – a 245% increase. The city is now only second to London when it comes to investment, overtaking Cambridge for the first time. Key to this is by virtue of Manchester’s successful £1.87bn IPO of e-commerce giant The Hut Group, which has demonstrated the calibre of tech companies across the region.
- 3.18 Manchester’s existing business base ensures that it is in prime position to attract such companies that benefit from one of the largest creative and digital clusters in the UK. This is particularly prevalent in the Technology, Media and Telecoms (TMT) industry as evidenced by the growth of MediaCity: UK, for example, and Enterprise City at St. John’s. In addition, the North West is headquarters to tech companies including boohoo, Booking.com, AO.com as well as privately owned The Hut Group, and one of the fastest growing fashion brands on the web, Pretty Little Thing. Amazon also has a large presence in Manchester¹¹.
- 3.19 Increasingly businesses are looking for benefits from agglomeration. Business sectors that are influenced by agglomeration, where entrepreneurs, companies, new start-ups and talented workers from disparate economic growth sectors are keen to cluster in locations that can provide business and networking opportunities.
- 3.20 Businesses are attracted to locations where there are deep labour markets offering an exceptional range of highly qualified and skilled staff. Manchester’s existing business base ensures that it is in prime position to attract such companies that benefit from clustering. This is particularly prevalent in the digital and creative industries, as well as life sciences and advanced manufacturing.
- 3.21 The award of Enterprise Zone status for Manchester Airport City and Corridor Manchester has significantly assisted in creating such clusters and has further acted to provide significant new incentives for businesses to locate in Manchester. The proximity of the Site to key business and economic activity areas such as the Civic Quarter, Spinningfields and Salford Central, amongst others described later in this section, also supports the promotion of increased economic activity on this Site.

Manchester - A Growing Creative Sector

- 3.22 The Digital and Creative economy is now an increasingly important feature of the City economy and has been the fastest growing in recent years. There is a significant core hub of businesses clustered within the centre and east of Manchester and Salford Quays.
- 3.23 The latest information from the ONS (December 2017) highlights that, in terms of growth between 2015 and 2016 in broad industry groups, information and communication was the strongest growing industry in the UK (6.05%) outside the services and manufacturing sectors¹².
- 3.24 At 2.8%, Manchester experienced lower than average growth in this industry over the last year, although the business growth in this sector can be seen in take-up figures during 2016, when 16% of office take up

¹⁰ Ernst and Young (EY) *EY UK Attractiveness Survey (July 2019)*, [https://www.ey.com/Publication/vwLUAssetsPl/ey-uk-attractiveness-survey-2019/\\$FILE/EY-UK-Attractiveness-Survey-2019.pdf](https://www.ey.com/Publication/vwLUAssetsPl/ey-uk-attractiveness-survey-2019/$FILE/EY-UK-Attractiveness-Survey-2019.pdf).

¹¹ Savills, *Market in Minutes: Manchester Offices* (Winter 2019) https://www.savills.co.uk/research_articles/229130/293405-

¹² Office for National Statistics, *op. cit.*

in Manchester City Centre was for Media and Technology Companies, compared to only 12% for Professional Services firms¹³.

- 3.25 Cultural activity is key to the growth agenda for Manchester and MCC continues to support the growth of the City's cultural institutions. The pace of development has posed some challenges in particular the cost of workspace or studio space as a result of redevelopment, as such this remains a key priority for the Council.
- 3.26 The Factory development, a new international arts and culture centre, has continued to progress having secured significant funding from the Arts Council England. The Factory development will make a powerful contribution to the growing creative sector; it is set to add £1.1 billion to the City's economy and create 1,500 jobs¹⁴.

Manchester - Mobile and Skilled Workforce

- 3.27 The Manchester City Region offers a high quality and growing workforce of some 7.2 million within an hour's commute of the City¹⁵. There is access to a pool of skilled people across a wide range of industries, and over 100,000 students in five Higher Education Institutions across Greater Manchester¹⁶.
- 3.28 A feature of the City's economy and its employment growth has been the ability to attract an international workforce. International migration has contributed to economic growth in both the high skilled occupations, such as health and digital, and also in the leisure and care economies. The residential property market has a considerable effect in making the City an attractive destination. Its success has seen an increased birth rate of international migrants' families, which has further contributed to employment growth and housing demand.

Manchester – National, Regional and City Region Connectivity

- 3.29 Manchester has continued to invest significantly in its transport infrastructure, delivering major improvements in terms of accessibility to and within the Regional Centre. This increases the city's capacity of its travel to work area (and therefore its pool of labour) and enhances connectivity between businesses. It also makes the City Centre easier to get around and a better place to live.
- 3.30 Significant investment has been made in the Metrolink network, including the Manchester Airport link the Second City Crossing and Trafford Line, which opened in 2015, 2017 and 2020 respectively. There are four Metrolink stops within a 10-minute walk from the Site.
- 3.31 There is also good access to and from the Site from Manchester Victoria, Salford Central, Manchester Piccadilly Station, Oxford Road Station and Deansgate Station, which are all within a 30 minute walking distance and connected by sustainable transport modes, such as the Metrolink and the free city centre bus. In the future, this accessibility by train will be significantly improved through the development of a new integrated station to accommodate High Speed 2 (HS2) and Northern Powerhouse Rail (NPR).
- 3.32 In addition, accessibility improvements in terms of enhanced infrastructure to promote walking and cycling, continue to be delivered as part of major regeneration programmes. This enhances connectivity to jobs, education and recreational opportunities for the local workforce and residents. The City Centre

¹³ Colliers International, *UK Research & Forecast Report: Manchester Offices February 2017*, http://www.colliers.com/-/media/files/emea/uk/research/offices/201702_manchester_officesnapshot.pdf?la=en-gb.

¹⁴ Manchester City Council, *State of the City Report 2019*.

¹⁵ Invest in Manchester, *Workforce*, <https://www.investinmanchester.com/why-manchester/workforce>.

¹⁶ Invest in Manchester, *Universities in Manchester*, <https://www.investinmanchester.com/why-manchester/education>.

Transport Plan was updated in 2020, which has set out new priorities for promotion of sustainable movement across the city centre and beyond and is discussed later in this section.

Manchester – International Connectivity

- 3.33 Manchester International Airport is the third largest airport in the UK and is the primary gateway for the north of England. On a typical year, prior to the COVID-19 health crisis, it served 29 million passengers a year and connects to over 200 destinations worldwide. Direct flights serve all of Europe's major cities and the airport provides multiple long-haul routes to North America, the Middle East, Asia and Australasia.
- 3.34 The Airport is currently embarking on a £1 billion transformation programme of investment and improvement, including the new Terminal 2 Extension. Work at the Airport will also be carried out to maximise the potential of Manchester's existing two runways, which have the capacity to handle 55m passengers a year¹⁷.

Manchester - Sport

- 3.35 Manchester's pre-eminence in football is represented by the presence of two of the leading teams in England, Europe and the world with Manchester City Football Club (MCFC) based at the Etihad Campus, and Manchester United Football Club (MUFC) located in Trafford Park.
- 3.36 The City is also home to the National Cycling Centre and has established itself as the home for the British Cycling Team. Additionally, the National Squash centre has developed as a global centre of excellence, the GB Water Polo Team uses the pool facilities at Beswick, and the GB Taekwondo team is based at Ten Acres Lane.
- 3.37 The Manchester Institute of Health and Performance (MIHP) in Beswick is the home of the English Institute of Sport and the facilities within that complex are world leading. Other major sports such as rugby league, rugby union and cricket have a significant presence across the conurbation.

Manchester - Culture, Leisure and Tourism

- 3.38 The importance of culture, leisure, and tourism to the Manchester economy is increasing as a long-term trend, underlining the significance of the City's existing and growing asset base. Manchester's image as a cultural city that attracts regional, national, and international events is a sign of its increasing importance in this sphere. Indeed, a recent survey of 2,000 people undertaken by Timeout ranked Manchester as the third best city in the world after Amsterdam and San Francisco, citing nightlife, creativity, community spirit and friendliness as the main reasons for its high-ranked status¹⁸.
- 3.39 Manchester's cultural, tourism and leisure sector continues to grow significantly, a feature of a service-based high-growth economy. In recent years, this has been boosted by significant investment in new world class facilities and events, such as the Whitworth Art Gallery and the forthcoming Factory in St John's that will become a permanent home for the Manchester International Festival to name but a few, which have become recognised globally. In 2020, an application was approved for a new arena next to the Etihad, which is to be named Co-op Live and will have a 23,500-person capacity.
- 3.40 Such investments have sustained and opened new domestic and overseas markets, giving Manchester its status as the third most visited City in the UK by international visitors after London and Edinburgh, with the total number of international visits to Manchester increasing by 42% between 2013-2018, compared to the UK growth rate of 16%¹⁹. This growth in the visitor economy has been underpinned by, and acted

¹⁷ Manchester Airport Group (MAG), *Manchester Airport is the UK's global gateway in the North* (2019), <https://www.manap.co.uk/about/>.

¹⁸ Timeout – best cities in the world (2021); [37 Best Cities in the World to Visit in 2021 \(timeout.com\)](https://www.timeout.com/world/best-cities-to-visit-in-2021)

¹⁹ 2018 International Passenger Survey cited in Manchester City Council, *State of the City Report 2019*.

as a catalyst for, a significant increase in the supply of visitor accommodation within the City Centre over the last decade, making it an attractive place to live and work.

Office Market Demand

- 3.41 A shortage of premium Grade A office floorspace has put upward pressure on headline rents and on prime yields, particularly over the last 10 years. In addition to the pent-up Grade A office demand overall, there is also demand for smaller floorplates. These smaller floorplates appeal to emerging businesses and start-ups, typically in the Professional, Financial and Business Services and the Creative, Digital and Tech sectors.
- 3.42 Savills reports that despite unprecedented office usage in 2020 and 2021, enquiries of office spaces in March and April 2021 were 25% up on the same period in 2019. Rents in the city centre also increased by 2.7% in Q1 2021, over 42 transactions of over 234,000 sq. ft.²⁰.
- 3.43 The good quality refurbished office market has also seen robust activity over the past 5 years, with NOMA contributing significantly to this offering particularly with the Ministry of Justice's move to the Redfern building. There has also been an increase in 'flexible' workspace within the City Centre. The rise in the demand for flexible workspace has been attributed to the arrival of millennials in the workplace who have contributed to a shift in working culture and practices, including the increase in start-ups, freelancing, self-employment and small and medium enterprises (SME). Serviced office occupiers have been crucial to providing this flexible workspace for smaller businesses.
- 3.44 A 2021 Financial Times report recognises Manchester as Europe's fifth largest city for business, and second for inward investment. The report predicts a growth of 22% over the next five years, making Manchester one of the UK's fastest growing cities²¹.
- 3.45 The CBD has witnessed a resurgence in demand in recent years due to the quality of the environment, strong transport connectivity and the wide range of leisure and retail provision. In particular, the CBD has seen robust take-up of floorspace from the rapid growth of the Technology & Creative and Consumer Services & Leisure sectors over the past five years. Prime Grade A rents in the city range reached £38.50 psf/pax in Q1 of 2021²².
- 3.46 It is envisaged that the Proposed Development will respond to this demand and cater for high performance, high quality office space, which the current building is unable to achieve. The office specification will be to Category A. There is an opportunity to provide additional high-quality amenity space for the office occupiers through the provision of new retail and leisure space at ground level and external terraces at levels 5 and 7 of the building; securing an overall higher specification for office floorspace and adding to the street frontage.

Impact of COVID-19

- 3.47 Regardless of potential changes in working patterns and environments post-COVID-19 with homeworking, evidence suggests that modern office space will continue to be important in many sectors and occupations. Whilst occupiers are still reviewing their future workplace strategies, most will retain a physical office presence as part of facilitating the adoption of more flexible hybrid working styles in the future.

²⁰ (Savills, Market in Minutes - Manchester Offices, 2021)

²¹ (Financial Times - FDI, 2021)

²² Place North West, 'MOAF - Manchester office take-up slips in Q1. Viewed August 2021. <https://www.placenorthwest.co.uk/news/moaf-manchester-office-take-up-slips-in-q1/>

- 3.48 Manchester city centre office take up has experienced a slight decline during the second quarter of 2021. Deals totalling 220,200 sq. ft. were signed, compared with 234,258 sq. ft. transacted in the previous three-month period, however, these figures do however demonstrate a year on year improvement. In the same quarter last year, just 76,000 sq ft was transacted during 2020, highlighting the acute impact of COVID-19. It is also considered this slight dip is the result of post-Christmas lock down, coupled with the fact that many occupiers are currently still reviewing their workplace strategy, and as confidence rises these rates will likely rise in tandem²³.
- 3.49 Occupiers and clients are requesting alternative workspaces as they seek to adapt and become more flexible, with an increased demand for meetings, collaboration and knowledge sharing linked to the quality and adaptability of office space. A likely reduction in desk space within offices to align with greater trends of at home working will allow this necessary change to take place, and offices should be designed with this in mind. This acknowledgement will create better quality office spaces that are adaptive to new employee and employer working trends that have been accelerated by the COVID-19 pandemic²⁴.
- 3.50 Fundamentally, the anticipated opening year for the development of 2025 is well beyond the point when the Bank of England expects the economy to have recovered on the whole. As more people have been vaccinated, restrictions to control the spread of the virus have been lifted in a number of countries around the world, helping expenditure, jobs and incomes recover from the effects of COVID-19.
- 3.51 As of summer 2021, the size of the UK economy is getting close to where it was before the pandemic. Unemployment is falling, and the Bank of England predicts inflation to rise further in the coming months. GDP is projected to start recovering as the direct impact of COVID-19 on the economy wanes. Activity is also supported by the fiscal policies already announced and monetary policy²⁵. Continued increase in employment in the city will only serve to increase demand for office space.
- 3.52 The Proposed Development will be a timely and important development for the city to support economic recovery and growth, with Manchester City Council's focus on growing a skills base through graduate retention and attraction, acting as an anchor. Over the next six months, schemes such as 11 York Street, Manchester Goods Yard, Circle Square, The Lincoln and the Globe & Simpson building are to be completed.
- 3.53 In conclusion, the provision of modern and flexible office and workspace is needed to support Manchester's growing priority sectors and particularly in locations such as the CBD. New high quality supply is needed in order to maintain current growth patterns to meet forecast levels of job creation and population growth.

Strategic Context

The Greater Manchester Strategy (2017)

- 3.54 The Greater Manchester Strategy ("Our People, Our Place") was produced the Greater Manchester Combined Authority (GMCA) and replaces the former "Stronger Together: Greater Manchester Strategy" published in 2009. It sets out a very clear vision for the City-Region, stating that Manchester will be:
- "A place where all children are given the best start in life and young people grow up inspired to exceed expectations."

²³ Matthews Goodman, 'MOAF - Manchester Office Market – Q2 2021'. Viewed August 2021. <https://www.matthews-goodman.co.uk/market-insights/moaf-manchester-office-market-q2-2021/>

²⁴ <https://www.matthews-goodman.co.uk/market-insights/moaf-manchester-office-market-q2-2021/>

²⁵ Bank of England (August 2021) Monetary Policy Report <https://www.bankofengland.co.uk/monetary-policy-report/2021/august-2021>

- A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you'll get it.
- A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent.
- A place where people live healthy lives and older people are valued.
- A place at the forefront of action on climate change with clean air and a flourishing natural environment.
- A place where all voices are heard and where, working together, we can shape our future."

3.55 The delivery of a new office development, comprising employment-led floorspace that respects Manchester's heritage whilst delivering standout new high quality architecture, will be critical to economic growth and providing the opportunities for highly skilled and well paid jobs that are well connected to all areas of Greater Manchester and beyond.

3.56 Critical to the Proposed Development is to support the ambitions of becoming a leader on Climate Change and ensuring the city becomes net zero carbon by 2038. The new building will adopt stringent standards and seek to align with net zero carbon building standards for new-build developments, which the existing building is not capable of achieving.

Our Manchester Strategy 2016-25

3.57 The Our Manchester Strategy 2016-25 was adopted by Manchester City Council in January 2016 and sets the ambitions for the City for the next decade. The Strategy sets out a vision for Manchester to be in the top-flight of world-class cities by 2025, when the City will:

- have a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- possess highly skilled, enterprising and industrious people;
- be connected, internationally and within the UK;
- play its full part in limiting the impacts of climate change;
- be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
- be clean, attractive, culturally rich, outward-looking and welcoming.

3.58 The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.

3.59 The 'Our Manchester' approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City's communities.

Beelines – Made to Move (2019)

3.60 The 'Made to Move Beelines Strategy' sets out to provide 1,000 miles of walking and cycling routes across Greater Manchester, both promoting sustainable transport and connecting communities. This strategy is an update on the 'Made to Move' strategy (2018) and Bee Network launch (2019) and focuses

on how the Bee Network, a 1,800 mile network of walking and cycling routes across Greater Manchester, will be delivered.

- 3.61 The Bee Network will support the delivery of 'Our Network': Greater Manchester's plan for an integrated, simple and convenient London-style transport system. It will allow people to change easily between different modes of transport, with simple affordable ticketing and an aspiration to have a London-style cap across all modes. In September 2021, this was rebranded as 'Destination: Bee Network' and aims to be implemented by 2024 and commuter trains by 2030.
- 3.62 This would include orbital routes that allow people to travel around the city-region, as well as in and out of the centres. These activities will all work to deliver the Greater Manchester Transport Strategy 2040, which sets out a vision for at least 50% of all journeys in Greater Manchester to be made by walking, cycling and public transport by 2040.
- 3.63 A number of Beelines cycleways are in close proximity to the Site, this includes City Centre Triangle running along Deansgate: part of a key route linking various radial routes across and around the regional centre connecting to major trip attractors. The Site is a short and generally pedestrian-only journey from Deansgate up King Street.

Manchester's Green and Blue Infrastructure Strategy

- 3.64 Manchester City Council recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.
- 3.65 The vision for green and blue infrastructure in Manchester over the next ten years is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city.
- 3.66 Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.
- 3.67 Manchester's Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality of life people expect and enhancing the City's global image as a place in which to live, work and invest.
- 3.68 This requirement is discussed in relation to the scheme in Section 6 and in Appendix B in detail.

