



Paul Butler Associates
Planning, Development & Heritage Consultants

**Extension, alteration, selective
demolition and change of use to a
single dwelling (use class C3)**

65 - 67 Princess Street, Manchester, M2
4EG

Planning Statement

February 2021

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

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	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	29.01.2021
Checked by:	Tom Flanagan MTCP MRTPI	Director	08.02.2021
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Senior Planner	08.02.2021

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1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Mr Colin Shenton. The statement has been provided in support of a planning application relating to 65-67 Princess Street, Manchester, M2 4EG. The proposed description of development is *'Extension, alteration, selective demolition and change of use to a single dwelling (use class C3)'*.
- 1.2 The proposals principally relate to 65 Princess Street which is currently vacant and in a poor condition. The proposed scheme will enable the building to be brought back into use for its original purpose as a residential dwelling. The design and interior of the dwelling will reflect the origins of the Grade II Listed building as a Georgian townhouse. The scheme will reinstate the historic frontage of the building following the removal of the existing 20th Century shopfront. To the rear the scheme involves the demolition of existing poor quality extensions and an extension to the existing outrigger to provide additional and more functional accommodation. The application proposal has been designed in response to the heritage significance of the building and involves a series of positive refurbishment and restoration works including reinstatement of the building's historic frontage. Moreover the proposal will facilitate the reuse of a Grade II listed building located in a highly prominent and accessible location, with a scheme that will preserve its long-term future and have a positive impact on the area.
- 1.3 The current application is progressed following a previous scheme to convert the building to a boutique hotel which was approved by application references 126003/FO/2020 and 126004/LO/2020 on 22 May 2020. The current application proposal is largely the same as this approved development in terms of the physical works, with only minimal alterations to the approved scheme required to facilitate use as a single dwellinghouse. The current proposals are more sympathetic in heritage terms. The previously approved hotel scheme is not currently viable due the impacts on the hotel/hospitality market associated with the COVID-19 pandemic.

Structure of the Statement

- 1.4 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history and a summary of pre-application discussions that have taken place with Manchester City Council;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and,
 - An appraisal of the proposal against its planning policy context.

Supporting Information

- 1.5 The application is supported by a series of drawings prepared by Guy Taylor Associates, as well as the following information:
- Completed Application Forms for Planning Permission and Listed Building Consent and Certificates.
 - Planning Statement prepared by Paul Butler Associates.
 - Heritage Statement prepared by Paul Butler Associates.
 - Design and Access Statement prepared by Guy Taylor Associates.
 - Noise Assessment for Planning Purposes prepared by AEC Ltd.
 - Daylight & Sunlight Impact on Neighbouring Properties Report prepared by GIA.
 - Structural Report prepared by Studio One.
 - Waste Management Strategy prepared by Paul Butler Associates.
 - Air Quality Assessment prepared by Redmore Environmental.
 - Daytime Bat Survey prepared by Rachel Hacking Ecology.

2. The Application Site and Surrounding Area

- 2.1 65 Princess Street lies on the northeast side of the street opposite the Town Hall and the National grid reference is SJ 83958 98090. The building is Grade II Listed and forms part of 65–71 Princess Street (the Waterhouse PH) (HER No. 8572.1.0). It lies in the Albert Square Conservation Area, on the boundary with the Upper King Street Conservation Area.

