
Planning Statement

58-66 King Street, and 47-53 South King Street,
Manchester, M2 4ND

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

Application by Strathclyde Pension Fund c/o DTZ
Investors

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Appendix 1	Email correspondence from Emily Booth confirming the scope of supporting documents
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1. Introduction

Introduction

- 1.1 This statement has been prepared by Savills (UK) Limited on behalf of the Strathclyde Pension Fund as managed by DTZ Investors in relation to applications for planning permission and Listed Building Consent for the change of use of the upper floorspace at 58-62 King Street in Manchester to residential use. The application also relates to works which comprise the wider 58-66 King Street, and 47- 53 South King Street.
- 1.2 The application site comprises retail uses at ground floor level (former Cath Kidston unit, Kuoni and Kiehls), and vacant office floorspace above ground floor level, with the exception of the first floor of 58-62 King Street which was formerly in retail use by Cath Kidston until it vacated in 2020. The proposal does not remove any ground floor retail frontage facing onto King Street.

The Proposal

- 1.3 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 mentioned above) 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 Prior Approval permissions granted in 2019, which are discussed in further detail in the 'Planning History' at Section 2. The development to be created as a whole will provide a total of 24 apartments on the upper floors across the three buildings.
- 1.4 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.

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- 1.5 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.
- 1.6 The proposal will bring upper floors back into active use, in turn contributing to the vitality of the surrounding area. The proposal will comprise the following principal elements:
1. The change of use of the upper floorspace of 62 King Street from offices (Use Class E) to 6 no. residential apartments (Use Class C3) and the change of use the retail floorspace at first floor level in 58-60 King Street;
 2. Extending the glazed area to increase the internal area on the corner of Four Yards and King Street South, creating a level access into the main residential lobby area off 51 – 53 South King Street. This also includes new glazing and a decorative stall riser on the existing elevation facing directly onto South King Street. The proposal also reconfigures the existing stairs within the newly created entrance lobby to improve access and circulation within the entrance area (note that these works do not require planning permission, but are included for completeness);
 3. Utilisation of the existing escape stair from ground to basement for cycle access using cycle channel;
 4. Reconfiguration of the former Cath Kidston unit in 62 King Street by relocating the existing mezzanine floor to the rear of the unit. The upper area of the relocated mezzanine will remain part of the retail unit, and the lower area below the re-located mezzanine will become a new refuse store for the apartments;
 5. Creation of a new shopfront incorporating the entrance to the refuse store at 49 King Street South to create the appearance of an active frontage. This was discussed with Officers as part of pre-application discussions and confirmed to be an acceptable design solution;
 6. Refurbishment of existing light well and reconfiguration of structural openings, including new Juliette balconies to master bedrooms;
 7. Replacement/ refurbishment of all external glazing; and
 8. Creation of new skylights in the roof structure on 58 – 62 King Street and increasing the depth of the windows at fourth floor level on the 51-53 South King Street to allow enhanced light into the interior spaces.

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1.7 The size and location of the apartments is set out in Table 1 below:

Table 1: Proposed Apartments¹

Floor	Apartment Type	Size (sq.m)
1 st floor- Apt 4	2b3p	65 sq.m
1 st floor- Apt 5	2b3p	64 sq.m
1 st Floor- Apt 7	2b4p	79 sq.m
2 nd Floor- Apt 11	2b3p	65 sq.m
2 nd Floor- Apt 12	2b3p	66 sq.m
3 rd Floor- Apt 18	2b3p	62 sq.m
3 rd Floor- Apt 19	2b3p	68 sq.m

1.8 All of the proposed apartments meet the Nationally Described Space Standards (NDSS). A detailed area schedule is provided within the Design and Access Statement submitted as part of the application.

Pre-Application Discussions

1.9 A meeting was held with Emily Booth of Manchester City Council on 3rd November 2020 to discuss the proposals in conjunction with the two Prior Approval permissions, approved in April last year for the conversion of the two properties at 58-60 King Street and 64-66 King Street.

1.10 The overall scope and content of the application was discussed. It was agreed that the proposed conversion of the upper floors of the property to residential apartments was acceptable. It was also confirmed that the mix of apartment types was acceptable. It was agreed that heritage matters would be an important consideration in the proposal.

1.11 The application includes relevant supporting documents, the scope of which was agreed by Emily Booth during subsequent pre-application discussions. The email correspondence is included at **Appendix 1**.

¹ Note that the apartment references numbers correlate with all of the apartments created by the proposed development, including the creation of those not subject to this application that can already be provided under permitted development rights.