Manchester Zero Carbon Framework (2020)

- 3.69 There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change. There is an opportunity for cities like Manchester to demonstrate how a city can adapt to become climate positive over time and lead by example.

- 3.70 In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as "likely" to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- 3.71 On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue as an integral part of council decision-making – making sure that all key decisions are taken with the city's target of becoming zero-carbon by 2038 in mind. It further strengthens the emerging Manchester Zero Carbon Framework.
- 3.72 In March 2020, the Executive adopted the Manchester Climate Change Framework 2020-2025 with a commitment to review progress annually. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicles, and seeking 100% renewable energy.
- 3.73 Manchester's Climate Change group has provided further guidance, published in August 2021, to set out the design criteria that should be in place for new buildings within the city. Whilst this has not been formally adopted into planning policy, it is a key consideration for future development proposals and will likely form part of Planning Policy in the next iteration of the Local Plan.

City Centre Transport Strategy (2020)

- 3.74 Manchester City Council has reviewed the City Centre Transport Strategy ('CCTS'), which seeks to establish an ambitious target for 50% of all journeys in Greater Manchester to be made on foot, by bike or using public transport by 2040. This would equate to one million more sustainable journeys per day. Consultation on the published draft CCTS ended on 04 November 2020 and a final version was endorsed in March 2021 by the Greater Manchester Combined Authority.
- 3.75 To achieve the ambition set out in the strategy, it will be necessary to consider and remodel city centre streets, highways and transport networks in a new way. This will identify how to reduce the negative impacts of vehicles, how to make the environment a more pleasant place for pedestrians and cyclists, and consider how to best make use of highly valuable city centre space, whilst ensuring the City Centre continues to thrive as the hub for economic growth. Seven ambitions to improve city centre travel are outlined:
- The city centre is more attractive for walking.
 - The city centre is cleaner and less congested.
 - More people choose to cycle to destinations within the city centre.
 - The city centre benefits from better public transport connections.
 - Parking is smarter and integrated with other modes.
 - Goods are moved and delivered sustainably and efficiently to and within the city centre.

- Innovation is embraced where it benefits the city centre and its users.

- 3.76 Whilst the Strategy whole presents relevant considerations for the Proposed Development as a whole, it is noted that specific measures are proposed to improve Deansgate. The Council is planning for further street improvements on the rest of Deansgate and Whitworth Street to make these key streets for walking, cycling and spending time in, through significantly reduced traffic.
- 3.77 Deansgate is in close proximity to the Site and therefore improvements to cycling infrastructure in the local area. These will be formed of low-trafficked, low-speed streets, that create a pleasant and attractive environment for people walking and cycling, supporting journeys from the dedicated cycle network travel between destinations.
- 3.78 It is also recognised in the CCTS (2021) that the amount of Metrolink and train journeys made into the city centre at peak hours will almost double by 2030. Measures and improvements are proposed to both systems in order to alleviate congestion and increase the capacity of the network. This is critical to the proposals given the proximity of the Site to Market Street, St. Peter's Square and Piccadilly Metrolink stations.
- 3.79 In September 2021, Greater Manchester have asked government to back early delivery of a London-style public transport system for the city-region. As part of the vision, which requires an initial £1.4 billion of funding from national government, Greater Manchester will deliver significant investment in transport facilities. This is considered integral to the infrastructure required to create the Bee Network, creating vital new connections between towns, high streets and communities, fast orbital bus routes, new and improved stations and high-quality cycling and walking routes. The target for this initiative is to be in place by 2024.

Contribution to Strategic, Economic and Regeneration Priorities

- 3.80 Manchester continues to be one of the fastest growing cities in Europe. By 2025, it has been forecast that over 600,000 people will be living and working in the city. Alongside the population increase, the City's buoyant economic growth has been underpinned by a shift from its traditional manufacturing and industrial role toward a service-based, high growth economy.
- 3.81 Planning policy and strategic regeneration initiatives at all levels seek to respond to these trends and unlock the hidden potential within the City. There is a shared consensus that economic growth is closely tied to the ability to attract and retain the most talented individuals, as well as providing better opportunities for the local population to create a more equitable society and city region.
- 3.82 It is understood at all levels that, for Manchester, efforts should be focused on improving the attractiveness of the City as a place to live, study, work, invest and do business. There has been demonstrable success in this regard in recent years, with Manchester an ability to attract people through higher education and retain them through the quality of life, culture, and employment opportunities presented by the city.
- 3.83 As demonstrated in this Section, there is a clear requirement for economic benefits to be maximised by the Proposed Development to reinforce the CBD as a place for new and resilient commercial business activity, and support the wider strategic objectives of Manchester City Council and the Greater Manchester region.
- 3.84 This direct investment in the site will reinforce the CBD as a place that can attract new commercial occupiers and create a further clustering of businesses, leading to further investment in the area and Manchester as a whole.

- 3.85 Furthermore, the construction activity generated by the Proposed Development will provide a significant boost to the regional economy, whilst utilising the strength and resilience of the construction industry to further the process of economic recovery required as a direct response to economic recession caused by the COVID-19 health crisis.
- 3.86 During the operational phase, once fully occupied, the commercial space will support at least an estimated 340 FTE jobs, potentially rising to 420 FTE jobs as a result of indirect jobs supported. The Proposed Development would also provide a range of opportunities for local residents across a variety of skills levels and occupations, contributing to the inclusive growth ambitions in the Our Manchester Industrial Strategy.
- 3.87 Detailed commentary on the social, economic and environmental public benefits, in the context of strategic and regeneration objectives for the development of the city, are set out in detail within the Public Benefits Statement in Section 7.

4. Proposed Development

4.1 This Section should be read in conjunction with the submitted application drawings and Design and Access Statement, prepared by Jon Mathews Architects. It provides a summary of description of the key elements of the Proposed Development.

4.2 The formal description of development on the planning application is:

“Retention and refurbishment of the original Victorian façade to 49 Spring Gardens and 50 Fountain Street and redevelopment of the existing 1970s extension to create a commercial building (Use Class E) with proposed landscaping and other associated works.”

4.3 Linked to this is a separate Listed Building Consent Application for the works required:

“Retention and refurbishment of the original Victorian façade to 49 Spring Gardens and 50 Fountain Street including: reinstatement of the original entrance to 49 Spring Gardens; new structural bracing; and, abutment works to the adjacent Grade II* Listed Estate Exchange, together with redevelopment of the existing 1970s extension to create a commercial building (Use Class E) and other associated works.”

Design Process

4.4 The proposals have developed through a carefully and sensitively managed iterative design process, led by the project architect (Jon Matthews Architects), heritage architect (SLHA), structural engineer (Renaissance) and landscape architect (Planit-IE).

4.5 The design process has been guided by a methodical approach from site appraisal through design development, which has placed conservation and enhancement of the built heritage environment as the core principle of development.

Client Brief

4.6 As set out in Section 3, the office market and occupier demand is rapidly changing and this pattern has only been accelerated by COVID-19, resulting in rapid change in requirements for workplace design. As a result, workplaces will need to respond with increased emphasis on occupier wellness, sustainability, and flexibility.

4.7 Office occupiers now require increasingly sustainable, smart buildings that make use of natural ventilation; larger floorplates; create a greater sense of space from high ceilings and offer open plan, column free floorplates. Occupiers demand offices with outdoor spaces such as terraces and winter gardens.

4.8 The existing office accommodation on the Site cannot deliver on these occupier requirements. As part of the options analysis for the redevelopment of the Site, a variety of refurbishment options have been considered and, notwithstanding issues of viability, they have been discounted because of the underlying layout and form of the existing building which creates substantial challenges in creating a next generation office workspace to suit the modern occupier. These challenges can be summarised as follows:

- **Split Level Floorplate** – The existing building has a split-level floorplate providing challenges with creating a large uninterrupted workspace and a fully accessible office floorplate. This is due to the misalignment of the retained façade and the new build 1970s element and it would be impossible to rectify this. The historic entrance of the building is also blocked by the existing ground floorplate and there is currently no level access to the existing building from street level. Both elements are not currently compliant with the Equality Act 2010.
- **Low Floor Ceiling Heights** – As the main part of the building was built in the 1970s the existing floor to ceiling heights are low compared with modern standards and occupier requirements. Large areas of the upper floorplates are also restrictive due to the mansard roof configuration.
- **Core of the building** – The core of the building is centralised, which for a floorplate of this size is unusual and creates narrow workspaces between the core and elevations. This was likely built to suit cellular office occupation. This is now not fit for high quality modern working practices where occupiers prefer deeper space to suit open plan working. The core would be more appropriately located to the back of the building, as per the Proposed Development, where the natural light is restrictive because of the proximity of the neighbouring building and is north facing.
- **Columns** – There are too many columns in the existing floorplate, which does not lend itself to the modern office occupiers who require larger column free floorplates to offer better visibility and a more connected workforce.
- **Natural Light** – Natural light into the existing building is currently limited by the poor configuration of the 1970s window configuration, which are small apertures in the context of the facades and are set in deep recesses that limit natural light penetration into the floorplate.
- **Amenity and basement** – The existing building lacks any identity without a main reception and amenity space. The existing basement is also used for storage and car parking, which is not required in this location. Evidence shows that demand for car parking spaces has significantly reduced in favour of cycle facilities and wellness space within offices that are accessible by multiple sustainable transport modes such as this one.

4.9 The Applicant and their advisor's (CBRE) view is that the challenges set out above limit the ability to create an office product within the existing building that is both fit-for-purpose and efficient, and therefore attractive to modern occupiers seeking floorspace in the CBD. This will result in a diminished level of occupier demand, from a reduced market pool of prospective tenants, which will impact on the future ability to let the existing building. This will diminish lease terms and suppress commercial investment value significantly overtime, which will jeopardise the future enhancement of the conservation area and listed structures both on site and adjacent.

4.10 On this basis, it is deemed that a 'do nothing' option is not a viable and productive approach to management of the asset, and whilst there remains inherent value, it would see the wastage and deterioration in the quality of premises in a high-profile location within the city's traditional CBD. Consequently, the building would not be able to fully contribute – and in time would act as a detriment - to the continued growth and vibrancy of the CBD as the commercial core of the city.

4.11 Alternative uses were considered; however, these have been discounted as set out below:

- **Hotel** – whilst there have been successful hotel conversions in the CBD – notably Hotel Gotham in the Former Midland Bank and the King Street Town House – these have been created within characterful original buildings, presenting a boutique, premium offer. The existing 1970s building

does not offer this opportunity. It is not considered that a hotel would provide a positive addition to the city centre market and would not be a viable use for the Site.

- Residential – replacement of office accommodation with residential use in the heart of the CBD would not fulfil the primary function of the area and would not therefore represent an optimum use for the Site, particularly given the finite supply of land available for employment uses in the city core. The building floorplates and elevations would not be conducive to residential conversion without major internal and external reconfiguration.
- Retail and leisure – a retail and leisure use would not fulfil the primary role of the CBD. Furthermore, the retail market has been undergoing significant structural change, even before COVID-19. These changes include more people shopping online, as well as supply chain improvement, meaning a decline in sales and declining need for expensive retail floor space. It is therefore considered that retail space would be both inappropriate and unviable as a long-term use for the building.

4.12 Each of these options would also require wholesale changes to the Listed Building, either through comprehensive demolition or significant alteration, and would likely be unable to contribute to the character of the Conservation Area in the same way, as it would not provide a positive economic function as per the current Proposed Development. The only solution of the three options outlined above, which would generate any significant investment sum to result in the delivery of a high quality scheme, would be residential and this is not a typical residential location in the city centre.

4.13 Accordingly, the Client Brief for the project was defined as follows:

- A ‘next generation’ Grade A office space, with circa 8,600 sq. ft. floorplates to meet the requirements of the market.
- Early viability analysis was undertaken to determine the minimum quantum of commercial floorspace required to deliver a viable proposition to the Site. This was defined at 55,000 sq. ft. (NIA).
- A smart and digitally connected building able to accommodate the needs of modern occupiers.
- Make a positive contribution to the heritage setting of the Conservation Area and celebrate the historic character of the original Spring Gardens façade. The proposal would therefore create a distinctive commercial offer to the marketplace that combines modern, sustainable workspace with the character of the Upper King Street Conservation Area.
- Flexible, open floorplates, providing spacious accommodation and capable of sub-division, reflecting requirements for flexible working patterns post-COVID-19. The office floors will have floor to ceiling height above BCO standard to provide a light and spacious working environment.
- Health and well-being will be integrated in all aspects of the building, including cycling facilities, studio and gym space, and access to outdoor space through roof terraces and pavilion. The proposals target WELL enabled levels.
- Best in class sustainability, both during construction and following completion, including mixed-mode heating and cooling. The building should be carbon neutral in line with RIBA 2030 standards, meaning that the new building would outperform the existing building if it continued operation in the next 10 years.
- Re-activate the ground floor and reorientate the building to create a feature entrance within the original 49 Spring Gardens façade.

- 4.14 In order to define appropriate parameters for the options appraisal, the design team undertook a detailed site analysis to understand the physical, planning, environmental and statutory constraints and opportunities within and around the Site. This included a detailed Heritage Baseline Appraisal, which was undertaken at the outset of the project to inform the Client Brief and development parameters.
- 4.15 The Appraisal identifies the following design principles that were incorporated into the Design Brief for the project to supplement the Client Brief:
- There is the opportunity to recreate the historic building line along Fountain Street providing coherence to the streetscape; the current recessed building line exposes the blind, south elevation to the Grade II* listed Estate Exchange building, and thus, there is opportunity to re-establish the historic building line and create a sense of coherence to Fountain Street.
 - New development should respect and relate to the height of the adjacent building and spaces, especially the Grade II listed Building at 49 Spring Gardens, the adjacent Grade II* listed Estate Exchange and the historic streetscape of Spring Gardens.
 - A programme of soft strip and intrusive surveys should be undertaken in order to understand the survival and structural integrity of the late-19th century part of the building and the potential for any historic fabric / original structural elements in this part of the building. Understanding how the original external wall interfaces with the late-20th century alterations will be integral for the enabling works phase.
 - Recognised potential for the proposed redevelopment of the site to provide active frontages at street level enlivening the public realm along Fountain Street and Spring Gardens. In particular, there is opportunity to create a new principal entrance from Spring Gardens utilising the original door / entrance; this concept would be considered a heritage benefit.
 - The historic dormer attic roofline is of high architectural interest and maintains the character defining appearance of the Grade II listed building at 49 Spring Gardens. This should be maintained and celebrated as part of any upcoming development proposals.
 - Emphasis should be made on proportion and rhythm, taking cues from the existing materials and detailing from neighbouring heritage assets, whilst ensuring an individual and contemporary approach. 50 Fountain Street / 49 Spring Gardens.
 - Symmetrically proportioned windows, potentially utilising the precedent of unequal bays as per 49 Spring Gardens, will assist in harmonising the proportions of elevations within the historical context.
 - Design, rhythm of fenestration and openings, choice of finishes and materials of the proposed building should be in harmony with the existing architectural character of the area and should be subservient to the expression of the designated heritage assets in the immediacy, particularly the Grade II listed building at 49 Spring Gardens.
 - Whilst reinterpretation of the stylistic cues given by the historic architectural references can result in successful expressions of contemporary design, pastiche architecture, heavily and directly influenced by old building styles should be avoided.
 - The colour of materials is important: proposed materials must avoid conflict with other nearby buildings and must align with the existing tonality within the Upper King Street Conservation Area.
 - Urban design context: the design should take account of the whole area and particularly of the site and its immediacies in order to preserve and enhance the character of the area – rather than evolving designs which could be located anywhere in the city or any other city.

- New buildings should have a vitality of their own so as not to devalue the historic character of the area.

Development Options

4.16 Taking the above analysis into account, an exhaustive options appraisal was undertaken by the design team in close consultation with the LPA and HE. This was centred around 8 principal design options, which can be summarised as follows:

1. Light refurbishment of existing building, keeping both the listed facade onto Spring Gardens and the 1970s office building at 50 Fountain Street.
2. Extensive refurbishment of existing building, and extension to fill the whole of the site.
3. Extensive refurbishment of existing building, and extension to fill the whole of the site, plus the addition of two extra floors.
4. Retention of listed facade with a new building behind. New building to be separated from the existing facade by a glazed atrium. This option would provide the same number of storeys as the original building on the site, but at a reduced overall height.
5. Retention of listed facade with a new building behind, and new building to be separated from the existing facade by a glazed atrium. This option would provide the same number of storeys as Development Option 3 (two more than the original building on site), but at a reduced overall height.
6. Retention of listed facade with a new building behind, filling the entirety of the site and matching the height of the previous building, with the floor levels to line through with existing listed facade.
7. Retention of listed facade with a new building behind, filling the entirety of the site and with two additional storeys added onto the height of the previous building. Floor levels to line through with existing listed facade.
8. Complete demolition of existing building, and a new building constructed on the site.

4.17 In the case of each proposed design intervention, robust options assessments have taken place to ensure that all works are proportionate and minimise heritage impacts to the extent that is possible; and to understand the potential forms of the development and their potential for impact on the historic environment. These are detailed in the submitted Design and Access Statement, Heritage Statement and Financial Viability Appraisal submitted with the application, and summarised below:

- **Option 1**, the 'lightest touch' option to refurbish the existing building would have the least impact on heritage but would equally not deliver any benefits to the Conservation Area or street-scene. In any event, as detailed above the current offices are unsuitable and not capable of suitable refurbishment, and therefore a larger scale intervention is required. This option is determined to be neither viable nor desirable and has been discounted.
- **Option 2 and 3** were considered not viable for similar reasons, given the existing building would be retained limiting improvement in layout, albeit with a slight extension of floorspace. The costs associated with refurbishment and extension would render the scheme unviable.
- **Options 4 and 5** were discounted following pre-application consultation with the LPA and HE, at which it was agreed that the proposed atrium between the retained façade and the new build behind would create too much visible separation between the different elements of the building,

resulting in a less sensitive approach to conserving the heritage asset on-site. Internally, these options would result in a misalignment between the floorplates and the windows in the retained façade also undermining the quality and appearance of the building internally and externally. These options were therefore discounted on grounds of their heritage impact and amenity of future users of the development.

