

55 Newton Street

2021002

Planning Statement

14 July 2021



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1.0 INTRODUCTION

1.1 Statement purpose

- 1.1.1 Ruth Jackson Planning ('RJP') is instructed by AAIP Partnership ('the applicant') to prepare a planning statement in support of the planning application at 55 Newton Street, Manchester, M1 1ET.

1.2 Application description

- 1.2.1 The proposed development comprises change of use from office to residential and associated external alterations to the existing building at 55 Newton Street, Manchester, M1 1ET.
- 1.2.2 Detail of internal changes commensurate with the change of use are provided for information with this application, although they do not require planning permission.
- 1.2.3 It is noted that the proposed change of use would normally fall under permitted development rights under Class O of the General Permitted Development Order 2015 (as amended). However, in this case, Manchester City Council has an Article 4 Direction in place that removes this permitted development right in the City Centre. Planning permission is therefore required for the change of use.
- 1.2.4 A comprehensive suite of detailed plans, reports and other supporting documents is submitted as part of this proposal.

1.3 This Planning statement

- 1.3.1 This planning statement is structured as follows:

i. Site Context

- ii. Assessment against planning policy
- iii. Conclusion

2.0 THE SITE CONTEXT

2.1 Introduction

- 2.1.1 This section provides a description of the site and the surrounding area to provide context for the development proposal.

2.2 Site description

- 2.2.1 The site comprises a three-storey (plus basement/lower ground floor) building dating from the mid-19th Century located at the corner of Newton Street and Bradley's Court in Manchester's Northern Quarter. The building occupies a narrow corner site and is lower in height than the adjacent buildings to the south and west.
- 2.2.2 The building is constructed of brick with feature dentil courses and a pitched slate roof behind a parapet. The building is accessed via stairs from street level on Newton Street. A door and windows at basement level on the Bradley's Court elevation have been bricked over. The building is secured by roller shutters on the windows facing Newton Street. The existing window materials are a mixture of wood sash and UPVC. Further detail on the design is provided in the Design and Access Statement.
- 2.2.3 The existing floorspace is 111 sq. metres Gross Internal Area (GIA).
- 2.2.4 The building currently provides commercial office space. It has been vacant since 24 September 2020 and has previous periods of vacancy, with one period of vacancy extending to approximately one year. Feedback from a local agent suggests that it will be difficult to secure a commercial occupier for the building owing to the small floorplates, among other limitations such as stair-only access and WCs on a single level.

2.2.5 Figures 1 and 2 below show the existing condition at the site.



Figure 1 View from Newton Street (north east elevation)



Figure 2 View from Bradley's Court (north west elevation)

2.3 Surrounding Area

- 2.3.1 The site is located in Manchester's Northern Quarter and a short distance from Stephenson Square. The site is located within an eight-minute walk of Manchester Piccadilly railway station and a five-minute walk from Piccadilly Gardens Metrolink and bus stops. The site has excellent accessibility to Manchester's retail core area and surrounding neighbourhoods, including Ancoats to the north beyond the ring road. Uses in the immediate surrounding area on Newton Street include a print and copy shop, hostel, hotel, café and museum.

2.4 Relevant designations

- 2.4.1 The site is located within the Stephenson Square Conservation Area. The building is not statutorily or locally listed.
- 2.4.2 There are a number of listed buildings in the vicinity of the site, including:
- Marlsbro House (Grade II)
 - Former Newton Street Police Station (now the Police Museum) (Grade II)
 - Newton Buildings (Grade II)
 - Nos. 45 and 47 Newton Street (Grade II)
- 2.4.3 An assessment of the significance of the Stephenson Square Conservation Area and the nearby listed buildings is provided in the accompanying Heritage Statement.
- 2.4.4 The site falls within the following local plan designations:

- **Policy EC 3** – The Regional Centre
- **Policies CC 1 to CC 10** – City Centre policies
- **Policy RC 20 (Area 10)** – Oldham Street/Newton Street/Lever Street

2.4.5 The site is located within Flood Zone 1.

2.5 Planning history

2.5.1 A search of the Council's planning database shows one application for change of use from retail warehouse to office (Class B1(a)), which was approved in 2008 (Planning Permission Ref. 085277/FO/2007/C2). It is understood that this permission was implemented, and therefore, the building has most recently been in use as an office.

2.5.2 57 Newton Street, located adjacent to 55 Newton Street opposite Bradley's Court, received permission for conversion to a boutique hotel in 2013 (Planning Permission Ref. 102716/FO/2013/C2). This permission was implemented and the site is operational as The Cow Hollow Hotel.

2.5.3 No further relevant planning applications were found for this site.

2.6 Proposed development

2.6.1 The key changes proposed through this development are as follows:

- Change of use from office to residential.
- Bedrooms will be located at lower ground and second floor levels, with bathrooms at upper ground and second floor. The kitchen will be provided at upper ground floor level and the living room on the first floor.