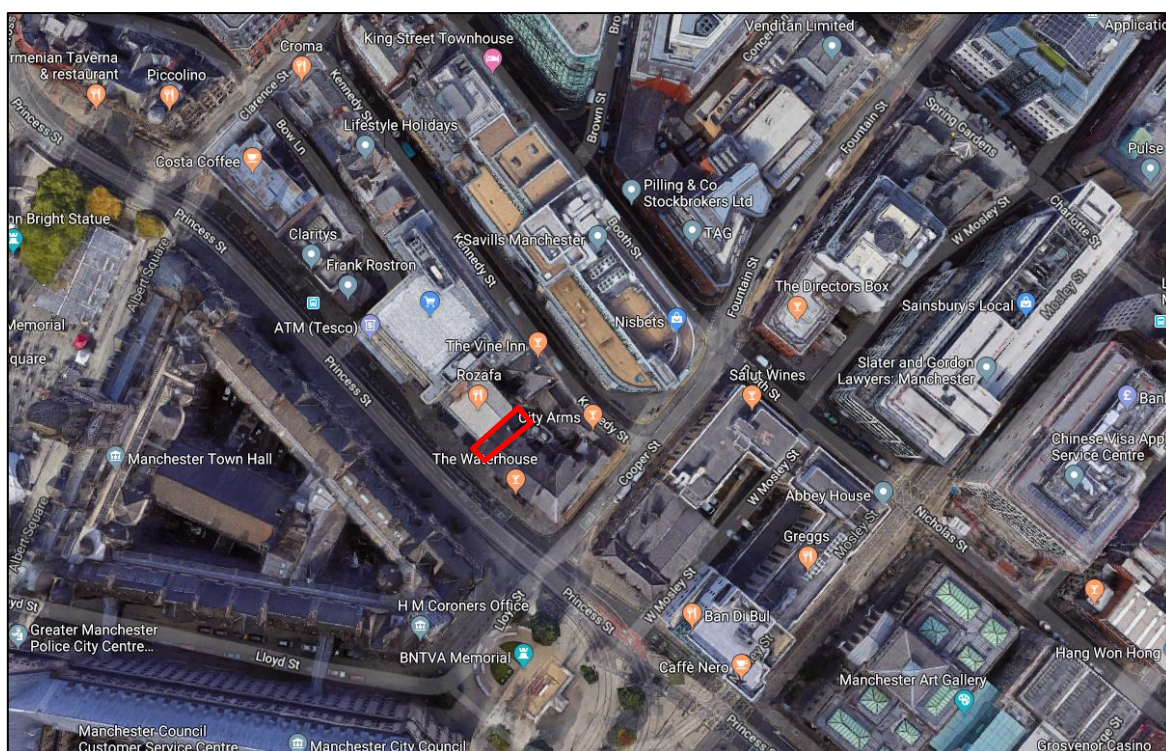


Figure 1: Aerial view of the application site (outline red).

- 2.2 The subject building is three storeys above a basement. It was erected as a town house towards the end of the 18th century and subsequently became offices in the mid-19th century. The building is currently vacant and was last used as a recruitment office ('Berkley Scott Recruitment') in 2017.
- 2.3 The building is constructed from red/brown brick in Flemish bond beneath a slate pitched roof. The ground floor has been modernised with a 20th Century shopfront installed. At upper levels the windows are replacements, whilst the building has been extensively modernised internally. The building also has a two storey outrigger to the rear and a single

storey toilet block extension. There is also a small rear yard area which can only be accessed through the building (refer to plates at Appendix 1).



Figure 2: View from 65 Princess Street.

- 2.4 The site has a highly accessible and sustainable location within Manchester City Centre and future residents will be able to walk to a wide range of retail, leisure and tourism amenities. The site has excellent access to public transport including numerous bus stops, Metrolink Stations and Railway Stations. There are also public car parks available a short distance from the site.

3. Planning History and Pre-application Discussions

Planning History

- 3.1 In accordance with best practice, research of the site's planning history has been undertaken using Manchester City Council's online Public Access System. This identified a series of applications which are set out in the table below:

Application reference	Description of Development	Decision and date
127252/FO/2020	Installation of fabric awnings and planters to front elevation of building on Princess Street at stepped entrance and window openings to ground, 1st and 2nd floors and siting of removable planters on pavement to front of premises	Refused 01 Oct 2020 Appeal pending
127253/LO/2020	LISTED BUILDING CONSENT Installation of fabric awnings and planters to front elevation of building on Princess Street at stepped entrance and window openings to ground, 1st and 2nd floors and siting of removable planters on pavement to front of premises	Refused 01 Oct 2020 Appeal pending
126003/FO/2020	Change of use and rear extension of building to form new 8-bed hotel (Use Class C1) together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works	Approved 22 May 2020
126004/LO/2020	LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of	Approved 22 May 2020

	building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works	
099375/LO/2012/C1 (Note: relates to 65 – 71 Princess Street)	Listed building consent to attach fixing bolts to support overhead line equipment associated with the proposed tramway extension.	Secretary of State Approved 30 Sep 2013
074390/AO/2005/C1	Installation of halo illuminated, individual letter fascia sign	Approved 8 Mar 2005
074391/LO/2005/C1	LISTED BUILDING CONSENT Installation of halo illuminated, individual letter fascia sign	Approved 8 Mar 2005
071634/LO/2004/C1	LISTED BUILDING APPLICATION - Retrospective application for internal and external alterations.	Approved 11 Nov 2004
044765/AO/CITY1/93	A) Two illuminated fascia name signs B) One illuminated double sided projecting box sign	Approved 2 Feb 1994
044764/LO/CITY1/93	LISTED BUILDING CONSENT Two illuminated fascia signs and one illuminated double sided projecting box sign	Approved 2 Feb 1994
034998	A) 2 illuminated fascia name signs B) Projecting illuminated sign	Approved 10 Oct 1989
034650	Change of use of ground floor from travel agency to building society office	Approved 19 Sep 1989
027603	Use of vacant premises as a travel agents	Approved 2 Oct 1986
F/AD02383	Illuminated fascia name and trade sign on front and side elevations of Building Society to replace existing.	Validated 22 Nov 1979 – No decision given
F08546/LB	Refurbishment of Building Society Office.	Approved 26 Jul 1978
F/AD01707	A) Illuminated box signs on front and side elevation of Building Society Offices. B) Illuminated box signs on front and side elevation of Building	Temporarily approved 26 Jul 1978

	Society Offices.	
F/AD00436	Illuminated single sided name and trade sign situated behind window on side elevation of staff agency.	Approved 5 Feb 1975
F/AD00078	a) Illuminated double sided box sign on front elevation of office, projecting over highway. b) Illuminated single sided name and trade sign situated behind window on side elevation of office.	Refused 3 Jul 1974

- 3.2 Approved applications 126003/FO/2020 and 126004/LO/2020 are of particular relevance to the current application proposal. The current application proposal is largely the same as this approved development in terms of the physical works, with only minimal alterations to the approved scheme required to facilitate use as a single dwellinghouse. The previously approved hotel scheme is not currently viable due the impacts on the hotel/hospitality market associated with the COVID-19 pandemic.