- **Option 6** was considered to meet many of the requirements missed by the previous options; however, it would not deliver the minimum quantum of floorspace to deliver a viable development.
- **Option 7** can deliver a viable quantum of floorspace that meets with modern occupier requirements, whilst fully integrating the retained façade into the new building and mitigating as far as possible impacts upon the listed buildings on and adjacent to the Site and the Conservation Area.
- **Option 8**, total demolition of the building to be replaced by an entirely new building was considered neither desirable nor viable due to the impact of complete loss of the heritage asset on Site and the consequential impact on the Conservation Area and was therefore discounted.

- 4.18 To support each of the options tested, a robust financial viability appraisal has been submitted with the application that both outlines the costs associated with the scheme and the values that would be generated by each level of intervention (with the exception of Options 4, 5 and 8, which were discounted due to their heritage impact).
- 4.19 Option 7 was therefore carried forward and formed the basis of more detailed analysis, which again was informed by a methodical options appraisal process in consultation with the LPA, HE, the Victorian Society and independent Places Matter Design Review. This included consideration of alternative options to deliver the minimum viable quantum floorspace on-site.
- 4.20 Each of these consultations led to iterative changes and enhancements to the proposals in order to arrive at the optimum viable use and design that delivers on the Client Brief whilst minimising harm to the heritage assets in and around the Site, and have informed the final proposed development outlined below.

Proposed Development

Use and Amount

- 4.21 The Proposed Development will provide circa 7,787 sq. m. (GIA) of office space (Use Class E(g)). The ground floor will accommodate reception space for the office, shared workspace for informal meetings and breakout spaces as well as commercial space. The proposal has external terraces at Levels 3, 6 and 7.
- 4.22 The basement has been designed to house some building services, including supporting facilities and a portion of the plant to reduce requirements of rooftop plant. Occupier amenities such as cycle hub and a yoga studio are also located in the basement.
- 4.23 The proposed floorspace figures and associated use classes are set out in detail in the table below:

Use	Existing Building Parameters	Proposed Building Parameters
Site Area	0.2 ha	0.2 ha
Building Footprint	937 sq. m.	1,121 sq.m.

Use	Existing Building Parameters	Proposed Building Parameters
Use Class E	4,600 sq. m.(GIA)	7,787 sq. m. (GIA); 8,529 sq. m. (GEA)
Cycle Parking	0	54 cycle parking spaces with supporting facilities.
Car Parking	12	0
Height	5 storeys	6storeys plus rooftop pavillion and plant enclosure

Scale and Massing

- 4.24 The Proposed Development comprises the demolition of the 1970s office building at 50 Fountain Street; the retention of listed facade onto 49 Spring Gardens to be reactivated through reintroducing the entrance to this façade; and new modern infill to realign the building on Fountain St and create a more positive and contextual street line.
- 4.25 This work comprises the complete demolition of the existing office building and replacement with a new ground plus six storey commercial office building plus basement and rooftop pavilion and plant enclosure. The step-back on Fountain Street is filled in to bring the building-line back in-line with the pavement, reflecting the original historic arrangement.
- 4.26 The original façade of 49 Spring Gardens is retained and fully integrated into the new building. The basement is reduced to create level access and a generous 4m high ground floor is created to align the new floorplates to the windows within the retained façade.
- 4.27 At Levels 4-6, the building line steps back from the Spring Gardens elevation to create a generous terrace and increase the separation between the roofline of the retained façade and the new build element and reduce visually obscuring and impinging the Former Midland Bank. An occupants' pavilion and larger terrace is created at the rooftop level, together with a discreet plant enclosure.
- 4.28 At the level above the pre-existing building the massing has been sculpted reduce the impact of the additional floors, in particular to minimise impact on the setting of the Grade II* Former Midland Bank. The curved corners reflect the massing of the retained façade, further linking these two building elements. Using the setbacks for terraces enhance the building's wellbeing qualities for the users and provide green roofs for planting to replace the loss of the trees to Fountain Street.
- 4.29 At the eastern end of the building, where it abuts the Grade II* Estate Exchange an inset and shadow-gap is created to provide breathing space around the ornate cornicing and chimneys that characterise this adjacent historic building.

Heritage Interventions

- 4.30 The Proposed Development incorporates the interventions set out below to the Grade II Listed building on site. These interventions have been identified as being necessary through an iterative design process led by the architect and heritage consultant in close consultation with the LPA and HE as follows:

- The 1970s building, which holds no historical or architectural significance, will be demolished. This process will be undertaken carefully and sensitively so as to preserve the retained heritage assets in and beside the Site.
- The original façade will be retained in its entirety and fully integrated into the new building. The elements of the building that hold historic and architectural significance will be retained within the development.
- The original sandstone façade will be lightly conserved as part of the redevelopment;
- The arched entrance to Concert Lane will be reactivated, with the surrounding brickwork protected during construction and made good upon completion;
- The original sash windows will be temporarily removed during construction and reinstalled on completion;
- The blocked pavement lights will be re-opened up and iron grilles retained and made good, allowing for better understanding and appreciation of the façade;
- The dormer windows at roof level will be reinstated, enhancing the ability understand and appreciate the original appearance of the dormers as a key component of the listed façade for the first time in decades;
- The late 20th century slate dormers and mansard roof will be removed, albeit these are not original;
- The original building entrance onto Spring Gardens will be reactivated as the primary address of the building. The original timber door on Spring Gardens will be temporarily removed during construction before being altered, extended and reinstated when works complete. The stone steps leading up the doorway will be removed to allow for level access to the building;
- The interface between the new build element and the retained façade, and with the Grade II* Listed Exchange House building to the east, will be carefully managed using detailed method statements to be agreed with the LPA to mitigate any potential physical impacts; and
- An outline façade retention strategy, detailing demolition and construction phases of works is included in the submitted Construction Management Plan.

Appearance and Materiality

- 4.31 The Spring Gardens façade will be retained and will become the main entrance to the building, emphasising this element as the key distinctive part of the scheme. The composition of both the façade retention and the new building seeks to respect the sensitive views of the Site and contribute to the architectural variety expressed in both older and more modern buildings of Manchester.
- 4.32 Given the distinctive façade onto Spring Garden, the new build has been designed to be comparatively simple to emphasise this feature through symmetrical proportion and rhythm and taking cues from the bays on 49 Spring Gardens in façade layout. It is considered that this will assist in harmonising the proportions of elevations within the historical context, whilst ensuring a contemporary approach and avoiding pastiche architecture.
- 4.33 The glazed and aluminium constructed new build creates a concise and clean addition to the building that will allow the new use to come forward and preserve the building in the long term. The glass and aluminium will be delivered with robust specification on the glass to create a clean and high quality finish.

- 4.34 The exact colour specification and treatment of the aluminium is under development, but the palette will match the Portland Stone and Sandstone in the area, adopting a neutral bronze and champagne tone as set out in the verified views submitted with the Application.
- 4.35 The new build element will articulate strong blocks of the distinctively modern facade through use of fenestration and solar shading. Ventilation panels along the long Fountain Street facade enable the building to be naturally ventilated, in addition to adding visual interest. By creating a single set back, rather than three terraces, the ventilation panels help to align with the fenestration and vertical rhythm of the façade.
- 4.36 Plant spaces are located in the basement and on the roof set behind the pavilion, which maximises active frontage to the surrounding streets. The back of house spaces at ground level are focused onto Concert Lane, focusing activity around Spring Gardens and Fountain Street.

Accessibility

- 4.37 The design of the development has been developed with an inclusive approach to allow easy, safe, and secure access to all areas of the building. Therefore, the new build will provide level access at ground floor level all cores include lift access, accessible WCs at each floor; and all main entrances provide clear widths within the development to fully comply with DDA regulations.
- 4.38 Fob accessed turnstiles positioned alongside the reception desk demark the secure line to the office lift access beyond. At least one of these turnstiles will allow wheelchair users to pass through. Access to all common areas has sought to minimise barriers and doors, and the common corridors are typically 1.5m wide surrounding the lift core. Three passenger lifts, provide access to each office unit, exceeding the minimum standard in Approved Document M.
- 4.39 Wheelchair user accessible provision on each floor is designed to be inclusive and to the same specification of other toilets. As part of the commitment to inclusivity in the workplace, one gender neutral toilet has been included on every floor, accessed off of common corridors. Unisex toilets will serve the ground and top floor.
- 4.40 Fixtures and fittings visually contrast with their surrounds and will usable by people with limited dexterity and reachable by those who are seated or standing. Visually contrasting stair nosing on all stepped routes, to meet the recommendations of BS 8300.

Cycling provision and amenities

- 4.41 The basement cycle hub provides secure cycle storage for 54 cycles with double stacked cycle racks; male, female and accessible changing rooms; and showers, lockers and drying rooms.
- 4.42 Access to the secure cycle store is from Concert Lane. A staircase with wheeling channel will be provided to take users down to the basement cycle and shower facilities. The number of cycle spaces meet BCO 2019 standards, with space to expand cycle parking by over 50% as required.

Car parking provision

- 4.43 The Proposed Development does not include any dedicated parking provision on the Site. All existing basement car parking provision will be removed. The Site is located in a highly sustainable location with numerous public transport hubs within reasonable walking distance.

- 4.44 The pay and display bays on the edge of the site boundary on Spring Gardens and Fountain Street will be temporarily removed during the works to ensure that the building can be safely structurally braced and demolished as required.

Servicing and access

- 4.45 The building will house a recycling and refuse store at ground floor level and refuse and recycling collections will take place from Concert Lane. The parcel store for the office will be located in the basement and accessed off Concert Lane. The parcel store will contain Amazon style secure lockers. Access to the store will be controlled so that it is only accessible to authorised staff members, which has been reviewed as acceptable by Greater Manchester Police's Secure by Design team.

5. Planning Policy Framework

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

5.2 This Section details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC Strategic objectives. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within this Section 6 of this Statement.

Local Development Plan

5.3 The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. To-date only the Core Strategy DPD has been adopted by Manchester City Council. Within this context, the Development Plan comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Guide to Development in Manchester Supplementary Planning Document (2007)
- Saved Policies of the Manchester Unitary Development Plan (2005);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

Manchester Core Strategy (2012)

5.4 The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

Saved Policies of the Unitary Development Plan (1995)

5.5 The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

Material Considerations

5.6 The following published policy, executive reports and guidance documents are of material considerations relevant to the Proposed Development:

5.7 National Planning Policy and Guidance:

- National Planning Policy Framework (NPPF) 2021, and

- Planning Practice Guidance (PPG).

Supplementary Planning Guidance:

- Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015);
- Our Manchester Strategy 2016-2025;
- Manchester's Green and Blue Infrastructure Strategy
- Climate Change Emergency and Playing Our Full Part on Climate Change (2018);
- Manchester Climate Change Framework: 2020-2025 (2020);
- City Centre Transport Strategy (2019); and
- Design for Access 2 (2003).

National Planning Policy and Guidance

National Planning Policy Framework

- 5.8 The National Planning Policy Framework (NPPF) (revised version published July 2021), articulates the priorities of the Plan for Growth within planning policy.
- 5.9 At the heart of the 2021 revised NPPF lies the '*presumption*' in favour of sustainable development, which supports proposals that are in accordance with policies in an up to date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.
- 5.10 The NPPF states that '*the purpose of the planning system is to contribute to the achievement of sustainable development*' (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.11 The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive, and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

Planning Practice Guidance

- 5.12 The Planning Policy Guidance ('PPG') was published in March 2012 and is regularly updated. It sets out advice, information and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which is maintained as a live resource.
- 5.13 The PPG stresses the importance of well-designed places and good design that takes the opportunity to improve the character and quality of an area and the way it functions. Good design is set out in the National Design Guide under the following characteristics:
- Context;
 - Identity;

- Built form;
- Movement;
- Nature;
- Public spaces;
- Uses;
- Homes and buildings;
- Resources; and
- Lifespan.

Supplementary Planning Documents and Guidance

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

- 5.14 The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.
- 5.15 In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.
- 5.16 The documents reflect and provide guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Our Manchester Strategy 2016-2025

- 5.17 The Our Manchester Strategy 2016-25 was published by MCC in January 2016 and sets the ambitions for the City for the next decade. The Strategy sets out a vision for Manchester to be in the topflight of world-class cities by 2025, when the City will:
- Have a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
 - Possess highly skilled, enterprising and industrious people;
 - Be connected, internationally and within the UK;
 - Play its full part in limiting the impacts of climate change;
 - Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
 - Be clean, attractive, culturally rich, outward-looking and welcoming.
- 5.18 The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.

- 5.19 The ‘Our Manchester’ approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City’s communities.

Manchester’s Green and Blue Infrastructure Strategy

- 5.20 Manchester City Council recognizes that green and blue infrastructure is an essential part of creating a successful, livable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form part of a rich network that is integrated with the built environment in the world’s most popular cities.
- 5.21 The vision for green and blue infrastructure in Manchester over the next five years is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City’s communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.
- 5.22 Manchester’s Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality of life people expect and enhancing the City’s global image as a place in which to live, work and invest. A detailed summary of how the Proposed Development responds to the strategy is provided in Appendix B to this Statement.

Playing our Full Part on Climate Change

- 5.23 There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change. There is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 5.24 In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency’s (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as “likely” to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
 - A draft Manchester Zero Carbon Framework has been developed which sets out the City’s overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors. The Framework was endorsed by the Council’s Executive Committee in March 2020.

- 5.25 A draft Manchester Zero Carbon Framework was developed that sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38. On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. The motion declares that climate change is a serious risk to Manchester's future and committed to embedding the issue as an integral part of council decision-making – making sure that all key decisions are taken with the city's target of becoming zero-carbon by 2038 in mind.
- 5.26 In March 2020, the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The Climate Change Partnership and Agency have produced a 'Recovery Annex', followed by the production of a draft Framework 2.0 on 26 August 2021.
- 5.27 The approach of this Framework includes adapting the city's buildings, infrastructure and natural environment to the changing climate and increasing the climate resilience, in order to ensure that new developments in the city don't eat into the limited carbon budgets and add to the already significant retrofit challenge. This requires new developments be built and operated to zero carbon standards as soon as possible.
- 5.28 Whilst it is not adopted policy or a formal material consideration at this stage, it is considered pertinent to align the buildings with best practice and minimise the amount of carbon associated with the operation of the building.

City Centre Transport Strategy (2021)

- 5.29 A refreshed City Centre Transport Strategy has been set out by Manchester City Council, following adoption of the original strategy in 2010. The City Centre Transport Strategy needs to support the city's ambition to grow, become carbon neutral by 2038 or sooner, whilst ensuring that it is well-connected to the wider area that it serves.
- 5.30 Consultation on the draft strategy closed in November 2020 and the final strategy has now been updated following 2,400 comments received. The final strategy was published in March 2021 following approval from Salford, Manchester and Greater Manchester Combined Authorities. This strategy will be reviewed and refreshed periodically but is intended to guide transport-related investment and initiatives in the region through to 2040.
- 5.31 The central aim of the Strategy, for 90% of all trips to the city centre to be made by sustainable travel before 2040 in the morning peak, is critical to the successful and sustainable growth of the city centre. The City Centre should be well-connect zero-carbon city centre at the heart of the North, offering residents, employees and visitors a great place to live, work and visit. The seven core ambitions that support this overall ambition is set out as follows:
- 5.32 Given the high level of support received from the consultation for the overall strategy, the vision for the revised CCTS remains for "a well-connected city centre at the heart of the North, offering our residents, employees and visitors a great place to work, live and visit". Similarly, the central aim for 90% of all trips to the city centre to be made by foot (including people using wheelchairs and with guide dogs), by cycle or using public transport by 2040 in the morning peak remains, as do the seven core ambitions, which are:
1. Walking is the main way of getting around the city centre;
 2. The city centre is cleaner and less congested;

3. More people choose to cycle to destinations within the city centre;
4. The city centre benefits from better public transport connections;
5. Parking in the city centre is smarter and integrated with other modes;
6. Goods are moved and delivered sustainably and efficiently into and within the city centre; and
7. Innovation is embraced where it benefits the city centre and its users.

5.33 The CCTS sets the strategic framework for how people will travel into and out of the City Centre, and how they will move within the City Centre. It sets out proposals to further enhance the City's public transport network and reduce car-based trips over the long term. This will lead to the overall share of public transport, cycling and walking trips increasing as the preferred modes of travel.

Design for Access 2

- 5.34 The Design for Access Manual was published in January 2000, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.
- 5.35 The aim of Design for Access 2 is to provide guidance on best practice. However, it is acknowledged that it may not always be possible to meet all the standards. Design principles that will help to achieve accessible development that are relevant to the Proposed Development include the approach taken to developing inclusive design, the key issues and difficulties of the particular scheme, and the sources of advice and guidance used.
- 5.36 MCC has agreed a hierarchy of road users, which prioritises the needs of pedestrians and disabled people, cyclists, public transport and finally other users. This hierarchy should be respected in the design and layout of all new developments.
- 5.37 Streets should be designed for local people to use. They should be attractive, accessible social spaces, which encourage use by all sections of the local community. Street furniture must be well designed, with clear function and positioned to avoid the creation of obstacles, clutter or confusion.
- 5.38 The Design for Access Manual provides further details and design standards for external areas and for within buildings. These have been considered and incorporated into the development, alongside more up to date statutory accessibility requirements.

Summary

- 5.39 A full appraisal of how the Proposed Development addresses the specific planning policy considerations and other material considerations, is set out within the following section of this statement. In addition, Appendix A provides a further record of how the scheme responds to each specific Local Development Plan Policy that relates to the Site.
- 5.40 Taking all of this into account, it is demonstrated that the Proposed Development is supported by the aims and objectives of the Development Plan taken as a whole. The assessment of the proposal against other material considerations, including the NPPF, demonstrates the capacity to deliver the overarching economic, social and overarching objectives of sustainable development as a whole, as set out in Section 6. The public benefits associated with the Proposed Development are set out in Section 7.