- Former openings at basement level on Bradley's Court will be reinstated to create windows to basement level bedrooms and a door for the newly created bin store.
- Single glazed timber sash windows at first floor level will be replaced with double-glazed timber windows to improve the acoustic performance and energy efficiency of the property.
- A new terrace will be created at roof level to provide outdoor amenity space for future residents.
- A cycle store will be provided within the entrance area at ground floor level and a bin store will be located on Bradley's Court.
- The development will be car-free.

2.6.2 In addition, minor works including removal of surplus to requirements cables or pipes, graffiti cleaning and roof repairs will be carried out.

2.7 Consultation

2.7.1 An informal pre-application advice request was issued to Manchester City Council on 19 January 2021, with a response received on 26 January 2021. This initial correspondence confirmed that the principle of development to change the use of the existing vacant office building into a single residential unit would be supported by Manchester City Council.

2.7.2 A formal pre-application requested was submitted on 22 March 2021, which provided further detail on the development management aspects of the proposal including draft plans.

2.7.3 The feedback in response to this pre application advice request was received on 9 April 2021. A summary of the feedback received is as follows:

- The scope of submission plans was acceptable.
- The Conservation Officer requested confirmation of changes at ground floor level that were not shown on the plans, specifically timber sliding sash windows and railings being reinstated. It was assumed that reinstated windows would be timber windows and railings will match the existing railing design.
- There was some concern about the impact on the character of the conservation area from alterations to the roof profile to facilitate the roof terrace, as *“this would impact on the contribution that this makes to the visual coherency of the varied and largely unaltered roofscape on buildings of this scale”*. An option that ‘cuts’ a balcony into the roofscape was requested as an alternative.
- The scheme’s level of compliance with the Council’s adopted minimum space standards was considered to be acceptable.
- With regard to the level of detail expected within the Environmental Standards Statement, a BREEAM domestic refurbishment approach was suggested and a reference to a comparable example was provided.
- The council confirmed that the waste storage provision and cycle parking provision proposals were acceptable, subject to confirmation from the Environmental Health Officer and Highways. Consultation would only take place following submission of an application due to resourcing constraints.

- Due to the site's highly sustainable location there would be no requirement for car parking provision. Off-street commercial parking would be an acceptable solution to accommodate any future car parking demand.

2.7.4 This feedback was taken into account as the proposals were developed and is reflected in the revised plans submitted with this application.

3.0 ASSESSMENT AGAINST PLANNING POLICY

3.1 Introduction

3.1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.¹

3.1.2 This section assesses how the proposal complies with the relevant national and local development plan and other guidance that is material to the decision-making framework.

3.1.3 Further detail on the content of national and local policies referenced in this section is set out in **Appendix A** to this statement.

3.2 Decision Making Framework

3.2.1 The national planning policy context for England is set out in the National Planning Policy Framework (NPPF) 2019.

3.2.2 The relevant local planning policy documents for assessing the proposed scheme are the Manchester Core Strategy (2012) and saved policies from the Unitary Development Plan (UDP) (1995).

3.2.3 The Manchester Core Strategy replaced the majority of the UDP, however a few policies remain in force. Details of all relevant UDP policies are provided in **Appendix A**.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

3.2.4 The relevant Core Strategy policies are as follows:

- SP 1 – Spatial Principles
- EC 3 – The Regional Centre
- CC 3 – Housing
- CC 9 – Design and Heritage
- CC 10 – A Place for Everyone
- EN 1 – Design Principles and Strategic Character Areas
- EN 3 – Heritage
- EN 4 – Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development
- EN 6 – Target Framework for CO₂ reductions from low or zero carbon energy supplies
- EN 8 – Adaptation to Climate Change
- EN 16 – Air Quality
- DM 1 – Development Management

3.2.5 The relevant extant UDP policies are as follows:

- DC 7.1 – New Housing Development
- DC 18.1 – Conservation Areas
- DC 26.1 – Development and Noise

- Policy Area RC 10 - Oldham Street/ Newton Street/ Lever Street

3.2.6 Supplementary Planning Documents (SPDs) provide detailed guidance on specific sites and topic areas to supplement the policies noted above. Those relevant to this application include:

- Manchester Residential Quality Guidance (2017)
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

3.3 Principle of Development

3.3.1 The proposed development comprises change of use from office to residential and associated external alterations to the existing building.

3.3.2 The principle of the change of use and development management matters were discussed and agreed with Manchester City Council prior to submission of the application. The principle of the change of use was considered to be acceptable. Pre-application discussions and early engagement with the council is encouraged within Chapter 4 of the NPPF.

3.3.3 Paragraph 85 of the NPPF states that planning decisions should take a positive approach to supporting the growth of town centres. Specifically, it states that councils should, *“recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites”*.