1.12 Additional comments were received from the Local Planning Authority ('LPA') via email on 19 February 2021. These comments raised questions over bedrooms that have internal windows that affects four apartments of the 24 created across 58 – 66 King Street, the proposed refused store access on King Street South, the glazed corner entrance at King Street South and Four Yards, and also requested for clarification on a number of other design and heritage matters. As a result, a further pre-application meeting was held with Council officers on 1st March 2021, which was attended by Emily Booth, Paul Mason and Anthony Mitchell of Manchester City Council. During this meeting, the bedrooms in the four apartments with internal windows, along with the proposals for the external elevations were discussed in detail and the approach proposed by the applicant confirmed to be acceptable subject to agreed changes in relation to the creation of an active style frontage for the refuse access and the expansion of the size of the internal windows for the four apartments. This is discussed further within the Design and Access Statement.

1.13 In line with the above, and in order to comprehensively assess the proposed development against the relevant planning policies, the remaining sections of this Report are structured as follows:

Section 2.0 Site Description and the Proposed Development

Section 3.0 Planning Policy Context

Section 4.0: Planning Policy Assessment

1.14 We finally set out in **Section 5.0** our Summary and Conclusions 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.

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1.15 In the light of the above, we further conclude that:

- The proposal accords with the relevant policies in the development plan;
- The proposal accords with the principal material considerations, namely the objectives to secure sustainable economic development, deliver residential development in 'town centre' locations close to services, transport and employment, and maximise the use of existing buildings on brownfield land established by the National Planning Policy Framework ('NPPF'); and
- There are no other material considerations that should outweigh the presumption in favour of granting planning permission for sustainable development.

1.16 Planning permission should therefore be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. Furthermore, the application should be granted 'without delay' in accordance with Paragraph 11 of the NPPF.

2. Site Description

The Site

- 2.1 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.
- 2.2 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.
- 2.3 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.
- 2.4 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.

Heritage

- 2.5 62 King Street is a Grade II Listed Building (English Heritage number: 1219154). The features listed in the entry relate exclusively to the exterior of the King Street elevation, which are not affected by the application.
- 2.6 The interior of the building has been modernised for the previous office use and has few original features. Full detail of the alterations to the building's fabric is listed in the Design and Access Statement and Heritage Statement provided with this application.

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- 2.7 The application site is located within the St Ann's Square Conservation Area and is situated in the vicinity of a number of Grade I and Grade II Listed Buildings.

The Site's Accessibility

- 2.8 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.

- 2.9 The site is incredibly well-connected to surrounding areas by a variety of modes of transport, including:

1. **Public Transport**, namely:

- a. **Buses:** The Manchester 'Free Bus' service which connects Piccadilly Station to key destinations around the City also stops in both directions in close proximity to the site. The site is also within 10 minutes walking distance of Manchester's main central bus station.
- b. **Trains:** Manchester Piccadilly, Manchester Oxford Road, Manchester Victoria and Salford Central train stations are all within 20 minutes 'walk and provide regular onward nationwide travel to London, Birmingham, Leeds, Liverpool and Newcastle, as well as to local destinations throughout the north. Rail services also operate direct to Manchester Airport providing international services.
- c. **Tram:** The site is within easy walking distance of Metrolink stops at St Peter's Square and Deansgate-Castlefield, which provide regular onward services to the expanding Metrolink network.

2. **Bicycles:** On-road cycle routes are located in close proximity to the development and provide good bicycle access to the proposed development. 24 secure cycle spaces will be provided at the site.

3. **Pedestrians:** The site is easily accessible on foot given the pedestrianised nature of King Street.

4. **The local and national highway network:** The site is accessible via the one-way South King Street although stopping is strictly controlled. Servicing to the existing retail units takes place via South King Street. Travel by car will be discouraged given the site's central location and its proximity to sustainable travel modes as above. A range of on street and multi-storey parking is located within easy walking distance of the building.

2.10 As demonstrated above, the site is:

- 1) Situated in a highly sustainable location within Manchester City Centre;
- 2) Accessible by a range of sustainable modes of transport including walking, cycling and public transport; and
- 3) Located within easy walking distance of a range of shops, services, restaurants and amenities.

Relevant Planning History

62 King Street

- 2.11 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

- 2.12 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

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Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '**2015 Prior Approvals**').

2.13 The 2015 Prior Approvals expired on 8 May 2018.

2.14 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**').