6. Site Specific Planning Considerations

6.1 This section assesses the Proposed Development against the Planning Policy Context set out in Section 5 of this Statement and other material considerations that are relevant to the proposed development. A policy-by-policy assessment is also provided in Appendix A to this Statement for completeness. The following planning considerations are considered most relevant to the Application:

- Contribution to Manchester's Vision and Spatial Objectives;
- Principle of Development;
- Employment;
- Scale and Density;
- Design;
- Heritage and townscape;
- Sustainability;
- Traffic and Transport; and
- Environmental considerations and amenity.

Contribution to Manchester's Vision and Spatial Objectives

6.2 The Core Strategy sets out Manchester's 15-year vision for the City 2012 - 2027, which sees Manchester at the front rank of cities in Europe and the rest of the world, with a growing economy driven by the strength of the Regional Centre. The vision states that Manchester's knowledge-based economy will flourish within an entrepreneurial community, characterised by a fully skilled, inclusive working population.

6.3 To achieve this vision, the Core Strategy sets out a number of Strategic Objectives (SO) for the City. These include:

- SO1: Provide a framework within which the sustainable development of the City can contribute to halting climate change.
- SO2: Support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
- SO3: Provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.
- SO4: Provide a network of distinctive, attractive and high-quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food.
- SO5: Improve the physical connectivity of the City, through sustainable and accessible transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation.

- SO6: Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

- 6.4 These objectives have been translated into individual policies within the Core Strategy, against which the Proposed Development has been assessed within this Statement.
- 6.5 *Core Strategy Policy SP1* sets out that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity in relation to the Greater Manchester economy. Additionally, *Core Strategy Policy SP1* states that all development should have regard to the issues and strategy for each regeneration area as described in the Strategic Regeneration Frameworks.
- 6.6 Developments that make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the City Centre will be supported, subject to the proposal's impact on key aspects of the city's heritage and character. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.
- 6.7 A commitment to good design that takes full cognisance of the sites' setting and character runs through national and local planning policy and guidance. *Core Strategy Policy SP1* requires all development to make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.
- 6.8 The Proposed Development is located in the city centre in the heart of the CBD. It will support the city centre's role as a core focus for supporting economic growth and provide access to job opportunities to residents. It will provide office accommodation within a highly sustainable area to deliver the potential for the creation of additional and a wider range of job roles in all sectors and levels of experience.
- 6.9 The remainder of this Section assesses the Proposed Development in relation to the relevant policies of the Core Strategy. These policies have been formulated based on the vision and strategic objectives for the City and should be reviewed in turn to determine their compliance. Overall, the Proposed Development is considered to be in line with the Core Strategy's vision and spatial objectives.

Principle of Development

- 6.10 *Core Strategy Policy SP1* sets out that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity. *Core Strategy Policy EC1* also states that Manchester City Centre is a key location for the most significant employment generating uses. This is reflective of the Site's existing use as an office, but the quality of the existing office is not up to the required standards for economic and commercial development in this prime location. This emphasises the need for fresh proposals to be brought forward for the Site.
- 6.11 *Core Strategy Policy EC1* requires details of Local Employment Agreements, which should contain a commitment to work with the Work Skills Team and ensure that employment opportunities resulting from this development are made available to Manchester residents.
- 6.12 *Core Strategy Policy EC3* states that employment generating uses including offices and other commercial development will be encouraged in the Regional Centre providing the development is well connected by sustainable transport to both the wider city and surrounding residential areas, and where the scale and type of office does not undermine employment in the City Centre. *Core Strategy Policy EC8* states that

Manchester City Centre is expected to deliver approximately 14ha of employment land and that the Plan promotes development which has regard to ensuring employment within Central Manchester complements those uses. Core Strategy Policy CC1 supports high density offices and states that the Council will give particular encouragement and support for these uses in the City Centre. Core Strategy Policy CC8 identifies the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects this will generally be supported.

- 6.13 The new office proposed will replace the outdated 1970s building, which is no longer suitable for modern office occupier requirements. With regard to Policies SP1, EC1, EC3 and EC8, CC1 and CC8, the Proposed Development will ensure that the city centre – and within it, the CBD – remains the focus of employment generating activities through job creation during both the construction and operational phase of development. This is positioned within a highly sustainable location and promotes high density development to maximise the Proposed Development’s contribution to the city’s economic development.
- 6.14 During the operational phase, the scale of commercial space, once fully occupied, will support 340 direct FTEs. The Proposed Development will also provide a range of opportunities for local residents across a variety of skills levels and occupations, contributing to the inclusive growth ambitions in the Our Manchester Industrial Strategy, as well as providing a greater number of jobs in a highly sustainable location.
- 6.15 With regard to local labour sources, the Applicant has submitted a signed form that agrees to the principle of MCC’s local labour objectives and will engage with relevant Officers to agree the details prior to commencement of the development. There is continued demand for Grade A office floorspace within Manchester City Centre, as outlined above in Section 3 of this Statement.
- 6.16 The delivery of premium office space in the city centre will contribute to the economic success of Manchester and the Greater Manchester Region. Furthermore, as companies are increasing environmental awareness and corporate social responsibility it is anticipated that the sustainability credentials of the building will be of significant appeal.

Scale and Density

- 6.17 Core Strategy Policy CC6 City Centre High Density Development outlines that City Centre developments will generally be high-density to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.
- 6.18 The scale and density of the proposed development has been the product of an iterative design process and exhaustive options appraisal to determine the optimum development that minimising impacts upon heritage assets within and around the Site, whilst delivering an efficient use of the site that will secure its long-term viable use to support the city’s continued economic growth. This process is described in detail in the heritage section below.

Design

Architecture and Appearance

- 6.19 A commitment to good design which takes full cognisance of the site’s setting and character runs through national and local planning policy and guidance. Core Strategy Policy SP1 requires that all development make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.

- 6.20 Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; and to impact on the surrounding areas in terms of the design, scale and appearance.
- 6.21 Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located. In addition, it explains that within the City Centre, developments will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- 6.22 Core Strategy Policy CC9 Design and Heritage requires the design of new buildings to be of the highest standard. Core Strategy Policy CC10 states that development will be supported where they promote high standards of accessibility to buildings and across spaces in the City Centre. Core Strategy Policy DM1 states that buildings and neighbourhoods should be fully accessible to people with disabilities.
- 6.23 On a national level, the NPPF (2021) advises that good design is a key aspect of sustainable development. At Paragraph 130 it is advised that planning policies and decisions should ensure that developments address the following matters:
- That they will function well and add to the overall quality of the area, over the lifetime of the development.
 - Are visually attractive.
 - Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change.
 - 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.
 - 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 users; and,
 - Where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.24 In addition, Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015) provides design guidance for developers. Design for Access 2 is also relevant. This document provides guidance on measures that should be incorporated into schemes to increase their accessibility.
- 6.25 In response to the policy considerations set out above, the Proposed Development has been designed by a highly experienced design team through a process of close consultation with the LPA and key stakeholders including statutory and non-statutory consultees, Ward Councillors, and the general public. This iterative design process is set out in full within the Statement of Consultation submitted with this application.
- 6.26 The proposed design is therefore a considered response, which provides a high-quality development that will positively contribute to the local streetscape and wider built environment. The set back of the development at terrace levels help to give the existing building and retained element a degree of separation to reduce being overbearing on key views of the heritage asset. The glazed approach to the new façade is distinctively modern and will reflect the ambient conditions of daytime and night-time. This approach also helps to reduce the overall scale and massing of the development. The pavilion on

level 7 of the development will be obscured at street level through the set back from the roofline and tight knit urban grid.

- 6.27 The re-alignment of the building with the footpath line along 50 Fountain Street will ensure the building fits into the streetscape more seamlessly compared to the existing building. This will reinstate the historic building line, whilst also delivering an architectural shadow-gap between the new build and the adjacent Estate Exchange to reveal the cornice and chimney on the corner of this Grade II* listed building. The stringcourse through the historic building lines on the Estate Exchange and 49 Spring Gardens façade have been analysed so that the new build element aligns correctly in visual terms with the adjacent heritage buildings.
- 6.28 With regard to the proposed building, a palette of high-quality materials is used to complement the retained elements of the Listed Building and articulate the larger elevations and volumes, whilst emphasising the building's orientation and context and appropriating its scale and massing. As such, it is considered that the new build element will function well and add to the overall quality of the area by supporting regeneration objectives and capitalising on the growth of employment generating uses in this part of the city.
- 6.29 Full details setting out the high quality of the proposed design and the rationale for the design choices are provided in full within the Design and Access Statement prepared by Jon Mathews Architects.

Ventilation

- 6.30 A Ventilation Strategy has been prepared by Ridge. Whilst the principal function of the ventilation strategy is to provide sufficient fresh air and to exhaust odours, the correct ventilation strategy is crucial to minimise the energy consumed by the building.
- 6.31 A strategic approach has been adopted to ascertain the most appropriate ventilation strategy for each type of space. This has taken account of environmental factors; energy efficiency and risk of overheating. The adoption of natural ventilation systems such as openable windows, atria and ventilation stacks reduce the dependency on mechanical systems. Natural ventilation can be used to good effect in spring and summer, however in winter the use of natural ventilation in the form of openable windows can lead to an increase in heat loss and therefore higher heating demand.
- 6.32 Using a mixed mode system, where mechanical ventilation is efficiently used in the winter, minimises heat losses to the environment and despite the additional electrical energy requirements, an overall reduction in CO2 emissions can be achieved. Some spaces, such as the plantrooms, toilets and changing facilities require Mechanical Extract Ventilation to meet the ventilation requirements defined in Part F.
- 6.33 A combination of these will be used, and the Ventilation Strategy details the mode used in each area at the building.

Designing Out Crime

- 6.34 A Crime Impact Statement has been prepared by Greater Manchester Police ('GMP'). GMP has identified proposed features that would make a positive contribution to the prevention of crime and fear of crime.
- 6.35 The Statement states that the layout of the proposed scheme is acceptable, as long as the issues discussed in detail within the Crime Impact Statement (Section 3.3) are addressed, namely:
- The reception desk should be laid out to allow staff to effectively monitor personnel entering or leaving the building through the main entrances;

- The access control strategy should be capable of confining movement into and through the building;
- Flexibility of tenant spaces must not compromise security for that or the rest of the building;
- Reception and distribution of post should be considered;
- Entry to cycle hub should be strictly limited via controlled access system;
- Refuse strategy should not require bins are left out for long periods of time;
- Staff should have flexibility to securely access the building night and day – access system must accommodate this; and
- Physical security measures detailed should be considered, including doors, windows, shutters, CCTV and lighting.

6.36 These matters are proposed to be addressed through further approval process, such as the discharge of planning conditions, and do not require physical changes at this stage. The features set out above will be management controls implemented prior to the scheme becoming operational.

6.37 Engagement will continue with Greater Manchester Police to set out the feature of the development in line with the recommendations of the report, which will allow the scheme to be awarded Secure by Design accreditation. Proof of awarding the scheme its Secure by Design certificate will be submitted to the Local Planning Authority when available and prior to the scheme becoming operational.

Sustainability

6.38 Core Strategy Policy EN4 encourages the reduction on CO2 Emissions through following the Energy Hierarchy principles:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
- To reduce the need for energy through energy efficient features such as improved insulation and glazing to meet residual energy requirements through the use of low or zero carbon energy generating technologies.

6.39 Core Strategy Policy EN6 seeks CO2 reductions from low or zero carbon energy supplies and includes the following targets:

- A CHP/district heating anchor or connection, or where not feasible.
- A 15% increase on Part L 2010.

6.40 *Core Strategy Policy EN8 Adaption to Climate Change* set out that all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

6.41 The supplementary planning document, Guide to Development in Manchester (2007) also details the Environmental Standards development in Manchester is expected to achieve, including energy efficiency, renewable energy, and environmental design.

6.42 In respect of climate change, Paragraph 152 of the NPPF advises that to support the transition to a low carbon future in a changing climate, taking account of flood risk and coastal change. It 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.
- 6.43 Paragraph 154 of the NPPF advises that to support the move to a low carbon future, new development should:
- Help to reduce greenhouse gas emissions, including through location, orientation and design; and
 - Avoid increased vulnerability of the range of impacts arising from climate change.
- 6.44 An Energy Statement, Environmental Standards Statement, and BREEAM Pre Assessment, have been prepared by Ridge to assess the potential for incorporating renewable technology into the Proposed Development.
- 6.45 During construction, materials with low overall environmental impact will be chosen and advice from the Green Guide to Specification will be taken into consideration for the selection. The Green Guide rates the environmental impact of different materials and components, considering factors like toxicity, ozone depletion, ease of recycling, and waste disposal (core issues marked with an asterisk under Environmental Issue). Where viable, at least 80% (by area) of the main elements in the building, fabric & building services insulation should be specified to achieve the best performing “A” and “A+” ratings from the Green Guide.
- 6.46 During the operational phase, the approach taken for the proposed energy strategy for the development has followed a sequential approach. The Energy Hierarchy has been adopted - assessing in turn the feasibility of reducing the energy demand of the building, using energy more cleanly and finally applying renewable technologies (“be lean, be mean, be green”).
- 6.47 Sustainable design is locked into the design from first principles, with the extent of glazing carefully balanced to minimise solar gain in warmer months and therefore overheating and access to daylight to minimise lighting and promote wellbeing. Natural ventilation is provided to all floors and private external space is provided to all building users. Sustainable technologies are employed on site to further reduce energy consumption, including using renewable energy technologies such as photovoltaics will be provided.
- 6.48 As detailed in the Environmental Standards Statement, through the design process a number of passive design measures are to be implemented including optimising the thermal performance of the building envelope beyond the minimum U value and air infiltration standards. Key proposed energy efficient building services systems include LED lighting installations, heat recovery, photocell/ occupancy sensing controls and low energy mechanical ventilation systems.
- 6.49 The feasibility of connection to a decentralised energy and heating network has been explored. 50 Fountain Street is approximately 0.2 miles to the nearest point on the Manchester District Heating network. However, a connection into the District Heating Network would not be appropriate for the proposed redevelopment due to the relatively low heating load of the office in relation to the cost of a potential connection into the Heat Network.
- 6.50 A feasibility assessment has been undertaken into the applicability of renewable technologies. PV panels and air source heat pumps with heat recovery identified were as the most appropriate form of LZC technology for application to the scheme.

- 6.51 The Energy Statement prepared by Ridge provides details of the energy assessment that has been carried out by to benchmark the proposed energy strategy and evaluate its performance against the relevant policies. The Energy Statement also provides details on passive design elements, energy efficiency measures and low and zero carbon energy delivery systems.
- 6.52 The Energy Statement concludes that the building will achieve a 33.92% betterment on 2013 Part L.
- 6.53 In order to demonstrate further alignment with the Manchester Climate Change Framework, these results have been projected forward using the Department of Business, Energy & Industrial Strategy (BEIS) 'Updated Energy and Emissions Projections 2018' as detailed in the Energy statement. The results show that, compared to the 2013 Approved Document Part L baseline, the total operational emissions from the development will have reduced by 86% by 2025, compared with a target of 50% in the MCCF.
- 6.54 Whilst there is inevitable embodied carbon associated with demolition and redevelopment of any building, this is considered to be a necessity in this instance; the current building would need to be replaced in the future in any scenario due to its condition, quality and structural limitations that prohibit useful conversion for uses that will contribute positively to the ongoing role of the CBD in the immediate and longer term.
- 6.55 Buildings aiming to achieve net zero carbon for construction should address all embodied impacts from the building's product and construction stages up to practical completion. The carbon to be offset should be determined through the whole life carbon assessment undertaken at the point of completion. The carbon can be offset using two routes:
- A. One-off payment made at the point of completion; and/or
 - B. Net export of on-site renewable energy on an annual basis.
- 6.56 These two offset routes can be used together, and the intended approach should be disclosed to UK GBC relating to specific developments being brought forward. Net export of renewable energy has been deemed unviable for this specific development and therefore the approach should be to provide payment at the point of completion to ensure that the building is GBC Net Zero Carbon compliant during construction. An assessment will be completed through detailed design to understand the extent of the measures that will be required to ensure this and inform the construction process.
- 6.57 The Proposed Development has been designed on the basis that it will seek to achieve a BREEAM Excellent rating, assessed under BREEAM 2018 New Construction, Offices, Shell and Core. The Preassessment concludes that credits have been identified worth 78.25%, which would achieve an 'Excellent' rating.
- 6.58 With regard to drainage, a Blue Roof system is proposed, which provides a form of Sustainable Urban Drainage System (SuDS) to alleviate urban flooding caused by storm-water run-off. The space created by a blue roof reduces the provision for attenuation of rainwater at ground level.
- 6.59 The Proposed Development promotes active travel to work through exceptional cycle parking facilities, encouraging sustainable transport and reflecting the wider aspirations for the city centre. The Site is also located within a highly sustainable location that is accessible by a range of non-car transport modes, which have been set out in detail within Section 2 of this Statement.
- 6.60 The WELL Building Standard, adopted for the Proposed Development, takes a holistic approach to health in the built environment addressing behaviour, operations and design and has been considered as part of the design development. WELL is a performance-based system for measuring, certifying, and monitoring

features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind. The Proposed Development adopts a number of features to improve daylight, air quality and acoustic qualities within the offices, all helping to create a workspace environment where people feel comfortable, happy and productive.

- 6.61 Together, this combination of sustainable measures will deliver a highly sustainable commercial office building that uses integrated and innovative design solutions significantly exceed policy requirements and directly support Manchester's objective to be Net Zero Carbon by 2038.