- 3.3.4 Linked to this paragraph is paragraph 118 of the NPPF, which states that councils should, *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing”*. Paragraph 148 of the NPPF further supports this and states that the planning system should encourage *“the reuse of existing resources, including the conversion of existing buildings”*, in order to reduce greenhouse gases. The proposed development will transform a currently vacant property into a residential unit and is therefore clearly compliant with national policies.
- 3.3.5 The site is located within the Regional Centre in the adopted Core Strategy, where Policy EC 3 is relevant. This policy states that whilst employment is the main focus of the area, *“[h]ousing will also be an appropriate use”*.
- 3.3.6 Policy CC 3 further supports the principle of development. Although this is a strategic level policy that sets out the expected levels of housing growth for the city centre (which is expected to comprise apartment schemes), the policy identifies the Northern Quarter as one of four key locations for residential development.
- 3.3.7 The site is located within Area 10 (Oldham Street/Newton Street/ Lever Street) of UDP Policy RC20, which relates to small area proposals. This area is identified as *“predominantly commercial, with a high proportion of substantial older properties and a textile warehousing base”*. Acknowledging the decline of retail in this area following the development of the Arndale Centre, the policy sets out a general intention to retain existing activity while encouraging further additions to the mix of uses. Longer term,

the policy states that, *“housing could play a positive part as one of the elements in the mixture of uses in this area”*.

- 3.3.8 The concept of re-using existing buildings is also strongly encouraged in the Manchester Residential Quality guide, which states, *“[r]etaining buildings can have significant value in helping to signify a place, or link to a location or part of the city. There are clear environmental benefits to retaining existing buildings, not only because of their heritage and contextual value but because of the amount of embodied energy in their construction and materials.”*

3.4 Heritage

- 3.4.1 The site is located in Stevenson Square Conservation Area and is also in close proximity to a number of listed buildings.
- 3.4.2 NPPF paragraph 127 states that developments should be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*. This is further echoed in paragraph 189 of the NPPF which states that councils *“should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”*.
- 3.4.3 Core Strategy policy CC 9 states that, *“[d]evelopment in Manchester City Centre should preserve or enhance the heritage assets”*. Core Strategy policies EN 1 and EN 3 also focus on protecting and enhancing the heritage of Manchester. This is again emphasised in the Guide to Development in Manchester SPD (2007) which states in section 2.6 that development in conservation areas *“should acknowledge the character*

of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City”.

- 3.4.4 Policy DC18.1 of the UDP states that “[the] Council will give particularly careful consideration to development proposals within conservation areas”.
- 3.4.5 A key intention from the start of the planning process was to retain and enhance the external character of the building. The most significant change to the exterior is the addition of the roof terrace to Bradley’s Court. The design of the roof terrace responds directly to feedback received from the Conservation Officer at the pre-application stage to retain the existing roof profile of the building. New windows will be timber framed in response to pre-application advice.
- 3.4.6 A heritage statement is submitted with this application. This statement provides an assessment of the significance of nearby listed buildings and the Stephenson Square Conservation Area. The assessment concludes that the proposal, *“would preserve and enhance the character and appearance of the conservation area. It would retain the existing features of the building, re-open previously bricked-up openings and create a high-quality residential unit in an important frontage of Newton Street”.*
- 3.4.7 Furthermore, the proposal, *“would secure a new use for a vacant building within the conservation area and would help deliver the relevant policies of the Core Strategy and saved policies of the UDP”.*
- 3.4.8 The proposal is therefore compliant with both national and local policies with respect to heritage.

3.5 Amenity

3.5.1 As the site is undergoing a change of use from a commercial office to a residential unit, the amenity of future residents is a significant consideration for this application.

3.5.2 The proposed development complies with the minimum space standards for Manchester City Council. The dwelling will provide 108 sq. metres of internal floorspace, which is higher than the minimum standard of 102 sq. metres for a five-person, three storey dwelling (there are no standards for four storey dwellings). In addition, the bedroom sizes will comply with the minimum standards for double/twin and single bedrooms as set out in Table 1 below. Further analysis is provided within the accompanying Design and Access Statement.

Table 1 Assessment against nationally described space standard

Bedroom	Type	Area (m ²)	Min. area standard (m ²)	Compliance
Bedroom 1	Double/twin	12.3	11.5	Yes
Bedroom 2	Double/twin	11.5	11.5	Yes
Bedroom 3	Single	10.5	7.5	Yes

3.5.3 Policies DC 26.1, 26.2 and 26.4 of the UDP are all concerned with noise and development. Policy DC 21.6 states that the council will seek *“to reduce the impact of noise on people living and working in, or visiting, the City”*. Policy DC 26.2 expands upon this and states that new developments *“such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations”*.