Pre-application Discussions

- 3.3 Prior to submission of this application email correspondence took place with Carolyn Parry (Planning Officer) who confirmed that the principle of conversion of the building to a single dwellinghouse was acceptable. As noted above the physical works associated with the current application proposal are largely the same as those which have previously been approved by Manchester City Council under applications 126003/FO/2020 and 126004/LO/2020. The physical works associated with the development proposal are discussed in detail within the supporting Heritage Statement and Design and Access Statement.

4. The Proposal

- 4.1 The application proposal is for *'Extension, alteration, selective demolition and change of use to a single dwelling (use class C3)'*.
- 4.2 The scheme will provide a high quality dwelling with accommodation over four floors. The ground floor will provide an entrance hallway, WC, open plan kitchen/living/dining area, and bedroom with en-suite. The ground floor will also have access to a rear courtyard amenity space. The main staircase will provide access to the first and second floors. The first floor will provide two bedrooms each with en-suites, and a study. The second floor will comprise a further two bedrooms with en-suites. The basement will accommodate a games room, cinema room and storage areas.
- 4.3 Internally the property will be decorated to reflect the history of the building and its original use as a Georgian town house with high quality interior design and finishes referencing this.
- 4.4 Internally and externally the building will undergo a comprehensive programme of repair and refurbishment, including amongst other things:
- Removal of the single storey toilet extension to open up the rear yard area and make this an attractive and usable space.
 - Extension and alteration of the existing outrigger.
 - Alterations to the ground floor Princess Street frontage including the reinstatement of the traditional townhouse frontage.
 - Replacement of existing windows with more appropriate sash units.
 - Provision of new timber bay doors to provide access to the rear courtyard.
 - Internal reconfiguration and alteration to facilitate returning the building to its original use as a townhouse.
- 4.5 Full details of the proposed works are identified by the application drawings and Design and Access Statement prepared by Guy Taylor Associates, and the Heritage Statement prepared by Paul Butler Associates.

5. National and Local Planning Policy Context

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

- The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG);
- The Development Plan for Manchester; and,
- Other relevant local documents.

National Planning Policy Context

National Planning Policy Framework (NPPF)

5.2 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and updated June 2019), and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way. The NPPF is a significant material consideration in the determination of a planning application. Key provisions of the NPPF are set out below.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

Delivering a sufficient supply of homes (Chapter 5) - paragraph 59 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs

and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Ensuring the vitality of town centres (Chapter 7) – advises that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. It confirms that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Promoting healthy communities (Chapter 8) – states that the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Promoting sustainable transport (Chapter 9) – states that to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Paragraph 109 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 118 (c) states that planning should give substantial weight to the value of using suitable brownfield land within settlements for identified needs. Part (d) also explains that planning should also promote and support the development of under-utilised land and buildings.

Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 127 that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

Conserving and enhancing the natural environment (Chapter 15) - advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity and providing net gains in biodiversity where possible. It also advises that planning policies and decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Conserving and enhancing the historic environment (Chapter 16) – this chapter sets out policies for the management of development affecting heritage assets. It advises that 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. It goes on to state that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

Planning Practice Guidance

- 5.6 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in the development of the proposals.

The Development Plan for Manchester

- 5.7 The Development Plan for Manchester comprises the following documents:
- The Core Strategy Development Plan Document (July 2012); and
 - Saved policies of the Unitary Development Plan for Manchester (July 1995).

The Core Strategy Development Plan Document (July 2012)

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

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
- Spatial Objective SO2 'Economy' supports a significant further improvement of the City's economic performance, to spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
- Spatial Objective SO3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.
- Spatial Objective SO5 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the City, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living; and, that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and open space.

- Policy CC 3 'Housing' states that the City Centre is expected to provide a minimum of 16,500 new units from 2010-2027, with the Northern Quarter identified as a key location for residential development.
- Policy CC 5 'Transport' states that proposals will be supported that increase the scope for accessible public realm improvements; and, that the Council will seek to ensure that development includes adequate parking provision.
- Policy CC 6 'City Centre High Density Development' states that City Centre development will generally be high-density to maximise the efficient use of land; and, the scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.
- Policy CC 9 'Design and Heritage' states that new buildings should be of the highest standards in terms of their appearance and function; that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas; and, that the Council will support high density and mixed use development in the City Centre.
- Policy CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors.
- Policy H 1 'Overall Housing Provision' states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027. New residential development should take account of the need to: contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; support growth of previously developed sites in sustainable locations; provide a design and density that contributes to the character of the local area; make provision for useable amenity space (i.e. balconies and shared open spaces), provide for parking cars and bicycles, and the need for appropriate levels of insulation; address any existing deficiencies in green infrastructure; prioritise sites that are in close proximity to centres and public transport routes; and, be designed to give privacy to both its residents and neighbours.