Ecology

- 6.62 Core Strategy EN9 states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. 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 this loss will be mitigated in terms of quantity, quality, function and future management.
- 6.63 Core Strategy Policy EN15 outlines that the Council will seek to maintain and enhance sites of ecological value throughout the city. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the Proposed Development on biodiversity including European, national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 6.64 Manchester City Council adopted the 'Green and Blue Infrastructure Strategy for Manchester' in July 2015. It details its main objectives as:
- Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.
 - Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
 - Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
 - Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.
- 6.65 An Ecological Assessment prepared by Penny Anderson Associates is submitted in support of this Application. The assessment presents the results of a desktop study, an updated Phase 1 Habitat Survey and Bat Survey carried out on 10th June 2021.
- 6.66 The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the Proposed Development. The Ecological Assessment findings are summarised below.
- 6.67 The desk study identified that the site is within the IRZ of Rochdale Canal SSSI/SPA and Hollinwood Branch Canal SSSI, and nearest priority habitat is woodland 1.3km from the site boundary. The nearest SBI is Rochdale Canal, 585m to the south-east. These are considered to be sufficiently distant not to be impacted by any development within the site boundary.

- 6.68 The extended Phase 1 habitat survey highlighted no features of significant nature conservation interest within the site. The plant species list was limited to species that are common and typical of early successional communities of urban sites. No INNS plants were noted.
- 6.69 Based on the findings of the bat survey, bat activity on and within the immediate vicinity of the site is low, likely restricted to commuting and occasional foraging by a small number of common pipistrelle bats. No bats were detected to emerge from the structure within the site boundary.
- 6.70 No further recommendations are made in respect of roosting bats, but in the unlikely event that bats are found during future works to the structure, works should stop immediately, and advice be sought from a professional bat ecologist.
- 6.71 The study found there is some limited potential for urban bird species to nest on the built structure or on street trees within the site boundary. Demolition and site clearance works should avoid the bird nesting season or employ an appropriate Method Statement to ensure nesting birds are not harmed if site clearance is within the March to August period.
- 6.72 Table 8.1 outlines how the Proposed Development responds to the vision and objectives set out in the Manchester Green and Blue Infrastructure Strategy 2015 (and in turn Core Strategy Policies EN9 Green Infrastructure and EN15 Biodiversity and Geological Conservation). It should be read in conjunction with the Design and Access Statement, prepared by JMA and Planit-IE.

Table 8.1: Assessment of Proposed Green and Blue Infrastructure

Vision:	Response:
By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Proposed Development is relatively constrained in what it can provide due to proximity of listed buildings and site layout. However, the design does provide opportunities for new blue infrastructure in the form of a blue roof. Planting will also be provided at the terrace levels and this has been chosen specifically to provide biodiversity rather than a monoculture.
Objectives established to enable the vision to be achieved:	Response:
1. Improve the quality and function of existing Green and Blue Infrastructure, to maximise the benefits it delivers.	The addition of the blue roof and planting at the roof terraces will maximise the potential of this brownfield site. Two street trees will be removed as a consequence of bringing the building-line back to the edge of footpath. Their existing location in a completely paved courtyard offers no benefit to green infrastructure ambitions, and the re-alignment of the building with the pavement line is strong principle of the Upper King Street Conservation Area.

Vision:	Response:
	The 3 terraces within the development will be verdant spaces with carefully designed landscaping and green infrastructure. There is no opportunity to provide new street trees around the building due to pavement widths and below-ground utilities. The Applicant is committed therefore to providing a financial contribution to tree planting elsewhere.
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the City's growth.	The proposed roof terraces provide an attractive external environment that is accessible to all future occupiers of the buildings. This allows office tenants to access nature in an otherwise dense area of the city lacking in nature and greenspace.
3. Improve connectivity and accessibility to green and blue infrastructure within the City and beyond.	Given the highly sustainable location of the Site, occupants and visitors will have access to a variety transport modes. Cycle storage is provided to encourage uptake of active transport The building will also create an inclusive environment so that people with mobility, aural or visual impairments can access the building with ease, replacing current entrances lacking level access. Overall, the Proposed Development will enhance pedestrian connectivity, access and the perception of safety by creating a quality streetscape.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.	The improved streetscape and pedestrian linkages provided by the improved design and active frontages will encourage people to walk along the enhanced routes, which will provide improved connections to the wider green and blue infrastructure, including nearby Piccadilly Gardens.

Inclusive Design

- 6.73 The Proposed Development has been designed to apply inclusive design principles to the internal spaces, creating a safe and secure environment that respond to the needs of all users. The design has been developed in full consideration of national legislation and DFA2. This includes the provisions of BS8300: 2001 and The Building Regulations Part M (2015 edition incorporating 2016 amendments).
- 6.74 The design also reflects the importance that the applicant places on complying with the requirements of the Equality Act 2010 and emerging Equality Act 2010 (Amendment) Bill 2015-16. The considerations

seek to ensure that people are not discriminated against regardless of disability, age or gender. These extend from accessing through to moving around the internal parts of the buildings and accessing information, including signage and contact details.

- 6.75 As noted previously, the current office building is not accessible, with no level access. The new build element will offer level access at all entrances. In addition, the cycle hub will be accessible from Concert lane with level access to a lift or stairs to the cycle storage and shower facilities. All retail units within the proposed development will have level access from their respective entrances along the new build element. Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for these spaces.
- 6.76 The design team will endeavour to develop the detailed design of the scheme to comply with DFA2 standards, whilst meeting the client brief. The development has been designed in accordance with regulatory guidance ensuring it promotes the principles of inclusive design.

Conserving the Historic Environment

Built Heritage

- 6.77 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the general duty on decision makers in exercising their planning functions with respect to heritage assets. Section 66 requires:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...”

- 6.78 Section 72 sets out the corresponding duty in relation to conservation areas, it requires:

“In the exercise, with respect to any building or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area...”

- 6.79 Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.
- 6.80 Paragraph 199 requires that when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset’s conservation, the more important the asset the greater the weight should be. Paragraph 200 requires that any harm or loss requires clear and convincing justification.
- 6.81 Paragraph 202 states that where development will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.82 Paragraph 206 states that Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Paragraph 207 acknowledges that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.
- 6.83 *Core Strategy Policy EN3 ‘Heritage’* highlights that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support MCC in preserving or, where

possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals that enable the re-use of heritage assets are encouraged where they are considered consistent with the significance of the heritage asset.

- 6.84 *Core Strategy Policy CC9* relates to design and heritage where 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.
- 6.85 The Applicant's response to the above legislative and policy context, is set out in the detailed Heritage Assessment, Design & Access Statement and Viability Appraisal submitted with this application. This commentary should be read in conjunction with these documents.
- 6.86 As outlined in Section 4, the proposed development has been developed through an iterative design process undertaken in close consultation with the LPA, HE, the Victorian Society and independent design review by Places Matter.
- 6.87 Historic England has been engaged on three occasions, providing written comments on the heritage baseline significance and emerging proposals on 26 March, 20 May and 17 August 2021. The feedback received at each of these engagements has informed the design, as is acknowledged in HE's most recent correspondence that notes, *"The applicant has further revised the proposals, including redesigning the upper section of the building, to create a more streamlined and simple design, and to set it further back in views looking west along Charlotte Street. These revisions will improve the overall design of the building and reduce the previous impact that the development had on key longer views of the Former Midland Bank. They have therefore improved the overall scheme from a heritage perspective."*
- 6.88 HE's principal response to the proposals can be summarised by the following extract from their letter of 20 May:
- "Historic England would therefore continue to not object to the demolition of the existing 1970s extension, or to the principle of redeveloping this section of the site. However, we would express concerns with the principle of the scale and height of the proposed new building, which is identified to cause harm to the significance of the Upper King Street Conservation Area, the Estate Exchange and the Former Midland Bank. These concerns are identified to relate to a fundamental element of what is proposed, as from the information which has been submitted, we cannot see a solution that would allow the total floorspace proposed to be sensitively integrated onto the site."*
- "However, we are aware that the applicant has concerns about whether these suggestions could be implemented successfully. Specifically, it was raised in the course of our discussions that the proposed quantum of development is identified to be the minimum necessary to secure the future of the site, a conclusion that the applicant was comfortable was robustly supported by a viability assessment they had commissioned. This is acknowledged, and it is noted that this argument will need to be considered by the local planning authority in the wider planning balance, along with any public benefits brought about by the scheme."*
- "However, if the applicant is proposing to rely on these conclusions, we would expect this robust viability statement to be submitted to support any application, and for it to have been compiled by an appropriately qualified professional. This would also need to demonstrate that more sensitive options, including the construction of a smaller new build element, the reuse of the existing building, or its mothballing until the market allows for the sensitive redevelopment of the site, were not economically viable. We would then recommend that the local planning authority had this report independently assessed, in order to ascertain the exact weight that could be placed on the justification provided."*
- 6.89 The final development proposals have been developed in-light of these proposals to robustly test their appropriateness and mitigate harm as far as possible. A detailed viability appraisal has been submitted with this application which demonstrates that the quantum of floorspace proposed is the minimum

amount necessary and that the proposal represents the optimum viable use for the Site. The option of mothballing the proposals has been considered and discounted, as detailed in Section 4 of this report.

- 6.90 A Heritage Impact Assessment has been prepared by SLHA to support the application. This has demonstrated that the proposals will result in varying degrees of adverse and beneficial heritage impacts.
- 6.91 The physical impact assessment has demonstrated the level of interventions to original fabric would be largely beneficial, with isolated instances of adverse impacts which would be minor at most.
- 6.92 The visual impact assessment has demonstrated the proposals would result in a number of harmful impacts upon the listed building and the settings of nearby assets, resulting in five instances of moderate adverse impact two of moderate-to-minor adverse; one of minor adverse; two of negligible adverse and seven neutral.
- 6.93 Overall, the proposed development is considered to cause an overall moderate visual adverse impact upon the setting of nearby listed buildings, which by definition would result in less than substantial harm.
- 6.94 Therefore, in accordance with Paragraph 202 of the NPPF, the Planning Authority must weigh up the less than substantial harm brought about by development with the Public Benefits of development. To assist in this process Section 7 of this report set out the economic, social and environmental benefits of development. As concluded in that Section, the considerable public benefits associated with the scheme are considered to outweigh this less than substantial harm to the historic environment.

Archaeology

- 6.95 Core Strategy Policy DM1 Development Management sets out that all development should have regard to effects relating to archaeological heritage.
- 6.96 An Archaeological Desk Based Assessment has been undertaken by Salford Archaeology. The Assessment identifies low potential for remains from the Roman, early medieval, medieval, or post-medieval periods.
- 6.97 In terms of buried heritage, the site lay open until the late 18th or 19th centuries when it was comprehensively developed with buildings which included basements. Then, in the 1970s, much of the site was cleared and the current office structure built, with a basement car park level beneath.
- 6.98 This sequence of development is expected to have caused significant negative impact to any archaeology that may once have been present, such that no survival is anticipated other than for the remains of the in-filled basements to the 19th century buildings at the Fountain Street frontage. Above ground, post-medieval evidence in the vicinity of the site is dominated by listed structures.
- 6.99 Given the above conclusions, it is considered that no further archaeological work would be appropriate for the scheme. The Archaeology Advisors at the Greater Manchester Archaeological Advisory Service have confirmed to PCA that they will not be recommending any below-ground archaeological conditions for the application.

Transport

- 6.100 Core Strategy Policy T1 Sustainable Transport sets out to deliver a sustainable, high quality, integrated transport system in order 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.

- 6.101 Core Strategy Policy T2 accessible areas of opportunity and needs sets out that developments should provide a level of car parking which reflects the realistic requirements of the users of the development. Regard should also be given to the need for disabled and cycle parking provision.
- 6.102 Core Strategy Policy CC5 outlines that 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. Manchester City Council consider parking provision in the City Centre on a case-by-case basis, and it is noted that MCC has accepted new developments with low or no parking provision in areas that have high levels of public transport in the vicinity and proximity to major City Centre areas.
- 6.103 MCC's City Centre Transport Strategy to 2040 seeks to reduce car movements into and through the city centre.
- 6.104 A Transport Statement and an Interim Travel Plan have been prepared by Vectos. A review of baseline conditions and highway safety in the vicinity of the Site has been undertaken and it is considered that there are no existing safety issues that are likely to be exacerbated by the Proposed Development.
- 6.105 The Interim Travel Plan contains appropriate measures to promote sustainable travel and includes an assessment of access over the wider area, the Travel Plan's objectives and associated measures and details on the implementation, administration and monitoring of the Travel Plan. The Plan concludes by providing an Action Plan that summarises the next steps.
- 6.106 The development replaces a basement car park for 12 cars with high quality cycle parking, showers, and locker storage. To encourage sustainable modes of travel, a cycle hub is included in the proposals with storage in the form of double-tiered bike racks, lockers, showers, and changing facilities, with 54 bike spaces provided.
- 6.107 Servicing and deliveries at the Site will continue to be made from Concert Lane in the same manner as the existing building. The volumes of service vehicles will be low and are not expected to cause any adverse implications for the local highway. The removal of the car parking spaces will reduce the overall number of vehicle borne trips to the site once operational.
- 6.108 A review of baseline conditions demonstrates that the Site is accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, with MCC cycle parking standards exceeded, and there are several public transport opportunities within acceptable walking distance of the Site.
- 6.109 The Site benefits from on street pay & display parking bays and c.3,000 off-street spaces within a short walk. There are also 2 car club spaces available on Fountain Street close to the Site. Additionally, future employees at the Site are less likely to commute by their own cars due to proposed measures in the accompanying Interim Travel Plan to increase the level of walking, cycling and public transport use to and from the Site, and to reduce reliance on the private car.
- 6.110 Overall, it is considered that the proposed re-development of the building will have no detrimental impact upon either the operation or safety of the local highway network. The proposals will result in a positive change for office workers with quality cycle facilities within the building and the excellent location will help limit demand for car trips to/from the site. A review of relevant local and national transport planning guidance has been undertaken and it is considered that the Proposed Development conforms to policy as set out above.

Site Waste Management

- 6.111 Core Strategy Policy EN19 Waste requires 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.
- 6.112 MCC has prepared a Waste Storage and Collection Guidance Note (GD04) which contains minimum standards to be considered for the storage and collection of waste. This guidance follows the recommendations set on the Waste Management Plan for England, strongly encouraging and promoting high levels of quality recycling.
- 6.113 The note states that all planning applications for new developments and conversions must include a Waste Management Strategy that includes:
- An estimated storage area for the waste produced by the development, including residential, F&B and retail uses;
 - Details of internal and external stores for both waste and recycling; and,
 - Location of the proposed collection point and details of the route the collection will take.
- 6.114 A Waste Proforma has been prepared by Vectos and appended to the Servicing and Waste Management Strategy. This considers the potential refuse and recyclable waste volumes of the Proposed Development, including organic waste and for all uses of this development. It also provides details of the collection arrangements and measures to reduce waste through dewatering, compaction, composting and uses of sustainable supply chains for packaging and resources needed to operate the development.
- 6.115 The proposed Site Waste Management Strategy highlights that the provision complies with waste standards, in terms of storage, recycling and management.

Environmental and Amenity Considerations

- 6.116 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.”*
- 6.117 UDP Policy DC26 Development and Noise outlines the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- the effect of new development proposals which are likely to be generators of noise; and
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 6.118 Core Strategy Policy EN16 states that developers will be expected to take measures to minimise and mitigate the local impact of emission from traffic generated by the development, as well as emissions created by the use of the development itself. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.
- 6.119 These Planning and Listed Building Consent applications are supported by a full suite of technical assessments that have considered the proposals in respect of their impact on surrounding residential

amenity. The conclusions of the assessments are summarised below under the headings of each relevant topic area.

Air Quality

- 6.120 An Air Quality Assessment report has been produced by Cundall and is included with this submission. This assessment considers the potential for impacts to occur during both the construction and operational phases of the Proposed Development, and the exposure of future occupants of the Site to air pollution. It concludes that with the provision of the recommendation mitigation measures, there are no air quality constraints to the construction and operation of the Proposed Development.
- 6.121 To inform the construction methodology, a construction dust impact assessment has been provided in accordance with IAQM construction assessment guidance. It was concluded that in the absence of any adequate mitigation, there is a *medium* risk from the construction and a *low* risk from the demolition, earthworks and trackout dust-generating activities associated with the Proposed Development. With appropriate mitigation measures implemented for all dust generating activities, it is anticipated that the dust generation and harmful emissions from construction site activities will not be significant.
- 6.122 As part of the operational phase of the air quality assessments, the exposure of future occupants of the Proposed Development was assessed and is expected to likely be negligible. No car parking is included within the development proposals, so operational traffic is anticipated to be limited to delivery vehicles and taxis. The area is highly accessible for pedestrians and the Site is located a short walk from Metrolink stops.
- 6.123 It is anticipated that the impact of the operational phase on future office users is likely to be negligible, and therefore no mitigation measures are required. Cundall recommended indoor air testing within the building would provide operational data on indoor air quality to inform the proper working and ongoing acceptability of the ventilation strategy. Indoor air quality monitoring could also be used to confirm the suitability of opening windows for purge or natural ventilation purposes.

Noise

- 6.124 A Noise Impact Assessment has been undertaken by Cundall. The assessment evaluates the findings of the acoustic survey undertaken in relation to the Proposed Development. The assessment also provides recommendations for mitigation measures, as required, to achieve a comfortable internal acoustic environment, in line with the relevant standards and planning policy.
- 6.125 Prevailing noise levels at the proposed development site have been measured, and an assessment of the site has been made in accordance with relevant technical guidance and good practice techniques, local and national planning policies, and extensive previous experience of similar projects. To establish the prevailing noise climate across the existing site, a noise survey was undertaken from Friday 12 February to Monday 15 February 2021. Further information about the prevailing noise climate has been established through historical data as measured for planning applications located nearby noise sensitive receptors.
- 6.126 Based on predicted façade noise impacts at the proposed development, an initial glazing strategy feasibility study has been undertaken based on achieving internal ambient noise levels compliant with the proposed internal ambient noise level criteria for office and retail spaces. Limiting noise levels have been provided for external noise impacts at existing nearby noise-sensitive receptors.
- 6.127 The assessment has concluded that noise impacts on the proposed development and surrounding areas can be mitigated to meet the relevant standards and guidelines. For further details please refer to the Noise Impact Assessment, submitted as part of the Application.