2.15 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**')

2.16 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**').

3. Planning Policy Context

- 3.1 The starting point for the consideration of the acceptability of a development proposed in a planning application is the assessment of it against the development plan. If a development is in accordance with the plan, and the plan is up-to-date, then the decision should be to grant planning permission unless material considerations indicate otherwise. The NPPF does not change the statutory basis on which planning decisions are founded. Section 38 (6) of the Planning and Compensation Act 2004 remains the key decision making principle.
- 3.2 Material considerations can include, amongst other things, more up to date policy guidance in the NPPF, Planning Policy Guidance (**'PPG'**), site specific and operational circumstances. LPAs should have proper regard to such statements and must give clear and convincing reasons if they elect not to follow them. Emerging development plan policies are material considerations, although the weight to be attached to them varies according to their current status.
- 3.3 The NPPF is a material consideration in decisions on planning applications and reaffirms the Government's commitment to securing economic growth. Decisions should help create the conditions in which businesses can invest, expand and adapt, whilst significant weight should be placed on the need to support economic growth and productivity².
- 3.4 The documents that comprise the development plan are as follows:
- Manchester's Local Development Framework- Core Strategy Development Plan Document 2012 (the **'Core Strategy'**); and
 - The Unitary Development Plan for the City of Manchester- Extant UDP Policies (1995) (the **'UDP'**).
- 3.5 The application has also been assessed against the Manchester Residential Design Guide (March 2017)

Site Allocation

² See Paragraph 80 of the NPPF

3.6 The application site is located within the City Centre area on the Core Strategy Proposals Map, where policies CC1 to CC10 apply. The site is also designated within Policy CC2 'City Centre Primary Shopping Area' which promotes retail provision in the City Centre. In addition, the site is located within the St Ann's Square Conservation Area. The site is also allocated under policy RC20 Area 6 Deansgate/St Mary's Gate/Cross Street/John Dalton Street of the UDP, which promotes the high quality character of this area of the city.

The Core Strategy

3.7 The Core Strategy was adopted in July 2012 and replaced most of the policies in the former Manchester Unitary Development Plan.

3.8 The policies of relevance in the Core Strategy are:

- SP1 – Spatial Principles
- CC3 – Housing
- CC5 – Transport
- CC7 – Mixed Use Development
- CC9 – Design and Heritage
- EC2 – Existing Employment Space
- H1 – Overall Housing
- T1 – Sustainable Transport
- T 2 – Accessible areas of opportunity and need
- EN1 – 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
- EN16- Air Quality
- DM 1 – Development Management

3.9 Note that Policy H8 does not apply as the proposal does not relate to a proposal of 15 or more units and does not relate to a residential development on a site that exceeds 0.3 hectares.

The UDP

3.10 As above, the Core Strategy replaced the majority of the UDP for the City of Manchester policies. Some policies remain saved and the most relevant are:

- DC18.1 – Conservation Areas;
- DC19.1 – Listed Buildings
- RC20 – Small Area Proposals.

The Manchester Residential Quality Guidance

3.11 The Manchester Residential Quality Guidance (2015) provides an outline to the considerations, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester.

3.12 The guidance has been utilised during the development of the proposal, and an assessment against the relevant requirements is provided in Section 4 below.

The National Planning Policy Framework

3.13 The NPPF seeks to secure development that is sustainable. Paragraph 8 confirms that the planning system has three overarching objectives to achieving sustainable development; economic, social and environmental. The objectives of relevance to this proposal are:

1. The economic objective, which helps to build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available to support growth and innovation;
2. The social objective to support strong, vibrant and healthy communities; and

3. The environmental objective to make efficient use of land.

3.14 Paragraph 11 outlines the presumption in favour of sustainable development. For decision taking, this means:

1. Approving development proposals that accord with an up to date development plan without delay; or
2. Where there are no relevant development plan policies, or the policies which are most important for determining the applications are out of date, granting permission unless:
 - a. 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
 - b. Any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.15 Paragraphs 102-111 relate to promoting sustainable transport. It should be noted that in accordance with national and local planning policy, a Transport Statement prepared by Caneparo Associates has been submitted as part of this application. Paragraph 109 states that development should only be prevented or refused if there would be an unacceptable impact on highway safety, or the impacts on the road network would be severe.

3.16 Paragraphs 117-123 relate to making the most effective use of land. Of relevance to this proposal, Paragraph 118 states that policies and decisions should promote and support the development of under-utilised land and buildings.