- 3.5.4 Policy DC 26.4 states that *“an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it”*. Furthermore, Core Strategy Policy DM 1 states that all development should take any effects on amenity, including noise, into consideration. The policy specifically states that, *“[t]his could also include proposals which would be sensitive to existing environmental conditions, such as noise”*.
- 3.5.5 As a result of these policy requirements a noise impact assessment has been submitted with this application. The report provides details of the technical study undertaken in May 2021 to establish the suitability of the site for a residential development.
- 3.5.6 On the first floor, the existing single-glazed windows were found to perform poorly against the relevant standards. These windows will therefore be replaced with double glazed windows to improve the acoustic environment for future residents. Accordingly, the report concludes that *“noise need not be a determining factor in granting planning consent for the proposed development”*.
- 3.5.7 The amount of daylight allowed into the proposed development is important, as Policy DM 1 of the Core Strategy recognises. This is further emphasised in the Manchester Residential Quality Guidance which states, *“[m]aximising natural daylight is important, with floor to ceiling heights at a minimum 2.4m in living and bedroom spaces. A minimum height of 2.5m will be strongly encouraged in all habitable areas”*.

- 3.5.8 The site benefits from large windows at upper ground and first floor level. The proposal includes the reintroduction of windows which are currently bricked over at lower ground floor level and the creation of an atrium space between the upper ground and first floors. These elements will improve the daylight levels at the property.

3.6 Access

- 3.6.1 The proposed development will be car free. This is due to the existing constraints associated with a 19th Century building and the highly sustainable location of the site. It was agreed at the pre-application stage that the car free nature of the development would be acceptable subject to feedback from Highways.
- 3.6.2 There will be internal space for one bicycle within the property. Whilst this is not a requirement of a policy, the Manchester Residential Quality Guidance states that *“[p]roposals should help to make cycling an everyday activity”*. In addition, *“[c]ycle storage should actively encourage use; designed, located and managed in such a way that residents feel that their bike is in a safe and secure location”*.
- 3.6.3 Accessibility to new developments for people with disabilities is set out in numerous policies. Policy DM 1 of the Core Strategy states that developments should provide, *“buildings and neighbourhoods fully accessible to disabled people”*. Policy CC 10 of the Core Strategy states that developments must ensure *“[h]igh standards of accessibility to buildings”*. These policies are further supported by UDP policy DC 7.1, which states *“[t]he Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable”*.

- 3.6.4 As set out in the accompanying Design and Access Statement, it is not possible to achieve level access for this site. The building would require an external ramp and an internal lift to permit access between the floors. Lift access would impact on the viability of the scheme and would compromise the ability of the proposed development to meet internal space standards.

3.7 Sustainability and Climate Change

- 3.7.1 Sustainability and climate change are key themes throughout national and local policies. Paragraph 11 of the NPPF states, “[p]lans and decisions should apply a *presumption in favour of sustainable development*”.
- 3.7.2 NPPF paragraph 148 states that the planning system should help to “*shape places in ways that contribute to radical reductions in greenhouse gas emissions*”. A method by which this can be achieved is “*the reuse of existing resources, including the conversion of existing buildings*”.
- 3.7.3 NPPF paragraph 153 states that local planning authorities should expect new developments to “*comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable*”.
- 3.7.4 Local development plan policies with respect to energy are set out in Policies EN 4 to EN 6 of the adopted Core Strategy. Policy EN 4 states that the council will seek to reduce carbon emissions through a number of actions, including “*reduc[ing] the need for energy through energy efficient features such as improved insulation and glazing*”,

and, *“where possible, new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings”*. In addition, retrofit projects will be required to connect to, make contributions to or incorporate provision for future connection to low or zero carbon energy schemes, where appropriate.

- 3.7.5 There are no known low or zero carbon energy schemes in the vicinity of the site that the proposed development could connect to, therefore, the focus for this site is on improving the energy efficiency of the existing building. This will be achieved primarily through improved glazing and the installation of energy efficient appliances.
- 3.7.6 Policy EN 6 provides a target framework for CO₂ reductions from low or zero carbon energy supplies. The policy sets targets for residential developments of 10 or more units or 1,000 sq. metres of floorspace, which are required to submit an energy statement setting out the projected regulated energy demand and associated carbon emissions for all phases of development.
- 3.7.7 Proposals smaller than the threshold, including where a substantial improvement is proposed to an existing building, are expected to meet the minimum target but are not expected to submit an energy statement. For this site, the relevant target is to provide a 15% improvement on Part L of the Building Regulations 2010.
- 3.7.8 A full assessment of the proposal against policies EN 4 and EN 6 is provided in the accompanying Environmental Standards Statement. The proposal is also supported by a BREEAM Domestic Refurbishment Pre-Assessment Estimator report that confirms that BREEAM rating ‘Very Good’ can be achieved at this site. The Environmental

Standards Statement demonstrates that the proposal will achieve an improvement above Part L of the Building Regulations 2010 with respect to CO₂ reduction. The proposal therefore complies with Policy EN 6.

3.7.9 Policy EN 8 states that, “[a]ll new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces”. This includes the minimisation of flooding, the reduction of heat loss from buildings and the opportunity to provide green space.

3.7.10 In this case, the opportunities to retrofit sustainability measures are limited by existing site constraints and the conservation area context. As set out in the accompanying Environmental Standards Statement, the energy efficiency of the building will be improved through the installation of new double-glazed windows and new energy efficient appliances. A key sustainability feature of the proposal is the reuse of an existing building with limited alterations to reduce construction waste.