- Policy T 1 'Sustainable Transport' seeks to encourage a modal shift away from car travel to public transport, cycling and walking.
- Policy T 2 'Accessible areas of opportunity and need' states that new development will be actively managed to ensure that new development is easily accessible to the City's main economic driver's and is easily accessible by walking, cycling and public transport.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that within the City Centre Character Area, new development will be expected to; consider the city's heritage and contribute to the rich pattern of activity in the core area; contribute to the experience of all at street level; and where possible enhance existing public space provision, whilst maintenance and improvement of the city's permeability should be considered in all proposals.
- Policy EN 3 'Heritage' requires that new development should preserve or where possible enhance 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.
- Policy EN 4 'Reducing CO2 emissions by enabling low and zero carbon development' provides a strategy for reducing CO2 emissions in line with the energy hierarchy.
- Policy EN 8 'Adaption to Climate Change' states that the key aim of the policy is for new development to be adaptable to climate change through the effective design, layout, siting and function of both buildings and associated external spaces.
- Policy EN 14 'Flood Risk' reiterates the sequential risk based approach to the location of new development required by national planning policy and expects all new development to minimise the surface water run-off, including through the provision of Sustainable Drainage Systems and appropriate use of green infrastructure.

- Policy EN 15 'Biodiversity and Geological Conservation' states that new development will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.
- Policy EN 16 'Air Quality' states that the Council will seek to improve air quality within Manchester and will assess the appropriateness of locations for new development by considering any impacts on air quality, alongside other plan objectives. EN16 advises that developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development.
- Policy EN 19 'Waste' requires all developers to submit a waste management plan to demonstrate how the sustainable waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; and effects relating to archaeological or built heritage.

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

5.9 The Unitary Development Plan (UDP) was superseded by the Core Strategy in 2012. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- DC20 'Archaeology' explains that the Council will not permit development that would in its opinion adversely affect other sites of archaeological interest. Where the preservation of sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through consultation between the applicant and approved archaeological organisation.

- DC18.1 'Conservation Areas' explains that the Council will seek to preserve and enhance the character of 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 structures such as boundary walls, gardens, trees; and
 - iv) The effect of signs and advertisements.

The policy goes on to state that consent to demolish will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, or where its removal or replacement would benefit the appearance or character of the conservation area.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.
- DC22.1 'Footpath Protection' states that the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.
- DC26.1 'Development and Noise' states the Council will consider the implications of new development proposals which are likely to be generators of noise, and the effect of new development being exposed to existing noise sources which are effectively outside planning control.

Other Relevant Local Documents

5.10 There are a number of other policy documents which although not forming part of the Development Plan are material considerations in the determination of this application. These documents are noted below:

- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007);
- Design for Access 2 (2003);
- Manchester Residential Quality Guidance;
- City Centre Strategic Plan 2015-2018 (March 2016); and,
- Manchester Strategy (January 2016).

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

5.11 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable.

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

Design for Access 2 (2003)

5.13 This is the Council's best practice guidance on inclusive design standards. It sets out the City's aspirations for inclusive development and is intended for use by architects, planners, engineers, landscape architects and other designers. The document acknowledges that when dealing with the constraints imposed by existing buildings it may not always be possible to meet the access standards set out within the document.

Manchester Residential Quality Guidance

- 5.14 The Manchester Residential Quality Guidance was adopted following the meeting of the Council's Executive Committee on 14 December 2016. The design guidance is a material consideration in the determination of planning applications and sets out the space standards required to ensure quality in residential schemes coming forward. The design guidance is intended to provide a clear indication on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

City Centre Strategic Plan 2015-2018 (March 2016)

- 5.15 On the 2 March 2016, the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years.
- 5.16 Overall the City Centre plan seeks to 'shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England'.

Manchester Strategy (January 2016)

- 5.17 The strategy sets the long term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre.

6. Planning Appraisal

6.1 The application proposal will be considered against the policies noted within section 5. The key material planning considerations against which the scheme should be assessed include:

- Principle of Development
- Design and Heritage Matters
- Amenity Considerations
- Designing Out Crime
- Highways and Servicing
- Disabled Access
- Air Quality
- Ecology
- Flood Risk

Principle of Development

6.2 The proposed development involves the conversion of 65 Princess Street to a single dwelling (use class C3). The proposal will enable a building which has been vacant since 2017 to be brought back into active economic use and make a positive contribution to the local area. It will deliver significant enhancements to the streetscene by reinstating the historic frontage of the building, whilst also providing activity and passive surveillance. As confirmed within the accompanying Heritage Statement, the scheme has been designed with care in response to the heritage significance of the building and will involve extensive restoration of historic fabric.

