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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-09628283

Dear Sir or Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE CONVERSION OF UPPER
FLOORS AT 58-60 AND 62 KING STREET TO 7 NO. APARTMENTS, EXTERNAL ALTERATIONS TO 58-
66 KING STREET, AND ASSOCIATED WORKS
58-66 KING STREET, AND 47-53 SOUTH KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply for planning permission and Listed Building Consent for the conversion of the upper floors at 58-60 King Street and 62 King Street to 7 no. apartments, external alterations to 58-66 King Street, and associated works.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Design and Access Statement, prepared by AEW architects (March 2021);
- Access Statement (within the Design and Access Statement);
- The following drawings:
 - Ref: 11702 -AEW-XX-SI-DR-A-0500 Rev P02- 'Location Plan';
 - Ref: 11702- AEW-XX-SI-DR-A-0501 Rev P03- 'Existing Site Plan';
 - Ref: 11702- AEW-XX-SI-DR-A-0502 Rev P02- 'Proposed Site Plan'
 - Ref: 11702- AEW-XX-00-DR-A-0510 Rev P02- 'Existing Ground Floor Plan';
 - Ref: 11702- AEW-XX-01-DR-A-0511 Rev P02- 'Existing First Floor Plan'
 - Ref: 11702- AEW-XX-02-DR-A-0512 Rev P02- 'Existing Second Floor Plan';
 - Ref: 11702- AEW-XX-03-DR-A-0513 Rev P02- 'Existing Third Floor Plan';
 - Ref: 11702- AEW-XX-04-DR-A-0514 Rev P02- 'Existing Fourth Floor Plan';
 - Ref: 11702- AEW-XX-05-DR-A-0515 Rev P02- 'Existing Roof Plan';
 - Ref: 11702- AEW-XX-B1-DR-A-0516 Rev P02- 'Existing Basement Plan';
 - Ref: 11702- AEW-XX-ZZ-DR-A-0530 Rev P03- 'Existing Elevation 1';