3.8 Air Quality

3.8.1 The site is located within an Air Quality Management Area (AQMA), and as a result Policy EN 16 of the Core Strategy is relevant. This states that, “[d]evelopers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant”.

3.8.2 In order to demonstrate compliance with Policy EN 16 an Air Quality Assessment has been submitted with this application. This report concludes that construction phase impacts are considered to be not significant. Similarly, the emissions caused by road

traffic are also considered to be not significant as the development will be car free. The site does not require any additional mitigation measures to protect future occupants from pollutants. Therefore, the report concludes that air quality is not considered to be a constraint to planning consent.

3.9 Waste Management

- 3.9.1 The Manchester Residential Quality Guide requires individual households to contain a minimum area that would house 3 no. 240L bins and 1 no. 140L bin externally.
- 3.9.2 Waste has been considered from an early stage of the design, with a new bin store to be provided in a former entrance door space with access from Bradley's Court. The bin store will have capacity for 3 no. 240L bins (one each for refuse, paper recycling and co-mingled recycling) and a 23L food waste caddy. A green waste bin is not required as the site does not include garden space. The bin store will be located approximately 11 metres from Newton Street, where refuse collection will take place.
- 3.9.3 Full details are provided in the accompanying Design and Access Statement and Waste Proforma submitted with this application.

4.0 CONCLUSION

4.1.1 This statement has been prepared by RJP on behalf of AAIP Partnership to support a planning application for change of use from office to residential and internal and external alterations to the existing building at 55 Newton Street, Manchester.

4.1.2 The statement has provided a summary of the site and surrounding area and relevant planning history. This statement has also provided a summary of the relevant national local policies and described how the proposed development complies with these policies.

4.1.3 The other key principles of this development are as follows:

- The proposed development does not require any car parking facilities as the site is located in a high sustainable location. The site has excellent access to public transport facilities and provides cycle storage, negating the need for car parking facilities. This was an approach agreed during the pre-application stage with Manchester City Council.
- The proposed development does not provide level access to the site or any of the floors of the property. The creation of ramps and/or internal lifts would compromise space standards as well as the viability of the exterior of the building.

4.1.4 Overall, the proposed development will significantly improve the site and the surrounding area by taking a vacant building and creating a residential space. The

exterior of the building will see minimal changes to preserve the character of the building.

- 4.1.5 There are no site-specific issues that would preclude granting of planning permission, and the proposal is compliant, or has provided justification as to why it cannot comply, with all relevant local and national planning policies.

APPENDIX A – RELEVANT DEVELOPMENT PLAN POLICY

Policy schedule

Project name: 55 Newton Street

Local Authority: Manchester City Council

Purpose of this policy schedule

This schedule presents a summary of national and local planning policies relevant to the proposed development. This schedule has been used to inform the planning analysis section of the application Planning Statement. The documents considered in this schedule are listed below, followed by tables detailing relevant policies. For full details of the analysis of the relevant policies please refer to the Planning Statement.

National Planning Policy Documents

The national planning policy documents relevant to the proposal are:

1. National Planning Policy Framework (February 2019)

Local Planning Policy Documents

The policies which are used to manage development in Manchester are those set out in the following plans and documents:

1. Manchester Core Strategy 2012-2027
2. Extant Unitary Development Plan Policies 1995
3. Supplementary Planning Documents
 1. Guide to Development in Manchester SPD 2007
4. Other Relevant Documents
 1. Manchester Residential Quality Guidance 2017

Policy Schedule – 55 Newton Street

NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
Summary note of policies not considered	The following sections have not been included in the analysis as they are not relevant for this proposal: • Plan Making – Only relevant when making policy making. • Delivering a sufficient supply of homes – Relevant for policy makers allocating housing land and for large scale projects. • Building a strong, competitive economy – Relevant for proposals focused on generating business growth. • Promoting healthy and safe communities – Relevant for proposals focused on open space. • Promoting sustainable transport – Not relevant for a residential application. • Supporting high quality communications – Not relevant for a residential application. • Protecting Green belt land – Not relevant. • Conserving and enhancing the natural environment – <i>The site is not in a sensitive natural environment.</i> • Facilitating the sustainable use of materials - <i>Not relevant as it relates to mineral extraction.</i>
2.Achieving Sustainable Development	Paragraph 11 – “Plans and decisions should apply a presumption in favour of sustainable development [...] For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

Policy Schedule – 55 Newton Street

NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
	ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”
4.Decision Making	Paragraph 39 – “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.” Paragraph 41 – “The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.” Paragraph 47 – “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”
7.Ensuring the vitality of town centres	Paragraph 85 – “Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

Policy Schedule – 55 Newton Street

NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
11. Making effective use of land	Paragraph 117 – “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions” Paragraph 118 – “Planning policies and decisions should: d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively”
12. Achieving well designed places	Paragraph 124 – “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.” Paragraph 127 – Planning decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Policy Schedule – 55 Newton Street

NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
	d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” Paragraph 128 – “Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.” Paragraph 130 – “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

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NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
14.Meeting the challenge of climate change, flooding and coastal change	Paragraph 148 The planning system should support the transition to a low carbon future in a changing climate, taking full 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. Paragraph 153 – “In determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”
16. Conserving and enhancing the historic environment	Paragraph 189 – “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 a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.” Paragraph 190 – “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

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NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
	Paragraph 192 – “In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.” Paragraph 200 – “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.” Annex 2: Glossary “Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” “Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

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NPPF (2019)	
Policy Reference	Policy text (please note policy text is not always quoted in full)
	“Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

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Extant Unitary Development Plan Policies	
Policy reference	Policy text (not always quoted in full)
Summary note of policies not considered	City Wide Development Policies – A large number of policies are in relation to irrelevant topics, those are – Residential extensions, Rest homes and nursing homes, Bed and breakfast establishments, Flat conversions, Housing proposals on backland sites, food and drink uses, commercial uses above shopping frontages, shop fronts and related signs, advertisements hoardings and posters, telecommunications, Listed buildings, archaeology, petrol filling stations, minerals. The following sections of the UDP are also of no relevance to this proposal as they focus on topics of no concern. These sections include Part 1 - Environmental Improvement and Protection, Part 1 - Shopping, Part 1 – Transport. Other specific extant UDP policies that are considered are: DC 7.1a – Focuses on the re-development of large buildings or buildings of historical interest which is not relevant for the proposal. DC26.3 Developments likely to result in unacceptably high levels of noise – Does not apply as the proposal will not generate excessive levels of noise and is not in noise sensitive area DC 26.5 Control Noise Levels – Not relevant as only required where excessive noise will be generated DC26.6 General policy exceptions – Focus on general exceptions to noise limits, like sports stadium which is not relevant There are numerous area-based policies in part 2 of the extant UDP, the only one relevant to this proposal is included below.
New Housing Development	DC 7.1 “The Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.”

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Conservation Areas	DC18.1 “The Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);”
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Development and Noise	DC 26.1 “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: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.” DC 26.2 “New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.” DC26.4 “Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following: a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers; b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or noncritical rooms within a building; and c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.
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Small Area Proposals	Policy RC 20 Area 10 Oldham Street/ Newton Street/ Lever Street “In the longer term, with housing uses proposed on the two adjacent areas of Smithfield and the Canal Basins, housing could play a positive part as one of the elements in the mixture of uses in this area.”
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Manchester Core Strategy (2012)	
Policy reference	Policy text (not always quoted in full)
Summary note of policies not considered	The following policies were not considered relevant to this application, if the lack of relevance needs explaining it is in italics: EC 1 – Employment and Economic Growth in Manchester EC 2 – Existing Employment Space CC 1 – Primary Economic Development Focus: City Centre and Fringe CC 2 – Retail CC 4 – Visitors – Tourism, Culture and Leisure CC 5 – Transport – <i>This policy is focused on large scale schemes, for a scheme of the size this is not relevant</i> CC 6 – City Centre High Density Development CC 7 – Mixed Use Development CC 8 – Change and Renewal EC 4 – EC 12 – <i>Cover geographical areas that the site does not fall within</i> MA 1 – Manchester Airport Strategic Employment Location H1 – H12 – <i>Focus on Large Scale schemes or other forms of housing not relevant</i> C1 – C10 – <i>Focus on commercial and retail schemes</i> T1 – T3 – <i>Focuses on transport not relevant for an application of this scale.</i> EN 2 Tall Buildings – Not relevant for the proposal EN 5 - <i>no relevant low or zero carbon energy schemes in the vicinity of the site</i> EN 7 – Energy Infrastructure Options EN 9 - <i>no GI on this site</i> EN 10 – 12 <i>Focus on open space, sport and recreation</i> EN 13 – Green Belt

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	EN 14 – Flood Risk EN 15 – Biodiversity and geological conservation EN 17 – Water Quality EN 18 – Contaminated Land and Ground Stability EN 19 – Waste EN 20 – Minerals DM 2 – Aerodrome Safeguarding DM 3 – Public Safety Zones
SP1	Spatial Principles “Development in all parts of the City should: • Make a positive contribution to neighbourhoods of choice including: ○ creating well designed places that enhance or create character. ○ making a positive contribution to the health, safety and wellbeing of residents ○ considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. ○ protect and enhance the built and natural environment. • Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible. • Improve 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.”

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EC 3	The Regional Centre “Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that: • They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and • The scale and type of office development does not undermine delivery of employment space within the City Centre. The Regional Centre is an appropriate location for large scale leisure uses, for which City Centre sites are unsuitable. Proposals for other town centre uses will be assessed in accordance with policies C1 and C9, unless included in an allocation or the uses are ancillary to the main employment use. Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.”
CC 3	Housing “The City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Key locations for the residential development will be Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter. In other parts of the City Centre residential development will only be appropriate in line with Policy CC7. Residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.”