6.3 The key development plan policy relating to the provision of residential accommodation in Manchester is H 1 which states that high density development is appropriate in the City Centre. This policy identifies the requirement to provide 60,000 new dwellings in Manchester between March 2009 and March 2027 which the application proposal will contribute to achieving. Policy CC3 'Housing' provides more detail and confirms that the

City Centre will be expected to accommodate a minimum of 16,500 new units from 2010-2027. The policy identifies certain locations within the City Centre as most appropriate for the provision of housing. The subject site is not within these locations, however the fact that the proposal will enable a vacant listed building to be returned to active use and its original use as a dwelling is an important material consideration. Moreover the proposal will provide a dwelling of the highest standard and quality which will help to meet a niche demand within the Manchester housing market. The provision of housing in central locations is also supported by the NPPF which also recognises the multiple benefits of providing housing in sustainable locations.

- 6.4 The site's central location in the heart of Manchester City Centre location means it can be easily accessed by a range of public transport modes including trains, the Metrolink and bus services, whilst there are also public car parks nearby. Future residents will benefit from the central location including the ready access to employment, cultural and leisure opportunities, and other amenities.
- 6.5 Having regard to the above, the proposed scheme is consistent with sections 1, 2, 5 and 7 of the NPPF, and Core Strategy Policies relating to the provision of housing. Whilst the site is not within a specific location identified for housing, the fact that the proposal will bring a vacant listed building back into active use, and for its original purpose, is a material consideration of significant weight.

Design and Heritage Matters

- 6.6 The proposed scheme reflects the heritage of the building which was constructed in the late 17th Century as a town house. Bringing the building back into use as a townhouse is considered to be the optimum use of the building in heritage terms which should be afforded significant weight.
- 6.7 The interior design, detailing and finishes reflect a traditional Georgian interior. The proposed external alterations to the Princess Street elevation are as per the development approved under applications 126003/FO/2020 and 126004/LO/2020. They involve the reinstatement of the historic frontage of the building which is shown by historic

photographs (provided within the accompanying Heritage Statement) and reflect the adjacent premises. The reinstatement of this frontage will have a significant positive impact on the streetscene ensuring consistency with 67-71 Princess Street. On the upper levels of the Princess Street elevation the existing windows, which are poor quality and are non-original, will be replaced with more appropriate timber framed sash windows, the design of which will be based on historic photographs and the adjacent premises.

- 6.8 At the rear the main changes involve the demolition of an existing toilet extension and an extension to the existing outrigger. The toilet extension is a utilitarian and bulky structure which intrudes into the rear yard area. The removal will enable the rear yard area to be opened up and be brought into active use as external amenity space for future residents.
- 6.9 Internally the building has undergone previous modernisation and few original/historic features remain. A small number of timber mouldings such as elements of the staircase, architraves and skirtings are of interest, whilst quarry tiles within the basement are also of character. The proposed scheme seeks to retain features which are of interest and reinstate missing elements where they are likely to have existed. Features found in the adjacent public house have influenced the design of features.
- 6.10 Further details on the proposed works and design of the scheme are provided within the Design and Access Statement and the Heritage Statement submitted as part of the application.
- 6.11 The Heritage Statement identifies the heritage significance of the building and assesses the impact of the proposed scheme upon this significance, whilst also considering potential impact on the setting of nearby listed buildings and the Albert Square and Upper King Street Conservation Areas. The Heritage Statement identifies that there are a series of significant positive heritage benefits including those noted above. Whilst there are a small number of negative impacts these can be mitigated against and are clearly and demonstrably outweighed by the wider public benefits associated with the application proposal.
- 6.12 In summary, the design of the scheme will achieve a high quality finish internally and externally and will accord with Core Strategy Policies S06, EN 1, EN 3, CC 9 and DM 1,

Saved UDP Policies DC18.1 and DC19; policies contained within the Guide to Development in Manchester SPD; and provisions of Section 12 and 16 of the NPPF.

Amenity Considerations

- 6.13 In terms of amenity considerations it is necessary to have regard to the amenity of future residents of the development and the amenity of existing residents in the area. These matters are considered below:

Amenity of Future Residents

- 6.14 The layout largely reflects the historic form of the building. All habitable rooms will receive good levels of natural light and outlook. The dwelling will provide a very high standard of internal accommodation and will exceed nationally described space standards.
- 6.15 A key amenity consideration relates to the potential impact of noise sources in the vicinity which includes motor vehicle traffic and the Metrolink on Princess Street, mechanical plant, and noise from patrons at nearby pubs/licensed premises. A Noise Assessment for Planning Purposes has been prepared by AEC Ltd which considers these background noise sources and advises on glazing specifications and other acoustic mitigation measures to ensure an acceptable acoustic environment is achieved within the accommodation which meets Manchester City Council's requirements.
- 6.16 A mechanical ventilation system will be installed to ensure that a comfortable internal environment is achieved within the dwelling and future guests are not reliant on opening windows for ventilation/cooling. Further discussion of mechanical plant is provided below.

Amenity of Existing Residents in the Area

- 6.17 The adjacent properties to the site comprise 'Wetherspoon's' Public House at 67-71 Princess Street, 'Rozafa' restaurant and upper floor offices at 63 Princess Street, and 'The Vine' Public House with living accommodation above located to the rear. The amenity of

the residents of the living accommodation located at 'The Vine' has the potential to be affected by the proposed scheme.