- 6.128 Regarding the construction period, Manchester City Council impose restrictions on hours of ‘noisy work’ that will be adhered to. Best practice construction noise and vibration mitigation measures have been provided within the Construction Management Plan, including the monitoring of noise levels at the Site during the works.

Ground Conditions

- 6.129 Core Strategy Policy EN18 sets out that the Council will give priority for the remediation of contaminated land to strategic locations. Paragraph 178 of the NPPF requires that planning policies and decisions should ensure that sites are suitable for any proposed use by taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses.
- 6.130 Renaissance has carried out a Desktop Geo-environmental Phase 1 Desk Study Assessment for the Site, in support of the Application. The Site has a limited history of past uses; however, an electricity substation is present. The Site is identified as comprising commercial uses since approximately the earliest available mapping (1851) initially a series of unnamed buildings, one labelled as offices, and remained so until the map dated 1980, where the footprint remained the same however the site now formed 2 buildings, and by the map dated 1990 the site formed just one building labelled as a bank.
- 6.131 Based on the anticipated site conditions, the Desktop report assessment makes the following recommendations:
- Gas monitoring is recommended to confirm the risk from ground gas due to the presence of made ground associated with the infilled pump;
 - Detailed UXO desk study to confirm what mitigation measures will be required;
 - Intrusive investigations to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design; and
 - Intrusive site investigations (post demolition) comprising:
 - Windowless sampling and cable percussive drilling / cored drilling.
 - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
 - Geotechnical testing of soils and rocks.
 - Contamination analyses of soils, assessment and recommendations based on the above, including requirements for further work, if necessary.
- 6.132 It is expected that the information relating to further Site Investigations will be required once the existing building has been demolished, and therefore any proposed condition trigger will need to be brought in line with the necessary phasing of work. The level on contamination that may be present is not expected to be insurmountable.
- 6.133 Full details are contained in the Desktop Geo-environmental Phase 1 Desk Study Assessment prepared by Renaissance.

Flood Risk and Drainage

- 6.134 Core Strategy Policy EN14 outlines that development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

- 6.135 All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
- 6.136 Core Strategy Policy EN17 sets out that following elements a development must consider in relation to water quality:
- Avoid any adverse impact on water quality, including during the construction phase.
 - Minimise surface water run-off, maximise the use of appropriate sustainable drainage systems, and minimise groundwater contamination.
 - If close to a watercourse the development should ensure waste and litter cannot enter the watercourse.
- 6.137 Chapter 14 of the NPPF provides policy guidance on climate change, flooding, and coastal change. Paragraph 159 explains the basic principle that inappropriate development in the areas at risk of flooding should be avoided.
- 6.138 Footnote 55 requires that a site-specific flood risk assessment (FRA) should be submitted with all developments proposals in areas identified by the Environment Agency as having critical drainage problems.
- 6.139 The Site is located within a Critical Drainage Area. Accordingly, a FRA and Drainage Strategy has been submitted with the application to assess the flood risk and drainage implications of the Proposed Development. Appropriate agencies have been consulted in producing the assessment, including United Utilities. The Site is in Flood Zone 1 and so is it a very flow risk of flooding, which is set out in detail within the Flood Risk Assessment submitted with the application.
- 6.140 Infiltration direct to the ground has been considered. However, as the existing building and proposed new building will cover the whole site it is not possible to infiltrate surface water to the ground without impacting the foundations. The Site is also surrounded on three sides by Grade II* and Grade II listed buildings, which include semi and full basements. Infiltration is therefore not viable.
- 6.141 Opportunities to discharge to watercourse have been considered; however, as the nearest watercourse 480m away it is deemed not viable. Surface water will discharge to the combined public sewer that surrounds the Site with discharge rates to be agreed with the LLFA and United Utilities. Surface water discharge rate from the site is to be restricted to a 50% betterment of the existing Brownfield. Foul flows from the development will be discharged to the existing public sewers along Concert Lane subject.
- 6.142 The drainage strategy will include an increase in the storm intensity of 40%, which is consistent with the effects of climate change for this development with a design life of 100 years, as outlined in NPPF. A blue roof has been provided as part of the Proposed Development to deliver a sustainable urban drainage system above ground and on site.

Wind Microclimate Report

- 6.143 An experience-based desktop study has been carried out by ArcAero to assess the pedestrian and terrace level wind microclimate for the Proposed Development. The study is based on experience of quantitative assessments using wind tunnel and computational methods for many similar developments across the UK, and knowledge of aerodynamic principles and the site-specific wind climate of the 50 Fountain Street site.

6.144 The Proposed Development represents an increase in height compared to the existing site. It is, however, still well sheltered by the immediate surrounding buildings from most directions. The proposed development is also arranged positively with respect to the prevailing wind, with the main facades facing away from prevailing wind directions. The conclusions of the study are as follows:

- Wind conditions within the surrounding areas are expected to remain suitable for at least leisurely strolling along thoroughfares and for short periods of standing at entrances. Therefore, conditions remain suitable for existing and proposed pedestrian uses.
- The wind conditions on the rooftop terraces of Levels 3 and 5 are expected to be suitable for long-term sitting in summer due to the shelter provided from the immediate surrounding buildings, and thus from prevailing southerly winds. Hence, wind conditions are expected to be suitable for recreational activities involving outdoor seating if required.
- On Level 6 and 7 terraces, the terraces are more exposed to prevailing winds. However, the presence of the 1.1m tall parapet around the terraces would be expected to be sufficient in creating comfortable wind conditions for at least short-term sitting, from spring to autumn, though with some additional shelter, perhaps in the form of soft landscaping, conditions for longer-term / more sedentary uses could also be readily achieved.

6.145 Full details are contained in the Wind Microclimate Report prepared by ArcAero.

Daylight and Sunlight Assessment

6.146 Gray Scanlan Hill have produced a Daylight and Sunlight Amenity Impact Assessment to evaluate the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment. The assessment is based on the provisions of the Building Research Establishment's ("BRE") Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, as an objective means for evaluating daylight and sunlight amenity impact in the built environment.

6.147 The BRE Guidance primarily seeks to promote the daylight and sunlight impact assessment of neighbouring buildings of residential use; it highlights the consideration of daylight and sunlight to living rooms and daylight to bedrooms and family kitchens. No detailed computerised assessment of daylight and sunlight amenity impact of the Proposed Development needs to be undertaken, on the basis that none of the neighbouring windows that overlook the Site serve habitable room uses.

6.148 On this basis, none of the neighbouring windows are sensitive to changes in daylight and sunlight levels and cannot therefore be "key receptors". They currently rely heavily on artificial and task lighting to function and will continue to do so. Furthermore, it concludes there are no obvious external public amenity spaces in the vicinity of the Site that would merit assessment.

6.149 Full details are contained in the Daylight and Sunlight Amenity Impact Assessment prepared by Gray Scanlan Hill.

TV and Radio Reception

6.150 Under MCC planning guidance and Validation Checklist, any development over four storeys require a TV reception impact assessment. The report should assess the possible interference created by the Proposed Development on TV and radio reception within the area.

6.151 A baseline (pre-construction) signal survey and reception impact assessment has been undertaken by GTech to determine the potential effects on the local reception of television and radio broadcast services from the Proposed Development.

- 6.152 Overall, the assessment suggests that the Proposed Development is unlikely to cause any interference to the reception of any television or radio broadcast platform. As no interference is expected, no mitigation measures are required to restore the reception of any broadcast platform.

Planning Assessment Summary

- 6.153 The relevant parts of the NPPF, Development Plan and all material considerations have been considered in the preparation of the proposals. Taking these into account, it can be concluded that the proposals are considered to be broadly consistent with the aims and objectives of the Development Plan taken as a whole. It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the proposed development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole.

7. Public Benefits of the Proposed Development

- 7.1 The purpose of this Section is to provide a detailed assessment of the economic, social, and environmental benefits associated with the proposals. Importantly, these benefits are explained with reference to Manchester's overall strategic policy and economic context, which has been set out in Section 3 of this Statement.
- 7.2 Paragraph 193 to 195 requires that, when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm or loss requires clear and convincing justification and less than substantial harm should be demonstrably outweighed by the wider public benefits of the scheme.
- 7.3 As the Proposed Development will require demolition of the non-original and non-significant element of the building, it will result in less than substantial harm to the onsite and nearby designated heritage assets. This chapter sets out the public benefits associated with the Proposed Development to demonstrate the scheme meets the policy tests of the National Planning Policy Framework.

The Economic Benefits

- 7.4 As demonstrated through the Strategic Context, there is a clear requirement for economic benefits to be maximised by the future proposals in order to maintain the long term viable use of the Grade II Listed 49 Spring Gardens and 50 Fountain Street address, reinforce the Central Business District in Manchester as a place for new and resilient commercial business activity, and support the wider strategic objectives of Manchester City Council and the Greater Manchester region.

Direct investment and benefits

Construction

- 7.5 The direct financial investment required to deliver the proposals is substantial due to the additional complications of working with the existing Grade II Listed Building. The office use needs a significant upgrade and the testing of various options to date has confirmed that no option of retaining the existing 1970s element of the building would merit investment.
- 7.6 Acknowledging that retention of the 20th century element of the Grade II Listed Building is an unviable option and that would remain a conclusion indefinitely, as demonstrated by the Viability Report prepared by CBRE submitted with the application, demolition along with retention of the significant element of the façade (49 Spring Gardens) is the only sensitive and economically viable redevelopment option for the site. The necessary retention of this principal façade and its side returns will be logistically and technically challenging and generates abnormal costs associated with its construction.
- 7.7 In addition to these abnormal costs, the design of the proposals is of an exceptionally high standard, reflecting the importance of the site in context of existing nearby and on-site heritage assets. This is driven by the project brief to attract the very best commercial tenants, which requires a very high standard of internal fit-out and facilities. As a result, the delivery of the project will require direct

investment of circa £35-40 million, based on current anticipated construction costs for the Proposed Development.

- 7.8 This direct investment and associated GVA is supported by including the average cost for each of the circa 371 FTE construction jobs that will be supported during this phase of development. Much of the economic benefit associated with the direct investment will impact the local region through the supply of local labour. To this effect, the Applicant is entering an agreement with Manchester's Work and Skills team to maximise social value by ensuring contractors draw on the local labour pool. Local expenditure during the construction phase is estimated at £964,600 based on the expenditure of those working onsite over the course of a two-year construction period²⁶. Where possible, local supply chains will be utilised by the appointed contractor to strengthen the commitment to local jobs and skills.
- 7.9 Beyond the immediate economic impact of construction activity, and by taking multiplier effects into account, the amount of jobs supported by the development during the construction phase is anticipated to support 461 FTEs and generate GVA of £18m in total²⁷. This additional 90 FTEs accounts for the supply chain jobs that will be supported by the Proposed Development, including the sourcing and production of all building materials for installation on site during the construction phase. Other costs incurred during this phase of the Proposed Development would support new and existing roles across a range of grades and industries within the construction sector.
- 7.10 Clearly, the construction activity generated by the Proposed Development will provide a significant boost to the regional economy, whilst utilising the strength and resilience of the construction industry to further the process of economic recovery required as a direct response to economic recession caused by the COVID-19 health crisis.

Operation

Repurposing the site

- 7.11 It has been demonstrated that the building in its current form is not viable in the long term due to the quality of the office space and fundamental flaws in the design of the internal spaces, which make it unsuitable for most office occupiers. This is set out in detail within the Viability Report prepared by CBRE.
- 7.12 There is a significant overall cost associated with the opportunity lost by not addressing the repurposing of the site and reuse of the original facade at this present moment in time, which could affect its ability to secure its long-term preservation. Without substantial redevelopment, the building would unlikely generate sufficient revenue to maintain its upkeep and may be more costly to undertake works in the future if the condition of the building deteriorates.
- 7.13 Lack of investment on the site would reduce the opportunity to maximise the economic activity generated, with the existing building no longer fit-for-purpose to attract modern office occupiers. It is considered that the rents that could be achieved on the current state of the building would not be attractive to occupiers looking for space at that rate, such as SMEs. This type of occupier is either looking for accommodation in sites specifically targeting SMEs or would take occupancy in the range of serviced office options that are now available to them.
- 7.14 On this basis, the building would remain vacant unless a change to the current building form can be agreed through fresh proposals for the site. Even if an occupier was found for the building, the rental

²⁶ Calculated using no. of workers working average of 5 days per week, spending £5 per day over a two year period.

²⁷ Calculated using no. of direct and supply chain workers on an average salary of £39,850 per annum.

income would not be sufficient to ensure even a basic refurbishment of site services and facilities, such as mechanical and electrical equipment or improvement of facilities that office occupiers would expect.

- 7.15 The poor-quality office space, which is likely to become vacant in the next 12 months, is therefore proposed to be removed and the new building element provides further high-quality commercial opportunities within the central business district. As well as the direct investment in the building and the appeal to new and existing businesses to take occupancy in the building, the benefits would be felt beyond the immediate site boundary.
- 7.16 Much like the momentum gathered by development of the area in the last 10 years, including 40 Spring Gardens, 11 York Street and 81 King Street, 49 Spring Gardens can play a vital role in continuing the economic development of this part of the city and linking in with other areas of commercial growth, such as St. Peter's Square nearby.
- 7.17 The spin-off benefits of investment in office space helps to support other types of commercial activity, which has taken place in the Central Business District, with development observed in the hotel and retail sector to bring new occupiers in the last 5 years in particular, such as 100 King Street, now known as Hotel Gotham. This direct investment in the site would therefore provide immediate benefits but also help to reinforce the CBD as a place that can attract new commercial occupiers and create a further clustering of businesses.

Maximising economic output

- 7.18 In order to continue to grow the economic output of the Greater Manchester Region, the City Centre must keep ahead of changes in demand from occupiers for new workspace and new working environments. Examples of these changes include the growing dominance of flexible and serviced workspaces. The delivery of a high quality, city centre office will therefore positively contribute towards the ongoing regeneration and growth of Manchester City Centre.
- 7.19 The larger floorplates to be provided and the openness and therefore flexible design of the interiors will help to ensure the development can meet the demands of a wider target occupier market, thereby securing long term tenants with strong covenants and ultimately secure major long term investment into the area. This type of office format is not only flexible enough to suit most modern office occupiers that the City is seeking to attract but is of a standard that occupiers would all expect and particularly post COVID-19. This is driven by the good quality natural lighting within the building, large floor to ceiling windows that reach 3.5m in height, column free open plan floors and a series of outdoor spaces that provide respite from internal working environments.
- 7.20 During the operational phase, fully occupied, the commercial space will directly support 340 jobs. The Proposed Development would also provide a range of opportunities for local residents across a variety of skills levels and occupations, contributing to the inclusive growth ambitions in the Our Manchester Industrial Strategy. The amount of floorspace proposed and job creation supports Policy SP1 for the City Centre to remain the economic focus of the city region.
- 7.21 The Proposed Development seeks to target the occupiers within the key growth sectors of Manchester's economy including digital, creative and media companies. Businesses such as these not only help to create high value, high growth operations within the city, but also help to coordinate and radically improve the productivity across all business sectors by increasing innovation and raising levels of export and investment. In turn, the region strengthens its position as a UK leader of business growth in specific sectors to help encourage further businesses to locate here.

- 7.22 As an example of a typical occupier, the employment accommodated in the office space by tech, media and telecoms and / or financial and professional services, will generate a direct GVA impact of approximately £14.5m and £19.5m per annum due to wages of the staff employed by a tenant, depending on the sector and upon the first full year of occupation by commercial tenants. The operational employment and the associated GVA benefits are of a significant benefit to the economic growth of the city.

Catalytic benefits

Investment in Manchester

- 7.23 There is an opportunity for the Proposed Development to continue to reinforce this area as a place for investment and an influx of new businesses, leading to further investment in the area and Manchester as a whole. The momentum of the Central Business District, which has a range of office occupiers and commercial retail offerings, has been generated by investment of a significant quantum of floorspace in Spring Gardens, Fountain Street and York Street, as well as the landmark Hotel Gotham at 100 King Street.
- 7.24 More investment is needed in this upmarket and commercially focussed part of the City Centre to further the ambitions of the area and economically contribute to the city region. The scale of the investment being proposed will also serve to provide wider investor confidence in the area, incentivising other investment initiatives to come forward that will seek to capitalise and build upon the benefits associated with this high-quality development project.
- 7.25 Without comprehensive redevelopment of the site in its current form, the building would fail to meet the standards of occupancy that would be expected by businesses looking to locate to this area. The building as it exists would not be able to generate revenues that would be sufficient to warrant investment in key services that are fundamental to making it an attractive proposition for a potential tenant. There are design challenges that would not make it possible to alter the building in its current form and comprehensive removal of non-significant elements of the building is the only option to reinvigorate the site and create a suitable office development.
- 7.26 New Grade A commercial office floorspace will also help to bring about agglomeration benefits by proximity to other commercial buildings and adjoining areas. The Proposed Development will help to attract new occupiers, create a clustering effect in this part of the city and connect with other nearby business within the CBD. The Proposed Development will therefore make best use of the locational characteristics of the Site to deliver a best in class commercial development that will attract occupiers from target sectors and drive growth in sustainable and skilled jobs. There has already been significant success both in the immediate areas and nearby in locations such as St. Peter's Square and new and refurbished commercial development along Moseley Street.
- 7.27 Economic productivity will be enhanced further through associated training, education and vocational opportunities that will be required through the supply chain. The number and range of new jobs that will be accommodated by the proposals during operation is in excess of 340 FTE across a range of skill levels and job grades, representing an uplift of 190 FTE on the existing site, and will therefore contribute to both economic growth and inclusive growth ambitions of the City. This proposal therefore not only represents a physical economic investment, but also an indirect investment into the talent and skills of the city and the job opportunities that would be available as a result.
- 7.28 The investment into the area will reinforce the core of the city centre as the strongest and most sustainable employment growth centre in the GM conurbation and add to the attractiveness of the area

for new and existing businesses or government departments as a prime location to grow their operations.