- Ref: 11702- AEW-XX-ZZ-DR-A-0531 Rev P02- 'Existing Elevation 2';
- Ref: 11702- AEW-XX-ZZ-DR-A-0532 Rev P02- 'Existing Elevation 3';
- Ref: 11702- AEW-XX-ZZ-DR-A-0533 Rev P02- 'Existing Lightwell Elevation';
- Ref: 11702- AEW-XX-ZZ-DR-A-0534 Rev P02- 'Existing Section 1';
- Ref: 11702- AEW-XX-ZZ-DR-A-0535 Rev P02- 'Existing Section 2';
- Ref: 11702- AEW-XX-ZZ-DR-A-0536 Rev P02- 'Existing Section 3';
- Ref: 11702-AEW-XX-00-DR-A-0550 Rev P03- 'Ground Floor Demolition Plan';
- Ref: 11702-AEW-XX-01-DR-A-0551 Rev P03- 'First Floor Demolition Plan';
- Ref: 11702-AEW-XX-02-DR-A-0552 Rev P03- 'Second Floor Demolition Plan';
- Ref: 11702-AEW-XX-03-DR-A-0553 Rev P03- 'Third Floor Demolition Plan';
- Ref: 11702-AEW-XX-04-DR-A-0554 Rev P03- 'Fourth Floor Demolition Plan';
- Ref: 11702-AEW-XX-05-DR-A-0555 Rev P03- 'Roof Demolition Plan';
- Ref: 11702-AEW-XX-B1-DR-A-0556 Rev P03- 'Basement Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0560 Rev P05- 'Elevation 1 Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0561 Rev P02- 'Elevation 2 Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0562 Rev P03- 'Elevation 3 Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0563 Rev P03- 'Lightwell Elevations Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0564 Rev P03- 'Section 1 Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0565 Rev P04- 'Section 2 Demolition Plan';
- Ref: 11702-AEW-XX-ZZ-DR-A-0566 Rev P02- 'Section 3 Demolition Plan';
- Ref: 11702-AEW-XX-00-DR-A-0520 Rev P05- 'Proposed Ground Floor Plan';
- Ref: 11702-AEW-XX-01-DR-A-0521 Rev P04- 'Proposed First Floor Plan';
- Ref: 11702-AEW-XX-02-DR-A-0522 Rev P04- 'Proposed Second Floor Plan';
- Ref: 11702-AEW-XX-03-DR-A-0523 Rev P05- 'Proposed Third Floor Plan';
- Ref: 11702-AEW-XX-04-DR-A-0524 Rev P04- 'Proposed Fourth Floor Plan';
- Ref: 11702-AEW-XX-05-DR-A-0525 Rev P05- 'Proposed Roof Plan';
- Ref: 11702-AEW-XX-B1-DR-A-0526 Rev P04- 'Proposed Basement Plan';
- Ref: 11702-AEW-XX-B1-DR-A-0527 Rev P02- 'Proposed Basement – Cycle Parking Detail';
- Ref: 11702-AEW-XX-ZZ-DR-A-0540 Rev P07- 'Proposed Elevation 1';
- Ref: 11702-AEW-XX-ZZ-DR-A-0541 Rev P04- 'Proposed Elevation 2';
- Ref: 11702-AEW-XX-ZZ-DR-A-0542 Rev P05- 'Proposed Elevation 3';
- Ref: 11702-AEW-XX-ZZ-DR-A-0543 Rev P05- 'Proposed Lightwell Elevations';
- Ref: 11702-AEW-XX-ZZ-DR-A-0544 Rev P03- 'Proposed Section 1';
- Ref: 11702-AEW-XX-ZZ-DR-A-0545 Rev P04- 'Proposed Section 2'; and
- Ref: 11702-AEW-XX-ZZ-DR-A-0546 Rev P04- 'Proposed Section 3'.
- M&E Drawings, prepared by Peters Hay (Heating and Ventilation):
 - Ref: 1176-PHL-KS-XX-DR-M-XX-301- 'Heating – basement';
 - Ref: 1176-PHL-KS-XX-DR-M-XX-302- 'Heating- ground floor';
 - Ref: 1176-PHL-KS-XX-DR-M-XX-303- 'Heating- first floor';
 - Ref: 1176-PHL-KS-XX-DR-M-XX-401- 'Ventilation- basement';
 - Ref: 1176-PHL-KS-XX-DR-M-XX-402- 'Ventilation- ground floor';
 - Ref: 1176-PHL-KS-XX-DR-M-XX-403- 'Ventilation- first floor'; and
 - Ref: 1176-PHL-KS-XX-DR-M-XX-408- 'Ventilation- roof'
- South King Street Entrance Visual- Day;
- South King Street Entrance Visual- Night;
- Planning Statement, prepared by Savills (March 2021);
- Internal Bedrooms Justification document, prepared by AEW (March 2021);
- Ecological Appraisal, prepared by Arbtech (January 2021);
- Waste Management Proforma;
- Refuse Collection Strategy (submitted as part of the Design and Access Statement);
- Noise and Vibration Report, prepared by Sandy Brown (February 2021);
- Transport Statement and Travel Plan, prepared by Caneparo Associates (February 2021);
- Strategy for dealing with car parking shortfall (within Transport Statement prepared by Caneparo Associates);

- Delivery and Service Management Plan, (within Transport Statement prepared by Caneparo Associates) (February 2021);
- Heritage Statement, prepared by Salford Archaeology (March 2021);
- Architectural Method Statement, prepared by AEW Architects (March 2021);
- Environmental Standards Statement (included within Planning Statement);
- Blue and Green Infrastructure Statement (included within Planning Statement);
- Cycle parking detail (including within submitted drawings);
- Air Quality Assessment (included within Planning Statement);
- Broadband Connectivity Assessment (included within Planning Statement); and
- Photos of the internal/ external areas (provided as part of the Heritage Statement).

Please note that the submission of a Construction Management Plan and Local Labour Agreement is not required at this stage. Emily Booth has agreed that the Council would accept this detail as a Prior to Commencement of development condition upon any forthcoming permission (as per Appendix 1 of the Planning Statement).

The application has been submitted electronically via the Planning Portal website (**PP-09628283**). The requisite application fee of £3,259.00 has also been paid electronically.

The Application Site

The application site predominantly comprises 62 King Street in Manchester. The application however also relates to works which comprise the wider 58-66 King Street, and 47- 53 South King Street. The site is located on the pedestrianised retail area of King Street in the centre of Manchester. King Street is renowned for its exclusive retail and food and beverage offering. In recent years however, the area has experienced an increased incidence of vacant units. The surrounding area consists of a mix of retail, food and beverage, office and residential uses.

The buildings face onto King Street to the north and South King Street to the south, and are bounded by Four Yards to the east.

The upper floors of 62 King Street comprise vacant office space, with the first floor of 58 – 60 and 62 King Street previously within retail use, whilst the ground floor of 62 King Street is a retail unit.

Access to the upper floors of the building is currently provided by the adjoining properties 58-60 King Street or 64-66 King Street (except the first floor retail area previously occupied by Cath Kidston), which are also owned by the applicant. The property is interconnected to both of these buildings on all floors above ground level.