- 6.18 Unlike the previous approved scheme under applications 126003/FO/2020 and 126004/LO/2020, the current application no longer involves the vertical extension to the existing outrigger. The previous application was assessed within A Daylight & Sunlight Assessment prepared by GIA which has been submitted as part of the current application for reference. The report established that the previous scheme would have no noticeable impact on the daylight and sunlight to The Vine Inn and all windows/rooms assessed would meet targets set within the Building Research Establishment Guidelines. Given that the current proposal will be of a smaller scale/massing the conclusions of the Daylight & Sunlight Assessment will continue to apply.
- 6.19 In summary the scheme will not have an adverse impact on the amenity of the residents of the living accommodation located above 'The Vine'. The scheme will improve the visual appearance of the rear of the building and the yard area which will improve the outlook / visual amenity for people living above 'The Vine'.
- 6.20 For the above reasons the proposal complies with Core Strategy Policy DM 1 and relevant policies of the NPPF relating to amenity and design.

Designing Out Crime

- 6.21 The existing vacant condition of the site has a negative impact on the surrounding area and is a potential target for antisocial behaviour. Bringing the building back into active use will increase activity and provide passive surveillance to this part of Princess Street. The proposed scheme will incorporate a number of physical security measures including secure external doors (BS PAS 24, STS 200 or LPS 1175 SR2) and secure glazing and window fixtures (BS PAS 24). The building will also be equipped with a CCTV system and adequate lighting internally and externally.
- 6.22 Having regard to the above the development is considered consistent with Section 8 of the NPPF and policies SP 1 and DM 1 of the Core Strategy.

Highways and Servicing

- 6.23 The site/building does not accommodate any car parking and it is not possible for any to be accommodated given the listed status of the building and its size. Due to the central location in the City Centre car parking provision is not deemed necessary in any event whilst this will promote more sustainable methods of travel. Given the location it is anticipated that future residents will travel by public transport particularly the Metrolink and railway. Should future residents require access to a car then car clubs provide a sustainable option, whilst there are numerous public car parks within the City Centre which offer contract parking options.
- 6.24 The building is accessed directly from Princess Street with no secondary access available. This means that any bikes for future residents would need to be taken through the building and stored within the site. In addition to the option for provision within the building or yard area there are also TFGM cycle hubs located nearby at City Tower and Oxford Road Station.
- 6.25 Vehicle movements associated with a single dwelling will be minimal and will not have a material impact on the highway network. Waste collections are anticipated to be by Manchester City Council on a weekly basis who will be able to use the parking bay on Princess Street (see figure 3 below). A Waste Management Strategy Pro-forma has been submitted as part of the application and available details known at this stage are provided.



Figure 3: Loading bay located outside No. 55 Princess Street.

- 6.26 During the refurbishment/construction period any waste generated will be stored within the building/site. This will be transferred to contractor vehicles which will park in the identified loading bay. Contractor vehicles will only park temporarily within this bay and will use nearby on street and public cars parks at other times. It is anticipated that a Construction Management Plan will be provided before the development commences in discharge of a planning condition, to ensure the arrangements during the construction period are appropriate and do not raise any highways issues.
- 6.27 For the reasons outlined above, arrangements regarding waste management; deliveries; and parking arrangements for contractor vehicles are considered to be satisfactory and will be in accordance with Policy DM 1 of the Core Strategy.

Disabled Access

- 6.28 The building currently has a stepped access from Princess Street. The reinstatement of the historic frontage of the building means that a set of steps will lead up to the internal ground floor level of the hotel (matching those of 67 – 71 Princess Street). The

accommodation within the dwelling will be provided over three floor plus basement and is therefore likely to be less attractive to wheelchair users. Nevertheless a removable ramp could be used to allow access to the ground floor. Other options were also investigated including providing a permanent ramp or installing a platform lift however these were discounted as they would have an adverse impact on the appearance of the listed building; would cause obstruction to the footway; and, would be technically difficult to achieve due to the requirement to build on highway land.

- 6.29 Internally the ground floor of the building would be partly accessible however due to the constraints associated with converting this listed building, including its restricted size, it is not possible to provide access to the upper floors which would entail extensive structural works and loss of fabric.
- 6.30 For the reasons noted above the scheme will be consistent with Section 12 of the NPPF and core strategy policies SP 1, DM 1 and CC 10.

Air Quality

- 6.31 The planning application is supported by an Air Quality Assessment prepared by Redmore Environmental. This considers the potential of the development to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation, as well as potential to expose future occupants to any existing air quality issues. The Air Quality Assessment has considered baseline conditions and assesses these potential air quality impacts. The report concludes that the air quality impacts associated with both the construction phase and the operational phase will not be significant and as such advises that air quality issues are not considered a constraint to planning consent for the development. The proposal therefore complies with Core Strategy Policy EN 16 and relevant provisions of the NPPF (section 15).