3.17 Paragraphs 189-192 relate to proposals affecting heritage assets. Of relevance to this proposal, Paragraph 189 seeks for applications 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4. Planning Policy Assessment

4.1 Based on the preceding Policy Context at Section 3, the five key development policy themes are:

1. The Principle of Development
2. Heritage
3. Design and Amenity
4. Transport and Accessibility
5. Sustainability

4.2 The below provides an assessment of the proposal against local and national planning policy. The assessment is undertaken on the basis of the five key development policy topics.

1. The Principle of Development

Employment

4.3 Policy EC2 (Existing Employment Space) of the Core Strategy states that alternative uses can be supported in existing employment space where the existing use is unviable. The policy states:

'The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- *The existing use is un-viable in terms of business operations, building age and format;*
- *The existing use is incompatible with adjacent uses;*
- *The existing use is unsuitable for employment having had regard to the Manchester Salford - Trafford SFRA; or*
- *On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use'*

- 4.4 Paragraph 85 of the NPPF states 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. Part (f) recognises that residential development can play an important role in ensuring the vitality of centres, and encourages residential development on appropriate sites.
- 4.5 The floorspace has been predominantly vacant since 2013. The property no longer serves the needs of businesses due to its age and format, and therefore an alternative use is supported by Policy EC2. Further, 58 – 60 and 64 – 66 King Street benefit from prior approval to be converted to residential use. It follows that the existing use of the upper floors of 62 King Street are incompatible with the permitted conversion and provision of residential units either side of the floorspace.
- 4.6 The proposal seeks to retain the retail use at ground floor level, and this will be supported by residential development on the upper floors, meeting the requirements of the NPPF and Policy RC20 of the UDP. As the existing offices are predominantly vacant, the proposal will support the vitality and viability of, and contribute to the economic regeneration of King Street and the wider area, by bringing the building back into active economic use.
- 4.7 On balance, the proposal will offer greater benefits through the conversion to residential, compared to the existing use. The proposal therefore fully accords with Policy EC2.

Housing

- 4.8 Policies CC3 and CC7 of the Core Strategy both promote mixed use and residential development in the City Centre. Policy CC3 relates to housing and specifically states that 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. The layout and size of the proposed apartments is in line with national and local planning policy, and the mix of apartment types and layouts was confirmed to be acceptable during pre-application discussions.
- 4.9 Policy CC7 specifically notes that the City Centre presents the most viable opportunities for mixed use development. The Policy encourages residential uses as part of a mixed use development, providing the

schemes include employment opportunities and active ground floor uses. In line with this policy, the proposal will provide a scheme which will contribute to the economic regeneration of the City and will create mixed use development with ground floor commercial uses and residential uses on upper floors.

4.10 Policy H1 relates to Overall Housing Provision, and specifically states that new residential development should take account of the need to:

1. *'Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;*
2. *Reflect the spatial distribution which supports growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;*
3. *Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space, including in high density development (in which this could be in the form of balconies, as well as shared open spaces such as green roofs). Schemes should make provision for parking cars and bicycles (in line with policy T2); and the need for appropriate levels of sound insulation;*
4. *Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;*
5. *Prioritise sites which are in close proximity to centres or high frequency public transport routes;*
6. *Take account of any environmental constraints on a site's development (e.g. flood risk)*
7. *Be designed to give privacy to both its residents and neighbours.'*

4.11 The proposal utilises an existing building on a previously developed site, in an incredibly sustainable City Centre location, in close proximity to a number of high frequency public transport routes. The design and

density of the scheme is entirely appropriate in the context of the building and neighbouring properties. The proposal has fully considered the heritage aspect of both the Listed Building and wider Conservation Area, and fully contributes to the character of the local area bring residents into an area through the re-use of upper floors that in turn support the vibrancy of an area. The site is not located within a high-risk flood zone and there no other environmental constraints on the site's development. The proposal complies with all of the above requirements and we conclude that the application should be supported under the terms of Policy H1.