Given the application site's city centre location, it is highly sustainable in terms of its proximity to local amenities. The application site is located within the heart of Manchester City Centre, and is immediately surrounded by a range of employment uses, shops, restaurants and cafes; all of which are within easy walking distance of the site. The site comprises an incredibly accessible location in immediate proximity to existing services, amenities, transport nodes and employment.

Planning History

62 King Street

On 20 August 2015, planning permission and Listed Building Consent was granted for the change of use of the upper floors of 62 King Street from office use (B1) to 5 no. apartments (Use Class C3) (Refs: 108341/FO/2015/C1 and 108342/LO/2015/C1) (the '**2015 Permissions**'). The proposal converted the same floorspace as that subject to the application except for the first floor retail areas previously occupied by Cath Kidston.

58-60 and 64-66 King Street

On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '**2015 Prior Approvals**').

The 2015 Prior Approvals expired on 8 May 2018.

As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the '**2019 Permissions**').

On 2 November 2020, Non-Material Amendments (NMA) were granted to amend the number and type of apartments approved under the 2019 Permissions (Refs: 128211/NMC/2020 and 128116/NMC/2020) (the '**2020 NMAs**').

On 2 February 2021, NMAs were granted to allow the re-wording of Condition 1 of the 2019 Permissions to allow additional time to 'complete' the development as a result of the Covid19 Pandemic (Refs: 129049/NMC/2021 and 129050/NMC/2021) (the '**2021 NMAs**').

The Proposed Development

The application seeks full planning permission and Listed Building Consent for the change of use of all of the upper floors of the Grade II Listed building at 62 King Street from Use Class E (the majority of the floorspace was previously used for office purposes with the exception of the first floor area) to 6 no. residential apartments (Use Class C3), and associated works. An additional residential unit is to be created in 58-60 King Street within the floorspace formerly used by Cath Kidston at first floor. It should be noted that the applicant already has consent for the conversion of the remainder of the upper floorspace at 58-60 King Street, and the upper floorspace at 64-66 King Street from office to residential uses, as a result of the 2019 Prior Permissions, which are discussed above. The development to be created as a whole will provide a total of 24 apartments on the upper floors across the three buildings.

The objective of the proposal is to create high quality well-designed apartments reflective of the heritage setting within which they will be contained to enable the beneficial use of redundant floorspace that does not contribute to the use of buildings, nor supports the vibrancy of King Street.

The application also relates to external works which comprise the wider 58-66 King Street, and 47- 53 South King Street to support both the creation of the residential units subject to this application, but also those already supported by the Council under permitted development rights as set out above.

The proposal will bring upper floors back into active use, in turn contributing to the vitality of the surrounding area.

Assessment of the Proposed Development

The applicant has assessed the proposed development against the relevant policies of the development plan and material considerations, including the National Planning Policy Framework ('NPPF').

The Planning Statement is submitted to assist with the consideration of this application and the proposed development as a whole. The Statement provides the necessary assessment of the proposed development at the application site.

The assessment has demonstrated that the proposal:

1. Will provide high quality residential apartments in a City Centre location that is highly accessible by sustainable transport modes;
2. Will bring vacant floorspace back into active use, and therefore contribute towards achieving sustainable development through the creation of residential dwellings on brownfield land through the re-purposing of existing floorspace within buildings;
3. Will support activity on King Street by bringing in new residents to the area;
4. Is entirely appropriate in the context of the Listed Building and surrounding Conservation Area; and
5. Is acceptable in relation to all other design, residential, amenity and highway matters.

The application also comprises a suite of technical documents that demonstrate compliance with all other relevant policies relating to matters such as transportation and highways, heritage, noise and ecology.

Summary and Conclusion

This application seeks full planning permission and Listed Building Consent for the change of use of upper floors at 58-62 King Street to 7 no. residential apartments (Use Class C3), and associated works. The application also relates to works which comprise the wider 58-66 King Street, and 47- 53 South King Street.

The proposal will bring the upper floors of the site back into active use, in turn contributing to the vitality of the surrounding area.

In light of the assessment undertaken, we conclude that:

1. The proposal accords with the relevant policies in the development plan;
2. The proposal accords with the principal material considerations, namely the objective to secure sustainable development established by the NPPF; and
3. There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development.

The proposal is a positive proposal to provide residential development within an incredibly sustainable City Centre location. We therefore respectfully recommend that planning permission should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that you have sufficient information to register the application and commence its formal consultation.

We will contact you shortly to confirm details of the Council's timescales for determining the application. In the meantime, if you have any questions please contact Matthew Sobic or Katie Parfett at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Ltd
Planning