Ecology

- 6.32 The application is supported by a Daytime Bat Survey prepared by Rachel Hacking Ecology which considers the potential of the building to provide a habit to bats. Following a survey of the building no evidence of bat activity was found. Internally, the building was assessed as being in good material condition, and no suitable bat roosting spaces were found. The building was also noted as being isolated from any bat foraging and commuting habitat. Due to the lack of evidence found, and the above reasons, the property is considered to offer negligible bat roost suitability. On this basis the application proposals are considered acceptable from an ecology perspective. The proposal therefore complies with Core Strategy Policy EN 15 and relevant provisions of the NPPF (section 15).

Flood Risk

- 6.33 The site is located within Flood Risk Zone 1 which is the lowest level of flood risk. The proposal involves the conversion of an existing building and will not increase levels of impermeable surfacing on the site. The proposal is therefore acceptable from a flood risk perspective and in accordance with Core Strategy Policy EN 15 and provisions of the NPPF (section 14).

7. Conclusion

7.1 The proposed scheme will provide a series of benefits that will have a significant positive impact on the application site and surrounding area, including:

- Redevelopment of a vacant Grade II listed building which is currently in poor condition with a high quality development which will reflect the history and character of the building and return it to its original use as a Georgian townhouse.
- Reinstatement of the historic frontage of the building and improving the character and appearance of the Albert Square and Upper King Street Conservation Areas as well as the setting of Manchester Town Hall. A series of other physical works are proposed to refurbish the building which are sensitive to the heritage significance of the building.
- Provision of an exceptional form of housing which will meet a niche demand in Manchester City Centre, whilst contributing more widely to Council housing targets.
- Securing direct investment into the local community through the provision of jobs during the development stage and spending in nearby facilities by future residents/guests and employees.
- The encouragement of further investment into this part of Manchester City Centre.

7.2 A series of reports that have been commissioned in support of the application confirm that the development will not have any adverse impacts which cannot be mitigated.

7.3 On this basis, the proposed scheme aligns with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Mr Colin Shenton and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Plates



Plate 1: 65 – 71 Princess Street



Plate 2: Detail of 65 Princess Street



Plate 3: Detail of 65 Princess Street



Plate 4: Inserted shop front at ground floor



Plate 5: First and second floor windows



Plate 6: Comparison of windows between 65 (left) and 67 (right)



Plate 7: Rear yard



Plate 8: Rear yard



Plate 9: Bay window of main building



Plate 10: Blocked light well below bay window



Plate 11: Bay window in northwest extension



Plate 12: Whitewashed brick of northeast extension showing bull-nosed brick corner