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CC 9	Design and Heritage “Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. 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. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”
CC 10	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: • Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and, • High standards of accessibility to buildings and across spaces in the City Centre.”

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EN 1	Design Principles and Strategic Character Areas “City Centre Character Area The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes. • Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. • While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. • Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.”
EN 3	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, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

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EN 4	Reducing CO2 Emissions by Enabling Low and Zero Carbon Development “The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: • All development must follow the principle of the Energy Hierarchy, being designed: • 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 • Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. • Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. • Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. • The use of building materials with low embodied carbon in new development and refurbishment schemes.
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EN 5	Strategic Areas for low and zero carbon decentralised energy infrastructure “Within Manchester it is considered that the following strategic areas, indicated on the key diagram, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available: • The Regional Centre, which also includes the Oxford Road Corridor and Eastlands • District Centres and associated major development sites • Airport Strategic Site • Strategic housing location • Strategic employment locations Within these areas 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. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward such plans. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.”
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EN 6	Target Framework for CO2 reductions from low or zero carbon energy supplies Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target shown in Tables 12.1 or 12.2, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development. Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement. The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows. • Target 1 Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling). • Target 2 Electricity intense areas: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes. • Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical. Domestic CO2 emissions reduction targets Table 12.1 <table border="1"> <thead> <tr> <th>Target</th><th>% Minimum requirement</th></tr> </thead> <tbody> <tr> <td>Target 1: Network development area</td><td>CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010</td></tr> </tbody> </table>	Target	% Minimum requirement	Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010
Target	% Minimum requirement				
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010				

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	Target 2: Electricity intense buildings	+15% increase on Part L 2010
	Target 3: Micro generation area	+15%increase on Part L 2010
	Non-domestic CO2 emissions reduction targets	
	Table 12.2	
	Target	% Minimum requirement
	Target 1: Network development area	CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010
	Target 2: Electricity intense buildings	+10% increase on Part L 2010
	Target 3: Micro generation area	+15%increase on Part L 2010
	Where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply.	
	Where the Council identifies an 'allowable solution', for example within an energy proposals plan, that would produce higher carbon reductions at no extra cost than that of achieving the '% Minimum requirement' (or required under building regulations if greater) the higher percentage reduction will be required. The cost comparison is based on the cost of incorporating the 'allowable solution' at design stage.	
	The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance.	

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	Guidance on what the energy statement should contain and how to decide which target applies to a development proposal is given in Appendix A.
EN 8	Adaption to Climate Change “All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list: • Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability • Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways • The need to control overheating of buildings through passive design • The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.”
EN 16	Air Quality The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. 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.

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DM 1	Development Management “All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- • Appropriate siting, layout, scale, form, massing, materials and detail. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • 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. • Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. • Community safety and crime prevention. • Design for health. • Adequacy of internal accommodation and external amenity space. • Refuse storage and collection. • Vehicular access and car parking. • Effects relating to biodiversity, landscape, archaeological or built heritage. • Green Infrastructure including open space, both public and private. • The use of alternatives to peat-based products in landscaping/gardens within development schemes. • Flood risk and drainage. • Existing or proposed hazardous installations. Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):- a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required: Year 2010 – Code Level 3; Year 2013 - Code Level 4; Year 2016 - Code Level 6; and
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	(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.”
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Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007	
Policy reference	Policy text (not always quoted in full)
Summary note of policies not considered	Chapter 10 - Superseded by space standards and Manchester resi guide Chapter 5 Street Hierarchy Chapter 6 Parking Standards Chapter 9 Design for Health
Chapter 2	Design 2.3 “Each new development should be designed having full regard to its context and the character of the area.” 2.6 “There are currently 35 Conservation Areas in the City, each with its own distinctive character. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.” 2.12 “Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest.” 2.13 “The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline.” 2.45 “Successful neighbourhoods offer a choice of housing to enable residents to continue to live in an area as their needs and aspirations change” 2.46 “Housing developments should be designed to be fully accessible and adaptable to the changing physical needs of people as they age.” 2.47 “One of the best ways of creating sustainable communities is by providing a balanced mix of uses.” “2.54 “Wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses”

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Chapter 3	Accessibility 3.1 “Neighbourhoods should contain a mix of housing. New housing developments should be designed to be fully accessible, not only internally, but also with regard to all external areas” 3.1 “As well as new build, the conversion of existing buildings for a range of new uses is encouraged. The completed schemes should maximise accessibility”
Chapter 4	Environmental Standards 4.5 “In the Environmental Standards Statement, developers should show how they have considered the steps necessary to reduce energy demand at the earliest stages of design.” 4.6 “Developers should aim for at least 20% of final site energy demand to be met by on-site renewable energy technologies” 4.9 “Sustainable drainage systems (SUDS) should be included, and the amount of hard surfacing minimised, for example by providing on site capture and soakaway of all rainwater on site.” 4.15 “Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments”
Chapter 7	Housing Density and Mix 7.1 “Different character areas will, however, have different densities of buildings and different building forms; our aim will be to ensure that there is a sufficient mix of people and activities to support and sustain strong local communities.”
Chapter 8	Community Safety and Crime Prevention 8.1 “In their Design and Access Statements applicants are expected to demonstrate how crime prevention measures have been considered in the design of the proposal.” 8.4 “Developments should promote informal surveillance of the street. Buildings fronting streets, so that pavements are overlooked by windows and entrances, are encouraged as they increase security for street users”

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Chapter 11	The City's Character Areas – Conservation Areas
	11.45 "The overriding criteria in these documents is that proposals should preserve or enhance the character of the conservation area."