Revenue generation

- 7.29 The creation of high quality and numerous employment opportunities at the Site will complement the on-going delivery of large numbers of new homes within the city centre, thereby attracting people to live and work in the city centre and make a positive contribution to the creation of a sustainable city. Population growth in the city centre has increased significantly since 2014 and looks set to continue, with over 14,000 homes completed since year end 2014 and a further 12,322 on site under construction at 2020 year end, increasing the number of homes in the city centre by 26,000 in the space of 8 years (2014-2022). These figures do not account for the range of planning permissions that have been granted and are yet to come forward.
- 7.30 To match this ambitious residential growth the city centre requires new employment space to diversify and increase the opportunities for both city centre residents and the wider Greater Manchester population. Local retail expenditure is anticipated to increase due to spending by employees that work from or in connection with the Proposed Development and is expected to generate annual wages of between £14.5m and £19.5m. Assuming employees spend a modest 20% of their incomes locally, this would result in up to £3.9m of spend in the local area and benefit local businesses, support jobs, and bringing positive supply chain effects.
- 7.31 Added benefits of wages generated include local expenditure, increase in income tax revenues and contribution of business rates, which will allow for more public services to be paid as a direct consequence of the regeneration of this Site. Each year, between £2.97m and £5.24m of national insurance and income tax will be contributed to the public purse depending on the type of occupier, while business rates from the offices space would currently generate £828,000 a year, or £8.28m over ten years of operation. This will change once the new building has constructed but is a reasonable low-end estimate based on the existing building. Furthermore, the potential for an associated increase in city centre living by future employees, drawn to the close proximity to work, will also drive Council Tax receipts through support of the housing market.

Theme	Value Added
Jobs	340 jobs
Business Rates	£828,000 (based on current rates)
Grade A Office Space	8,529 sq. m. (GEA)
Annual Wages generated by Proposed Development	Up to £19.5m
Local Spend	Up to £3.9m

The Social Benefits

- 7.32 The Applicant fully understands the need for major investment to realise social benefits and positively contribute to the wider sustainable growth of the city centre. In this context, the proposals will deliver a range of direct interventions that will result in associated social public benefits.

- 7.33 Before setting out the significant social benefits brought about by the Proposed Development, it is important to recognise the context provided by the existing quality of the building. Physically, the building does not reflect the commercial offering that should be synonymous with the City's Central Business District. A lack of active street frontages currently creates an anti-social local environment, which could hinder the growth potential of the Central Business District.
- 7.34 The current primary issue with the building is poor access into the main entrances, with no level access currently afforded to those with mobility impairments. Whilst lift access is provided to all floors, many of the existing floorplates have split levels and narrow corridors. The building is therefore wholly inaccessible to those with mobility impairments.
- 7.35 Within the building itself and in relation to supporting facilities, the Proposed Development seeks to create a high quality working environment that will provide both good conditions for working in an office environment and support the networking of individuals, companies and organisations who would benefit from being in close proximity with one another.
- 7.36 As a result of providing some of the economic benefits of the scheme, and particularly long-term job creation and associated tax revenues generated by individuals and businesses, Manchester will have an increased propensity to provide more social care and health services to its inhabitants. The benefits associated are not possible to accurately quantify, as the revenue cannot be assumed to be allocated for a specific purpose, but it should be acknowledged that there are indirect social benefits associated with the realisation of increased tax revenues.
- 7.37 The ways in which the Proposed Development contributes to this part of the city with regard to social benefits is set out in more detail below.

Improving access

- 7.38 Currently, the building is not DDA compliant and does not have step free access for gaining entry. As such, the development is designed to create an office that is accessible to all users, including those whose mobility is impaired, including level and lift access to all areas of the building.
- 7.39 Through reinstating the original door and remodelling the entrance at 49 Spring Gardens, office workers and visitors will be able to benefit from level access into the main reception and lobby area. This in turn provides access to lifts and all floors, which benefit from step free floorplates. Entrances to ground floor flexible commercial retail units on Fountain Street will also provide level access.

Creation of 'place'

- 7.40 The city-region seeks to take an integrated and proactive place-based approach to bringing forward strategic regeneration proposals in town centres and strategic sites, which integrate investment in development, housing, transport and other infrastructure to create sustainable employment locations. The site is well capitalised to support this overall place-based approach to regeneration given the existing quality and opportunity presented by the Proposed Development.
- 7.41 Currently, the experience of the existing site is poor due to the existing building's failure to address nearby streets. The setback façade on 50 Fountain Street is a private open space and results in an antisocial recess in the street frontage. This is a hangover from the plan to widen the city streets in the 1970s. Similarly, the Concert Lane elevation will be redesigned to create a positive synergy between the rear elevation of 41-47 Spring Gardens.

- 7.42 In order to support the investment made in the public spaces surrounding the development, the sense of place is also driven by ground floor activity and the opportunity for publicly accessible uses. Retail opportunities can improve the relationship with the street by offering overlooking and giving an activity to the area at different times of day compared to the office uses above. As a result of the Proposed Development, the ground floor flexible commercial unit, or units, will create more active frontages across the Site.
- 7.43 This investment and delivery of new office space provides fresh opportunities for different commercial businesses to support and augment the business community in this part of the city. A critical mass of businesses provides opportunities for the Central Business District to reassert itself as a vibrant centrepiece of the city centre. This mix of businesses has been nurtured to great effect in other parts of the city centre and there is a generating momentum within the CBD to allow similar clustering effects to take place here.
- 7.44 The Proposed Development will improve the overall experience and create a unique place identity, embracing the Site's potential as a key site in the Central Business District. This helps to develop a better sense of place and raises the standards of the quality of development across the city centre.

Indirect Social Benefits

- 7.45 Even at a lower end of the estimated tax generation, there will be a significant contribution that can allow for expenditure on public services, which can improve welfare of the residents of Manchester. The budget for Council services 2021/22 has seen a reduction on the previous year by £40.7m due to the impact of COVID-19.
- 7.46 Funds for services are derived from five main sources, two of which are business rates and Council Tax. In recent years, as central government funding has reduced and more local business rates directly fund services, our ability to grow and maintain locally raised resources has become even more important for financial sustainability and is key to our financial planning.
- 7.47 On this basis, the creation of new business space in the city will directly contribute to Manchester City Council's ability to support public services and demonstrates how crucial the development sector can be for supporting the most vulnerable residents of the city.

The Environmental Benefits

- 7.48 Manchester City Centre has gone through significant change over the past twenty years, as a result of transformative investment and regeneration. The need for investment to lead to the creation of a high-quality built environment and contribute to a strategic approach to place-making has been a priority throughout this period and continues to be essential for emerging development proposals.
- 7.49 In addition, the Council has also declared a Climate Emergency, requiring all development proposals to support the Council in achieving its 2038 Net Zero Carbon target, as well as seek to increase green and blue infrastructure where feasible. Against this context, the environmental benefits of the Proposed Development are set out below.

Architecture and heritage

- 7.50 There is a need for good quality modern architecture to continue to define Manchester's recent and projected progress to establish itself as a world-leading, 21st century city. This is particularly important for the development proposals, considering the heritage assets on-site and in the surrounding area. The site is visually sensitive as a result, so the very highest quality of architectural design is required and has

been a priority consideration throughout the design development and consultation stages of bringing forward development proposals.

- 7.51 As a broader point linked to the above, there is a need for schemes to contribute to their overall placemaking objectives to allow Manchester to continue to be architecturally distinctive. This is achieved through appropriately balancing its historic buildings and areas with new high-quality development. This architectural language across the city should align with the high standards of cultural heritage that Manchester already has to offer.
- 7.52 Architectural distinctiveness has always been a part of Manchester’s fabric, with excellent examples of Gothic, Georgian, and Victorian design located across the city centre that chart its path to the city that we see today. Notable buildings include the Manchester Town Hall, through to more modern heritage buildings like the Victorian architecture found in the King Street Conservation Area. Indeed, designated Conservation Areas that spread across the City Centre are varied due to being defined by their typical and notable built heritage and townscape.
- 7.53 As outlined in earlier sections, redevelopment of the existing building can carry substantial abnormal development costs. Failure to invest in the buildings will result in a long term deterioration of the building. Such an approach would also not address the fundamental issue that the building is not suitable for the majority of modern office occupiers. The options analysis within the Design and Access Statement provides details of the exercise and demonstrates that the proposed solution is the only viable redevelopment option for the site.
- 7.54 The proposals recognise that the sensitivity of the area requires high-quality architectural design and materials, and this celebrates the new development through a bold, but contextually appropriate approach. The new build element that sits behind and above the retained façade of 49 Spring Gardens is decisively different in style from the existing building. This helps to clearly differentiate the new from the old, thereby enabling the form of the original building to be retained and appreciated. As part of the works, the existing 49 Spring Gardens façade will be retained in situ, repaired and cleaned prior to becoming operational. The original entrance will be reinstated to become the new primary entrance to the office building.
- 7.55 The delivery of high-quality developments has created an identity for the city, enabling it to showcase itself and continue to grow as an attractive destination for businesses and new residential communities. There are numerous examples across the city centre where high quality distinctive design makes a positive contribution to the wider character of an area. This is of particular importance within a Conservation Area, where the importance of high-quality design is paramount.
- 7.56 The benefits of good design are evidenced in the aesthetics of the surrounding townscape and has wider environmental benefits linked to this. The overall conclusion of a RIBA report ‘Good Design: It All Adds UP’ (2011) is that good design generally costs more, but the implications of poor design holds a much greater cost. The report also notes that property agents find it easier to let buildings and units with a high quality design standards, which is supported by the Viability Report prepared by CBRE and submitted with this application. Units and buildings that remain unlet reduce the overall vibrancy and demonstrate a lack of vitality of our urban centres, which is essential to attracting new residents, employees and businesses to the city centre.

Improving the quality of workspaces

- 7.57 The benefits of good design are also keenly felt within the commercial sector as well, the importance of well-designed workspaces is critical as this setting is where people spend the majority of their time. The days have long passed since employers and property developers could deliver office buildings that offer

little more than a place to put desks. The need to improve our workspaces has been made more acute by the current COVID-19 pandemic, including improved ventilation, good lighting, low energy usage and collaboration spaces.

- 7.58 Whilst three-quarters of UK GDP is generated by the largely office-dwelling service industries, the workplace needs to provide added benefits compared to those offered by working from home. The future office space should be a space to collaborate, share ideas, learn and provide all the convenience of the elements of working from home when needed, which can happen through good quality interior design and space planning.
- 7.59 The demand for high-quality workplaces has risen significantly over recent years and despite a short-term reduction in demand as a result of social distancing and increased home working, evidence indicates that this will return in the medium term. Surveys undertaken in September 2020 suggested that 67% British workers would like to continue working from home at least part of the time once the social distancing measures were lifted, compared to 33% who worked at least some of the time before COVID-19 restricted access to the workplace. In April 2021, workers were resurveyed, and this figure had reduced to 57% who wanted to work from home at least some of the time.
- 7.60 Whilst this will fluctuate depending on personal circumstances, the surveys show that attitudes have changed as the lockdown measures have continued, and there has been an increased willingness to return to the office at least part of the time. The desire to continue to work from home is also increased if the workers previously worked in London, likely due to the higher cost of living.
- 7.61 Indeed, forward-thinking businesses are realising the asset value of commercial properties with higher exchange or rental values; recognising good design can create offices that employees want to work in. Without the office, companies reduce face to face interaction, stifle innovation, limit learning opportunities and consequentially are unable to properly invest in their business' social capital. Mental health conditions associated with long term habits of working from home vary between individuals, but surveys suggested that overall mental health had worsened during a prolonged period of lockdown.
- 7.62 There is comprehensive evidence of user centred workplaces contributing to the recruitment and retention of staff, productivity, and well-being. Simply getting elements such as layouts, space allocations, air quality, acoustics and lighting right can make the difference between a highly productive, collaborative, convenient and innovative workspace and the traditional workspaces that workers have become accustomed to during the 20th and 21st century. The Proposed Development promotes the importance of high quality, modern workspaces that will deliver innovative, engaging, flexible offices that are more likely to encourage forward thinking and fresh ideas.
- 7.63 Research demonstrates that in healthy environments, productivity increases, absenteeism reduces, and concentration improves. It is suggested that healthier buildings:
- Reduce stress levels;
 - Reduce sickness;
 - Improved sleep;
 - Reduced occupant complaints;
 - Improved performance;
 - Helps to develop a community feel; and
 - Demonstrate industry leadership.

- 7.64 The Proposed Development will be designed to enhance occupancy health, wellbeing and productivity, in order to be enabled to meet the WELL Building Standard principles, with potential occupiers then able to reach final accreditation merits in the future.
- 7.65 The creation of buildings that are designed to a high architectural standard add positively to the urban fabric, and can respond to social, economic and environmental changes. Much can be read into a brand not just from the way its employees are accommodated, but also from how issues such as sustainability are addressed through its buildings. As such, research suggests that a company's sustainability credentials are a top consideration for new graduates and the best market talent. These buildings are making a statement about their values and also about their confidence in their own future. They are creating an inheritance for the built environment that everyone, not just the occupants, will value.

Sustainable construction and operation

- 7.66 The Proposed Development will adhere to the principles of sustainable design and construction expected for a modern 21st century office. In doing so, the proposals will directly support the Council's 2038 Net Zero Carbon target by reducing the operational carbon of the building compared to the existing office on site.
- 7.67 It seeks to achieve this by reuse of the existing 49 Spring Gardens façade and delivering the highest quality of design for the new build element that will create an adaptable, sustainable and innovative office development. The zero-carbon agenda is re-defining the need to push the boundaries of exemplary commercial and residential design and the Proposed Development is progressing that agenda through its own low carbon qualities and sustainability.
- 7.68 Noting that comprehensive demolition and reconstruction is required, building materials will be sourced in a manner that both reduces its embodied carbon (e.g. local sourcing, where possible) and recyclable when the building reaches its end of life. Open floorplates of the building allow the building to be adaptable in the future, which is critical given the constant evolution of our workplaces in terms of form, function, and layout.
- 7.69 Operationally, significant improvements will be made to the building performance compared to existing target energy efficiency standards, with new M&E equipment provided throughout and supported by new rooftop plant fit for modern offices. Thermal insulation and solar gain will also be a key component of the energy strategy for the Proposed Development, which reduces the need for ongoing heating, and openable windows provide natural ventilation to the office floors.
- 7.70 The Proposed Development will utilise renewable technologies, such as PV cells, and look to future proof its adaptability to hydrogen power supplies in the future to reduce operational carbon. This is achieved by delivering all-electric buildings that can adapt to any manner of renewable energy supplies, with smart technologies to be implemented in order to minimise energy use where possible.
- 7.71 As such, the new building will make a c.34% improvement on Building Regulations Part L (2013) against the current industry standard, which far exceeds policy requirements that requires a minimum of a 9% improvement on Part L to comply with planning policy. When the continued decarbonisation of the grid is taken into account, the building will achieve a near 95% reduction of carbon emissions, taking this down to under 9 tonnes per annum by 2038. The quality and flexibility of the accommodation provided will attract the occupiers that can support the final push to NZC in this period.
- 7.72 An extensive amount of cycle parking and changing facilities with storage is included within the Proposed Development, with 52 spaces provided within the basement areas, to support the travel to and from the office being made by bicycle, e-bike or similar.

Conclusion

- 7.73 In summary, the Proposed Development will deliver an exceptional range of short and long-term economic, environmental and social benefits that are significant at the local and regional scale, in terms of the positive contribution to surrounding streets, enhancements to the City's built environment and the strategic contribution to the objectives of the City Council, the Greater Manchester Region and the Northern Powerhouse agenda.

8. Summary and Conclusion

- 8.1 This Planning Statement has been prepared by Deloitte LLP in support of an application for Planning Permission and Listed Building Consent Application for the demolition of 50 Fountain Street, retention and refurbishment of the original Victorian 49 Spring Gardens façade and construction of a new commercial office building.
- 8.2 The existing building on-Site comprises dated office accommodation which requires significant investment to bring it up to a standard commensurate to its location in the heart of Manchester's CBD. A 'do nothing' scenario was discounted early as the existing building holds little value as an office space given its fundamental design issues, which will continue to undermine its ability to attract quality tenants.
- 8.3 The finite supply of land within the city core, and particularly within the CBD, means that the Site represents a rare opportunity to deliver genuine next generation Grade A office accommodation within the heart of the city centre. The opportunity can also provide a renewed economic purpose for the retained and reactivated façade of 49 Spring Gardens, securing a long-term sustainable reuse of the building.
- 8.4 The Applicant has therefore engaged a dedicated and experienced professional team to undertake an exhaustive options appraisal to secure the optimum long-term use of the Site. The conservation-led approach adopted, informed by a detailed understanding of these assets has been undertaken to develop designs that deliver a viable development that meets with occupier requirements and supports the continued economic growth of the city.
- 8.5 The design process has been undertaken in close consultation with the LPA, HE and other statutory and non-statutory stakeholders. The options have been subject to detailed and robust viability analysis to support analysis of the optimum viable use for the Site.
- 8.6 The resultant development will deliver a high quality commercial office building, such that has not been delivered in the historic core of the CBD to-date, that reflects the ongoing change and renewal of the city centre whilst retaining its most significant elements of heritage. The building has been designed to meet the challenges and opportunities of the post-covid workplace of the future and the move to a net zero carbon economy.
- 8.7 The Proposed Development will deliver an exceptional range of short and long-term benefits that are significant at the local and regional scale, in terms of the positive contribution to surrounding streets, enhancements to the City's built environment and the strategic contribution to the objectives of the City Council, the Greater Manchester Region and the Northern Powerhouse agenda:
- From an economic perspective, the proposals will positively contribute to accelerated Post-Covid economic recovery and subsequent growth in the region through associated enhanced productivity. The ability to provide workspace of the proposed size and scale in such a central location is unique, particularly in the context of recent market intelligence that identifies a shortfall in Grade 'A' office accommodation within Manchester City Centre.
 - Delivery of this substantial high quality commercial scheme will therefore help to modernise the city centre's economic infrastructure, contribute to and take advantage of agglomeration forces,

providing business accommodation for the key growth sectors which will transform the northern economy, attracted by connectivity, a deep labour pool and economic opportunity.