4.12 The NPPF also recognises the important role that residential development can have in town centres. The proposed development accords with all aspects of the housing-specific policies contained within the NPPF as it:

1. Will result in an uplift in residential development density in 'town centre' locations which are well served by public transport (Paragraph 123 and 137);
2. Utilises brownfield land within existing settlements for the provision of additional homes (Paragraph 118);
3. Promotes the development of under-utilised land and buildings, especially where this contributes towards meeting housing needs and using land more effectively, including building on or above shops (Paragraph 118);
4. Allows for the use of airspace above commercial premises (such as retail) for the development of new homes (Paragraph 118);
5. Recognises the important role that residential development plays in ensuring the vitality of centres (Paragraph 85);
6. Promotes social interaction between people across a range of demographic backgrounds, including through mixed-use developments (Paragraph 91); and

7. Facilitates access to public transport (Paragraph 110).

4.13 In light of the above, the overwhelming positives of the proposal weigh heavily in favour of the grant of planning permission. It follows that the proposal should be supported under the terms of Policies CC3, CC7 and H1 of, and the relevant policies in the NPPF.

2. Heritage

4.14 As the building is Grade II Listed, the features and character of the building have been considered in detail when designing the scheme. It should also be noted that a detailed Heritage Statement has been submitted in support of the proposal.

4.15 The building has few original internal features as the previous use has subdivided and removed or hidden some of these features. Notwithstanding this, consideration during the design process has been given to the building's heritage, as required by local and national planning policy.

4.16 Policy CC9 (Design and Heritage) and EN3 (Heritage) of the Core Strategy state that heritage assets should be enhanced or preserved. The re-use of heritage assets is also encouraged. In line with these policies, the proposal has considered the listed nature of 62 King Street, and the fact that the site falls within a Conservation Area, and aims to retain all of the historical features within the existing buildings. The former entrance fronting South King Street will be retained and brought back into use as the primary residential entrance. Existing internal features, such as the fireplaces, will also be retained and act as decorative historical features within the apartments. In line with Policy EN3, the proposal will complement and take advantage of the distinct historic and heritage features. This, along with the fact that existing heritage assets will be re-used, demonstrates that the proposal is in line with the objectives of local and national planning policy, namely Policies CC9 and EN3 of the Core Strategy, Policies DC18.1 and DC19.1 of the UDP and Paragraph 189 of the NPPF.

4.17 The Heritage assessment, submitted as part of the application, demonstrates that by including the historic features of the buildings within the proposals, the character and significance of the buildings will be preserved. The wider landscape, including St Ann's Square Conservation Area and the listed buildings within the conservation area, will not be affected by the proposals, as the proposals are in keeping with the present

character and aesthetic of the district. The Assessment recognises that the proposals are in accordance with Manchester City Council's adopted Core Strategy, specifically in respect of conserving and enhancing the distinct historic and heritage features of Manchester's commercial district.

- 4.18 The Heritage assessment has concluded that the impact of the proposals on heritage assets will be negligible. There is no harm to heritage assets. The requirements of Paragraph 196 of the NPPF are therefore not engaged, but the public benefits of bringing the floorspace back into vibrant use to deliver residential dwelling on a previously developed site through the conversion of existing floorspace that will support activity on King Street and deliver development that is sustainable all weigh in favour of the grant of planning permission.

3. Design and Amenity

Layout

- 4.19 Policy EN1 relates to design principles and seeks for all development in Manchester to have regard to the strategic character area in which the development is located. Opportunities for good design should also be fully realised. Policy DM1 states that proposals should have appropriate layout and materials. The Design and Access Statement submitted as part of the application sets out the design principles and clearly demonstrates that good design will be achieved as part of the proposal.
- 4.20 The proposal has also been designed having regard to the Manchester Residential Design Guide (2015) (the '**Design Guide**'), and in particular the 'Make it a Home' key principles. The Design Guide sets out that proposals should seek to exceed the National Described Space Standards. As previously noted, the proposal seeks to achieve this, with full detail of the proposed apartment sizes provided within the associated Design and Access Statement. Another key requirement of the Design Guide is for proposals to ensure that sufficient storage space is provided. It is important to note that the applicant is working within the constraints of an existing building, however the storage provision has been designed to take advantage of the existing fabric in an innovative way. The Make it a Home section of the Design Guide also seeks for proposals to provide sufficient amenity space in the most appropriate location, and consider the balance between the number of homes accessed from lift cores and neighbourliness. Both of these principles have been accounted for as part of the design process, and are maximised within the constraints of the existing building.