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Manchester Residential Quality Guidance	
Policy reference	Policy text (not always quoted in full)
	Make it Manchester Make the most of Manchester's Heritage "Manchester has a strong history that has left a unique and defining architectural heritage; something people cherish and identify with." "However, this is not confined to retaining or restoring fit for purpose buildings of historical significance. Respectful design can also contrast with historical buildings, amplifying both old and new." Appreciate Scale "Achieving an appropriate scale for new residential development is a delicate balance, and should be based on an understanding of the site and its context, the city's desire to see sound place making, and a clear understanding of how scale can be used positively as a means of driving high quality buildings that provide attractive places in which to live." Consider Materials and Details "Materiality has a fundamental impact on character and identity, and helps to define different places and neighbourhoods as well as ages of development. Materials need to be high quality, robust and able to withstand the Manchester climate over the lifespan of the buildings, with limited maintenance commitments. Similarly, careful detailing and quality of construction will safeguard the longterm value of buildings. Residential development should respond to its context. This may mean continuing a particular approach and materials palette; it may mean introducing something different that can act as a counterpoint to the existing character. In either case, the choice of materials should be clarified with the Council."

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	Embrace and Encourage New Design Approaches “Residential development should not simply mimic what has been done before. Some of the best design outcomes are the result of new approaches to integrating old and new. Successful design is about responding to change in a creative manner, while responding to the existing site constraints” Make it Bring People Together “Residential development should be sustainably connected with its local neighbourhood, which should provide a range of opportunities for residents to meet and interact. As a rule, residential development should be within an easy walking distance (400m) of a range of day to day destinations, which might include: local shops; community facilities; sports facilities; playgrounds; parks and spaces”
	Make it Animate Streets and Spaces Orientate Entrances Towards the Street “Doorways should face towards the street, helping to create a strong degree of enclosure and a clear interrelationship between the building and the street and public realm.” Increase Visibility “Increasing opportunities for natural surveillance, through the introduction of doors, windows and balconies, helps to reduce anti social behaviour by providing a strong interrelationship with the surrounding space.”

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	Make it Easy to get Around Enhance Walkability “New residential development should make it easy for people to walk to local facilities.” Promote Cycling “Proposals should help to make cycling an everyday activity, providing opportunities to cycle to local facilities, employment and cultural and recreational attractions.” “Cycling can only become more possible and popular through the introduction of sufficient cycle parking and effective and safe storage.” Provide Easy Access to Public Network “The sustainable development of Manchester depends on reducing dependence on the car. Residential proposals should consider the manner in which they encourage access to the wider public transport network.”
	Make it Practical Provide Cycle Parking and Storage “Cycle storage should actively encourage use; designed, located and managed in such a way that residents feel that their bike is in a safe and secure location, and that they themselves feel safe using it. The design of internal layouts should be evaluated in anticipation that bicycles may be stored within the home.” Design for Waste Incorporating an integrated waste solution within developments is of paramount importance and the Council’s Waste Guidance must be adhered to by all residential developments. Each individual household must be able to contain a minimum area that would house 3x 240L and 1x 140L bins externally” “Bins and bin stores should be well designed and not dominate the threshold of a property. If possible, bin stores should be located to the rear of properties, or within communal waste storage areas so they are not visible from the street. Safe and secure waste storage areas must be accessible to the local authority refuse collection service, or be collected by a private contractor. Waste management strategies will be secured via Planning Conditions or Planning Obligations to ensure they are maintained for the life of the consent.”

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	Make it Future Proof Think Retrofit and Reuse First “Retaining buildings can have significant value in helping to signify a place, or link to a location or part of the city. There are clear environmental benefits to retaining existing buildings, not only because of their heritage and contextual value but because of the amount of embodied energy in their construction and materials. Residential development should be mindful of the need to retain key features, and – in buildings with generous floor to ceiling heights – to work with these proportions to ensure that new floors do not cut across windows.”
	Make it a Home Consider Space and Daylight “Space standards within dwellings should comply with the National Described Space Standards as a minimum and should seek to exceed standards, where possible.” “Maximising natural daylight is important, with floor to ceiling heights at a minimum 2.4m in living and bedroom spaces. A minimum height of 2.5m will be strongly encouraged in all habitable areas.”