- It will deepen the labour market pool, increase the number of higher skilled and higher paid jobs, based on high productivity employment, make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value-added service jobs.
- Construction will generate 391 direct FTE jobs over the duration of the construction period and through direct investment. During the operational phase, the commercial space will directly support 340 FTE jobs. This scale of employment would uplift 2018 local employment levels to support positive growth. This includes more graduate level jobs in the conurbation's economy, with companies able to provide more apprenticeships, work placements, and internships, taking advantage of the sectoral makeup of the new employment and industry recruitment, and training approaches.
- The significant number of office and retail jobs across both buildings will generate GVA worth over £35m per year, with wages totalling £14.5m, a considerable proportion of which will be spent locally, due to Manchester's growing population, particularly in the city centre. Each year, £2.94m of national insurance and income tax will be contributed to the public purse, while business rates from the offices and retail space could generate £800,000²⁸ a year, £8m over ten years of operation.
- The proposals will secure the long-term viable use of the 49 Spring Gardens, breathing new life into this historic façade, which makes a positive contribution to the Conservation Area and local townscape.
- The high-quality architectural design that will make a beneficial contribution to vitality and vibrancy of this part of the city centre.
- Enhancements to public realm and increase in active frontage will deliver benefits by way of enhancing safety and security in the local area. The increase in the number of people using the area will also support this through natural surveillance.
- Once operational, the development will deliver a 33.9% improvement on Building Regulations with regards to carbon emissions, rising to almost 95% reduction in operational carbon by 2038, in-line with the City's NZC agenda.
- The scale and range of benefits of the Proposed Development, its contribution to strategic and economic objectives in particular, provides the city with a high impact proposal to support economic recovery and long-term growth.

8.8 The Core Strategy and all material considerations identified have been considered in the preparation of the application and evolving the design of the development, alongside site-specific considerations. Policies and guidance contained within these documents are assessed in more detail within other technical reports submitted with the Application.

8.9 A detailed assessment of the proposals has been undertaken against planning policy at all levels as set out within the body of this report and at Appendix A. Taking all of this into account, it can be concluded that the Proposed Development is considered to be substantially compliant with the aims and objectives of the Development Plan taken as a whole.

8.10 It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the proposed development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole. As such, the Proposed Development

²⁸ Based on current business rates for the site.

therefore merits of the support of the Local Planning Authority and the grant of Planning Permission and Listed Building Consent.

Appendix A – Detailed Planning Policy Review

National Planning Policy

The Government is committed to a plan-led system of development control, which was given statutory force by Section 38(6) of the 2004 Planning and Compulsory Purchase Act. Where an adopted or approved development plan contains relevant policies, Section 38(6) requires that an application for Planning Permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF, 2021) sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Achieving Sustainable Development

The NPPF articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a ‘presumption’ in favour of sustainable development and supports proposals that are in accordance with policies in an up to date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The NPPF goes on to advise that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously.

Paragraph 10 of the NPPF outlines that a presumption in favour of sustainable development is at the heart of the Framework. Paragraph 11 further clarifies that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, Planning Permission should be granted unless the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

Paragraph 19 confirms the government’s commitment to ensure the planning system does everything in its power to support economic growth and not act as an impediment to it. Paragraph 20 requires local planning authorities to plan proactively to meet the development needs of business to support the modern economy, and Paragraph 21 emphasises that planning should not over-burden investment in business and should seek to address potential barriers to investment.

The NPPF supports the commitment to ensuring economic growth in order to create jobs and prosperity, building upon the country’s inherent strengths and meeting the challenges of a low carbon future. Section 6 (Paragraphs 80 to 82) discusses the need to ‘build a strong, competitive economy’.

In particular, it identifies the need for local planning authorities to support existing business sectors, by helping to create “conditions in which businesses can invest, expand and adapt. 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 80).

Paragraph 124 notes that good design is a key aspect of sustainable development and should contribute positively to making places better in which to live and work and helps to make development acceptable to communities.

The Proposed Development is fully in accordance with the policies supporting economic growth, in refurbishing an existing office and providing a 21st century office accommodating 340 jobs. In addition, the Proposed Development aims to be an exemplar sustainable development, setting the precedent for others.

Given the current economic challenge the UK faces as a result of the COVID-19 pandemic it is even more vital that key economic sectors are well supported, in this way the office space created by the Proposed Development will support the knowledge intensive sectors that are key to the City Region's economy.

Core Planning Principles

The NPPF establishes a set of core planning principles, which underpin both plan-making and decision-taking. These set out that planning should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

Paragraphs 80 and 81 state that the Government is seeking to ensure that the planning system does everything possible to support sustainable economic growth, and Local Planning Authorities should plan proactively.

The proposed repurposing of 50 Fountain Street is a form of sustainable development which makes effective use of land through reusing a brownfield site.

There is an opportunity to increase the density of development in the area to tie in better with the wider city centre context, with the Site providing much needed improvements to an existing site and its overall economic potential.

Consultation was undertaken with Historic England, the Places Matter!, and the Victorian Society.

Building a Strong, Competitive Economy

Section 6 (Paragraphs 80 to 84) emphasises the Government's commitment to securing economic growth, and that significant weight should be placed on the need to support it through the planning system.

In particular, it identifies the need for Local Planning Authorities to support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.

The proposed refurbishment of 50 Fountain Street, and the delivery of new build provides an opportunity to meet identified demand in the market, as detailed in Section 3 of this Statement. This will help support the key business sectors of the City Region, which is of great importance on the road to recovery from the pandemic.

Achieving well-designed places

Section 12 (Paragraphs 124 to 132) states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:

- Add to the overall quality of the area and function well over the lifetime of the development.
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Be 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).
- Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the Site, create and sustain an appropriate mix of uses.
- Create safe, inclusive and accessible environments which promote health and well-being.

In line with NPPF design policy, the proposed scheme has been the subject of significant design consideration and evolution. As evidenced in the Design and Access Statement, the sensitive approach to the redevelopment of the Grade II Listed 49 Spring Gardens is unique in order to preserve the historic fabric as much as possible, and with minimal structural interventions; providing high quality office accommodation together with supporting retail and leisure uses is considered to optimise the potential of the Site, the proposed ground floor retail and leisure units will create more active frontages across the Site

Meeting the Challenge of Climate Change

In respect of climate change, paragraph 148 of the NPPF advises that to support the move to a low carbon future, local planning authorities should:

- 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.

Careful consideration has been given to the long-term sustainability of the proposals, adaptability of the building to allow it to continue to be relevant, and how the development addresses the current crisis of global climate change. It will be targeting BREEAM Excellent accreditation and produce just 7 tonnes of carbon per annum (95% reduction on current levels) by 2038.

The Proposed Development also seek to adopt a number of features to improve daylight, air quality and acoustic qualities within the offices, all helping to create a workspace environment where people feel comfortable, happy and productive. In addition, the Proposed Development promotes active travel to work through exceptional cycle parking facilities – encouraging sustainable transport and reflecting the wider aspirations for the city centre.

Importantly, the Proposed Development seeks to repurpose an existing building, which is currently not fit for purpose and will remain so moving forward, and bring it back into full economic use. Central to its sustainability credentials is the opportunity for the new building to reduce its overall CO₂ emissions and reduce the impact on climate change whilst also improving the building's thermal performance and overall energy efficiency.

The Proposed Development has been designed on the basis that it will seek to achieve the following overall energy targets:

- Being designed and specified in accordance with the principles of the energy hierarchy.
- Demonstrating an alignment with the energy efficiency requirements and carbon dioxide emission reduction targets within local planning policy.
- A commitment to achieving a significant improved performance against Building Regulation Part L for both the new and refurbishment buildings.
- Minimising waste arising during construction and occupation/ operation.

Conserving and enhancing the historic environment

Chapter 16 sets out that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the LPA should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

It sets out that in determining applications, local planning authorities 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.

As outlined in Section 5, the NPPF at Paragraph 196 sets out 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.

A Heritage Statement prepared by Stephen Levrant Heritage Architecture fully considers the impact on the identified designated heritage assets, in particular the Grade II listed 49 Spring Gardens and settings of the surrounding listed buildings and Upper King Street Conservation area.

Great weight has been given to the conservation of the designated heritage assets and in accordance with the NPPF. It is considered that it has been demonstrated that the public benefits of the proposal outweigh any perceived harm to the identified heritage assets, as detailed in Chapter 7.

National Design Guide (2019)

The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the governments planning practice guidance and was created to outline key characteristics that make well-designed places.

There are 10 characteristics of well-designed places within the National Design Guide and these are listed below:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Details on how the Proposed Development responds to the characteristics has been presented within the Design and Access Statement.

Manchester Core Strategy (adopted 2012)

The Site is situated within the administrative boundary of Manchester City Council and is subject to the provisions of the Manchester Core Strategy, which was adopted by the Council on 11 July 2012.

The Core Strategy sets the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027, and is in line with national policies. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

The Core Strategy policies that have been considered are as follows:

Core Strategy Policy (2012)	Contribution and Benefits
Policy SP1 Spatial Principles The Regional Centre will be the focus for economic and commercial development, retail leisure and cultural activity, alongside high quality city living. Development in all parts of the city should make a positive contribution to neighbourhoods of choice including: Improving access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.	The Proposed Development is located within the regional centre and city centre, where the focus is to support economic growth and access to job opportunities. The proposal is clearly aligned with this vision. It will provide office accommodation within a highly sustainable area, improving access to jobs, together with supporting potential retail uses. The Proposed Development seeks to reuse and redevelop a building which is currently not fit for purpose.
Policy EC1 Employment and Economic Growth in Manchester A minimum of 200 ha of employment land will be developed between 2010 and 2027 of B1 B2 and B 8 uses, including Priorities for ensuring continued economic growth include: • Improving access to jobs for all via public transport, walking and cycling; • Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use; • Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses; • Improving digital infrastructure delivery to businesses and residents; • Creating business destinations by enhancing the primary business use with ancillary commercial facilities; • Ensuring the continued social, economic and environmental regeneration of the City; • Ensuring connectivity to international markets for the import and export of goods to ensure competitiveness in international markets.	The Proposed Development will deliver exemplar workspace within Manchester City Centre. The Site is highly accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are several public transport opportunities within acceptable walking distance of the Site, which provide connections across Manchester and beyond. The Proposed Development will provide improved connections for both pedestrians and cyclists, which will help to encourage sustainable modes of transport. To further encourage sustainable modes of travel the basement will house a 54 cycle spaces with storage in the form of double-tiered bike racks, lockers, showers, changing facilities, and drying rooms.
Policy EC3 The Regional Centre Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged	The Proposed Development will expand upon the existing supply of office accommodation in the regional centre. It will enable better access to employment opportunities as a result of the building

	being well connected to other parts of the City Centre. It is envisaged that the Proposed Development will response to demand and cater for high quality office space.
Policy CC1 Primary Economic Development Focus: City Centre and Fringe The City Centre is a strategic economic location and focus of employment growth in the City and City Region. The City Centre is expected to accommodate 33ha and the City Centre Fringe 25ha of office or similar employment development.	The Proposed Development provides an opportunity to attract new business to the City Centre. The redevelopment of the Site will build on the growth of the CBD in recent years, whilst contributing to economic growth within the City Centre as a whole.
Policy CC2 Retail in the city centre Mixed developments which include retail units will be expected to demonstrate that reasonable steps have been taken to ensure that these units will be occupied.	The Proposed Development will include a flexible space for retail provision at ground floor. This will animate the area and provide active frontages along the Spring Gardens and Fountain Street elevations.
Policy CC6 City Centre High Density Development City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.	The Proposed Development will deliver a higher density than currently exists on the Site. The proposed scale and massing is considered appropriate within the City Centre and is in keeping with the aims stated within the Core Strategy. The scale and form of the proposals responds to the surrounding areas both with regard to height and massing. Site specific considerations have informed the design and these have included the Upper King Street Conservation Area and the relationship with the existing and future built context, including nearby heritage assets.
Policy CC7 Mixed Use Development 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. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.	The Proposed Development includes flexible space, which could be used as provision for retail space on the ground floor. If used as such, this will provide active frontages along the Spring Gardens and Fountain Street elevations.
Policy CC9 Design and Heritage Design New buildings will need to be of the highest standard in terms of appearance and function. The Council will support high density and mixed-use development, but developers must recognise the specific	The Proposed Development reflects further investment in this part of Manchester. The proposals will make a positive contribution to the vitality of this part of the City Centre and therefore enhance the character and distinctiveness of the setting of the identified heritage assets surrounding the Site, and the Grade II Listed 49 Spring Gardens, included as part of the Proposed Development. The proposals re-

design challenges that must be overcome to ensure complementarity of function and form.	establish the main entrance to the listed facade, emphasising the significance of this element of the heritage asset. The proposed design is a considered response which provides a high-quality development on a Site that does not currently positively contribute to the local streetscape or wider built environment. The new building will re-align the footprint with pavement lines, in keeping with principles of the Upper King Street Conservation area.
Policy CC10 A Place for Everyone The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.	All floors above ground level will be accessed via lift as well as stairs, and the new build will provide level access to the building. The design has been developed to provide a simple and clear layout which is easy to use for all regardless of disability, age or gender. For further information regarding accessibility through design, please refer to the Design and Access Statement produced by Jon Matthews.
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. Details of the types of measures to achieve this are outlined in the policy.	A Framework Travel Plan has been prepared by Vectos and includes measures to help reduce reliance on the private car as well as other initiatives to encourage the use of sustainable travel modes. The Site is located in a highly sustainable location, in close proximity to a number of transport nodes. The Proposed Development will provide improved connections for both pedestrians and cyclists which will help to encourage sustainable modes of transport. No car parking spaces will be provided as part of the Proposed Development, the existing 12 spaces on site will be replaced by a cycle hub housing 54 spaces.
Policy T2 Accessible areas of opportunity and need The Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.-	The Site is highly accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure. The Proposed Development will provide 54 secure cycle spaces in the form of double-tiered bike racks, lockers, and changing facilities, helping to actively promote sustainable modes of transport.
Policy EN1 – Design Principles and Strategic Character Areas All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of	The Proposed Development responds to the character area, through providing a high-quality development responds to the character of the Upper King Street Conservation area and the nearby listed

movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.	heritage assets, including the Grade II Listed Spring Gardens façade, which is to be retained. Full details of the Proposed Development have been set out in Section 4 of this statement, which have subsequently justified in Section 6 of this Statement in planning terms. Architecturally, the building's design principles and optioneering have been set out within the Design and Access Statement.
Policy EN3 Heritage 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. 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.	A Heritage Statement has been prepared by Stephen Levrant Heritage Architecture (SLHA). The Heritage Statement provides information proportionate to the identified heritage assets' importance. As set out in Section 4, the Proposed Development is the result of a rigorous options testing process to determine the correct balance between economic viability and heritage considerations.
Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development All development must follow the principle of the Energy Hierarchy, being designed: • to reduce the need for energy through design features that provide passive heating, natural lighting and cooling; • to reduce the need for energy through energy efficient features such as improved insulation and glazing; and, • to meet residual energy requirements through the use of low or zero carbon energy generating technologies.	An Energy Statement, Sustainability Statement, Ventilation Strategy, and BREEAM Pre Assessment have been prepared by Ridge and are submitted with this application. These supporting documents demonstrate how the Proposed Development contribute to sustainable development in Manchester and seek to mitigate the environmental impacts of the scheme. These include the energy saving measures that have been adopted and are outlined alongside further carbon reduction options that would be adopted as appropriate.
Policy EN6 Target Framework for CO2 Reductions New development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans.	An Energy Statement, Sustainability Statement and BREEAM Pre Assessment have been prepared by Ridge and are submitted in support of the Application which sets out the planned energy reduction measures for the Proposed Development and addresses the requirements of Policy EN6. This sets out that the building represents and improvement of 37% in terms of Part L and could reduce operational carbon by 95% by 2038 to just 7 tonnes.
Policy EN8 Adaption to Climate Change	The Green and Blue Infrastructure summary set out in Section 6 details how the Proposed Development will be adaptable to climate change with regard to

All new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.	greening and water sources, with diverse planting and a blue roof. The design overall represents a modern office building that will be fit for purpose throughout the 21st century. It is open plan, environmentally considered in relation to solar gain, particularly accounting for acute rises in temperature that are anticipated in our urban. It offers extensive cycle parking that could be increased by up to 50%, replacing an existing car park.
Policy EN19 Waste 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.	The application is supported by a Waste Management and Servicing Strategy prepared by Vectos. This strategy sets out the arrangement for collection of general and recyclable waste within the Proposed Development and that sufficient space is provided to store waste prior to collections by a waste collection provider. This includes storage for recyclable and pulpable waste to improve the propensity for re-use and recycle. A detailed waste strategy will be provided by way of condition prior to operation.
Policy DM1 – Development Management All development should have regard to the 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.	The Application is supported by reports in relation to Noise, Transport, Waste Management and Servicing. The application is also supported by a Crime Impact Statement. These reports assess the impact of the Proposed Development upon the local environment, recommends mitigation measures where necessary and conclude that the Proposed Development will not have an adverse impact on the amenity of surrounding users. This has been assessed in detail in Section 6 of this Statement.

The Saved Policies of the Unitary Development Plan (1995)

There are a number of Saved Policies from the Manchester UDP which apply post Core Strategy adoption. Those relevant to the development are outlined below.

Saved UDP Policy (1995)	Contribution and Benefits
DC26.1 Development and Noise: The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. The Council will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control.	This Application is supported by a Noise Assessment prepared by Cundall and provides further information of the strategy for managing noise egress and ingress. Within the Noise Assessment, limiting noise levels have at existing nearby noise-sensitive receptors been provided for both external plant noise emissions and amplified music break-out noise.

Manchester City Council restrictions on hours of 'noisy work' have been identified in the assessment and initial best practice construction noise and vibration mitigation measures have been provided.

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