Plate 13: View showing upper floors of rear elevation



Plate 14: Modern entrance foyer



Plate 15: Southern end of ground floor showing raised area to north



Plate 16: Southern end of ground floor



Plate 17: Southern end viewed from the north



Plate 18: Modern cornice on modern plasterboard ceiling



Plate 19: Northern end of ground floor



Plate 20: Detail of modern bay window



Plate 21: Modern doorway to northeast extension



Plate 22: Northeast extension



Plate 23: Northern end of ground floor showing passage to northwest extension



Plate 24: Northwest extension



Plate 25: detail of modern bay window in northwest extension



Plate 26: Detail of modern skirting in northwest extension



Plate 27: Staircase to first floor



Plate 28: Simple timber handrail of staircase



Plate 29: Modern doorway to toilet in northwest extension, first floor



Plate 30: Modern toilet



Plate 31: Modern doorway to toilet in northwest extension, first floor



Plate 32: Modern kitchen and toilet



Plate 33: Detail of modern casement window to toilet



Plate 34: Stairs continuing to first floor proper



Plate 35: First floor corridor



Plate 36: Doorway to northern room of first floor



Plate 37: Northern room showing window



Plate 38: Northern room showing doorway to southern room



Plate 39: Detail of modern dado rail, cut by trunking



Plate 40: Southern room showing windows



Plate 41: Window detail



Plate 42: Southern room showing doorway to north room and corridor opening



Plate 43: Detail of simple timber moulding around doorway



Plate 44: Staircase to second floor

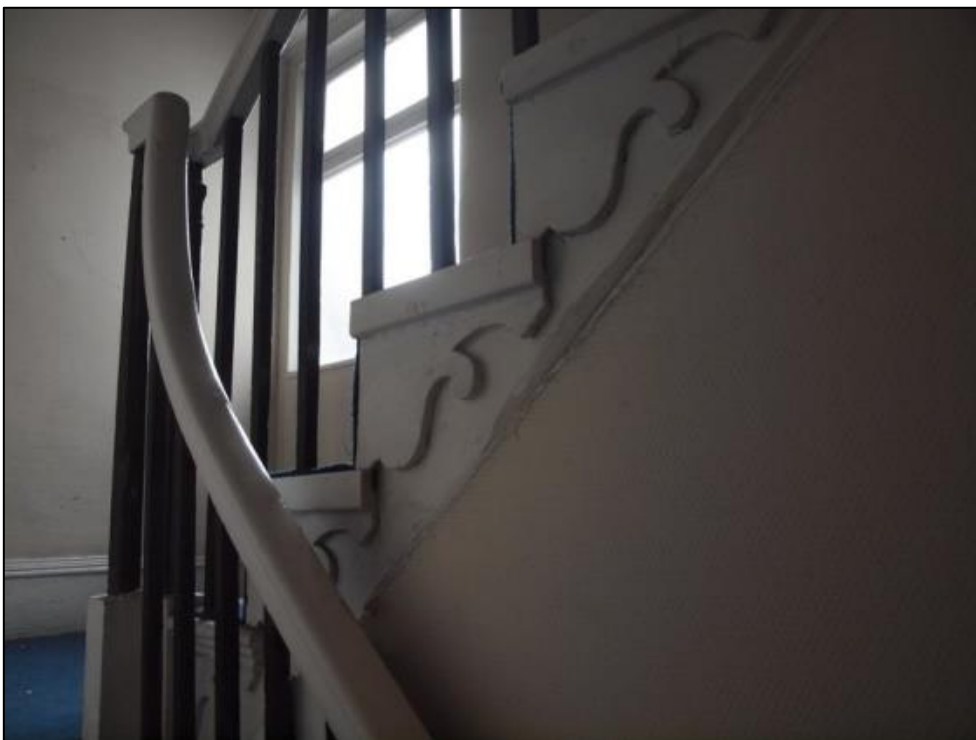


Plate 45: Detail of treads



Plate 46: Skirting detail on landing

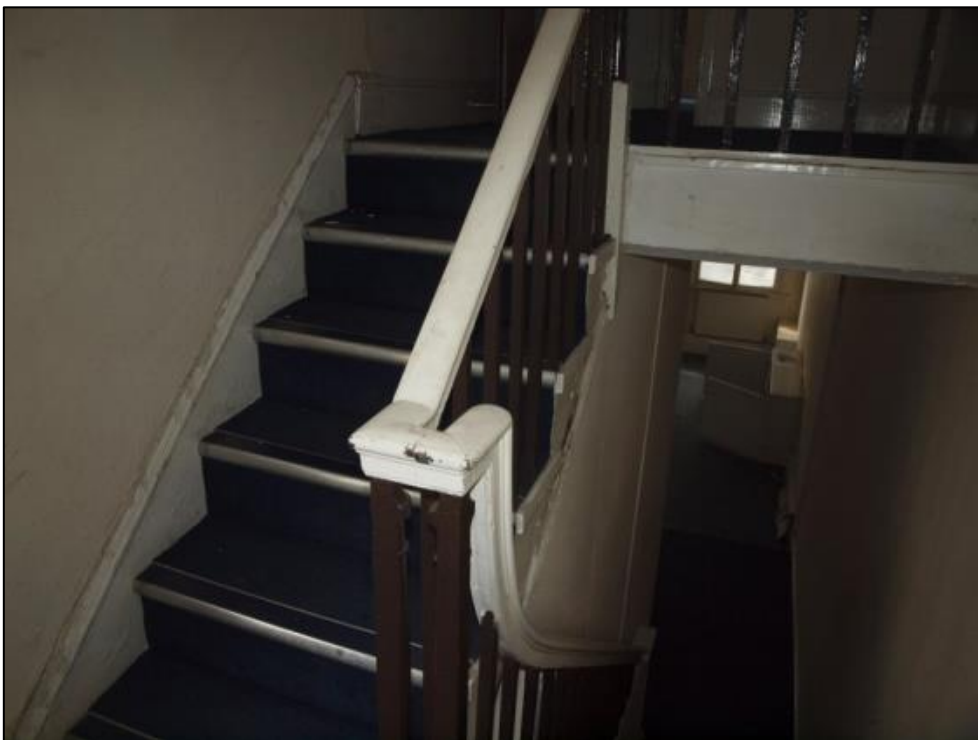


Plate 47: Moulded timber rail and reused balusters



Plate 48: Detail of handrail



Plate 49: Detail of reused balusters



Plate 50: Modern timber framed casement window on landing



Plate 51: Skirting on staircase



Plate 52: Top landing



Plate 53: Skirting on top landing



Plate 53: Modern door to top landing



Plate 55: Doorway to north room



Plate 56: Doorway to south room



Plate 57: North room showing window



Plate 58: North room showing both doorways and timber beam



Plate 59: Skirting to east of doorway to south room



Plate 60: Skirting to west of doorway to south room



Plate 61: Moulded timber surround of doorway to south room



Plate 62: Altered moulding on west side of door surround



Plate 63: Modern dado rail



Plate 64: Doorway to lobby



Plate 65: Chamfered and stopped timber beam in north room



Plate 66: South room showing windows



Plate 67: South room showing windows



Plate 68: Window detail



Plate 69: North wall of south room showing modern doors



Plate 70: Detail of modern door



Plate 71: Modern timber beam in south room



Plate 72: Modern staircase to basement



Plate 73: Brick arched entrance to northern room of basement



Plate 74: Northern room of basement



Plate 75: Northern room of basement looking south



Plate 76: Southern end of basement showing inserted walls



Plate 77: Southern room of basement showing low ceiling and modern timber beams



Plate 78: Inserted opening in basement wall to eastern room



Plate 79: Southern room of basement



Plate 80: Eastern room of basement showing blocked fireplace



Plate 81: Eastern room of basement showing blocked opening