- 4.21 The proposals put forward have been worked up in conjunction with both heritage and planning advice, and in line with best practice to maximise the potential of the development. The scheme provides a variety of apartment types which have been carefully designed to respond to the existing building and its assets.
- 4.22 A key element of the design strategy has been to use the existing building and layout to its maximum advantage. The building features large historical intricately detailed windows, many reaching all the way to the ceiling. They provide a large amount of natural light and excellent views, and are one of the building's most important assets.
- 4.23 Windows and external views have been used to their maximum advantage, placing the open-plan apartment living areas at the perimeter of the building. The living areas are where occupants will spend the majority of the time, so this area can be the most light-filled, most spacious and most impressive.
- 4.24 In line with one of the key requirements of the 'Make it a Home' section of the Design Guide, all of the apartments seek to maximise daylight as much as possible within the constraints of the existing building. In most of the apartments, it has been possible to give bedrooms their own external window, whilst reserving the prime corners and windows for living spaces. Where this has not been possible, internal windows from bedrooms looking onto the living space provide natural light and views deep into the floor plan. This is the case for four of the apartments, however they will utilise the ceiling height and arrangement to maximise opportunity for light, whilst not compromising the heritage assets or the main living space. Further detail surrounding the proposed bedrooms with internal windows is included within the Design and Access Statement, and an Internal Bedroom Justification document has been provided as part of the submission. It is important to note that this affects only four of the total 24 dwellings that will be created under separate permissions.
- 4.25 A number of comments were received from the LPA by e-mail on 18th February 2021, with specific regard being had to the street frontage of the proposed refuse store and the apartment lobby elevation glazing.
- 4.26 Following discussions with the LPA on 1st March, the applicant has addressed the points raised in connection with the refuse store and created the requested active style frontage along South King Street. The amended

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design proposes the retention of the existing wooden and glazed shopfront along South King Street, as part of the entrance to the new refuse store. A new wall will be located behind the existing shopfront, with access panels provided into the space for maintenance. This maintains the existing frontage configuration which could feature a variety of exhibition or historical displays in order to create interest along the frontage. It is proposed to repair/make good and paint the shopfront and door, adjacent security door, historical Diocesan Chambers door and new corner entrance glazing/ stall riser in a new unified colour scheme.

4.27 In respect of the glazed corner entrance, the applicant have addressed the points regarding the glazed corner entrance at Four Yards and South King Street. The proposal is to replicate the panelwork detail from the historical Diocesan Chambers doorway, which is directly adjacent to the corner entrance. Continuing this detail across with the same panelling colour will tie the two entrances together more strongly, providing a clearer visual identity. The new stall riser will be an opaque panel, located along an existing visual line within the historic stonework surrounds. The glazing then runs to the top of the existing marble soffit with thin frames to remain as visually unobtrusive as possible.

4.28 Full detail of the above is provided on the drawings submitted as part of the application, and also detailed within the Design and Access Statement.

4.29 The proposal incorporates the principles of good design and therefore fully accords with Policies EN1 and DM1 of the Core Strategy, along with the key principles as set out within the Design Guide, in particular, the 'Make it a Home' guidance.

Waste

4.30 Policy DM1 requires development to have regard to refuse storage and collection. Accompanied as part of the Design and Access Statement is a Refuse Collection Strategy which provides full detail of the waste storage facilities and collection procedures.

Noise

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- 4.31 The surrounding land uses are predominantly offices (Class E(g)(i)) or small scale commercial uses, almost exclusively within Class E.
- 4.32 There are no land uses within the immediate vicinity of the application site that have the potential to generate levels of noise or disruption through operation that would adversely affect the living conditions or the wider environment at the application site.
- 4.33 A noise and vibration report, undertaken by Sandy Brown has been submitted as part of the application. The report found that the dominant noise sources observed at the site during the survey were from traffic and trams passing along Cross Street. Less significant noise sources included construction noise, building services noise, vehicles along King Street and South King Street, pedestrians and bird song.
- 4.34 Assessments of tactile vibration and re-radiated noise indicate that these are unlikely to be problematic for the proposed development.
- 4.35 We conclude that the noise levels within the dwellings will be in accordance with recommended internal noise levels.
- 4.36 In summary, there is no material risk of unacceptable noise from commercial premises on the intended occupiers of the development, and therefore the proposed development is deemed acceptable on noise impact grounds. The proposal is therefore in accordance with Policy DM1 which seeks for proposals to have regard for the existing environmental conditions, including noise.

4. Transport and Accessibility

- 4.37 Policy DM1 of the Core Strategy states that proposals should be accessible to disabled people and by sustainable transport modes. The Policy emphasises the importance of sustainable travel and easily accessible developments.
- 4.38 As demonstrated in Paragraph 2.9 above, the site is accessible by a variety of modes of transport.

- 4.39 This application is supported by a Transport Statement prepared by Caneparo Associates. It demonstrates that the proposed development is entirely acceptable from a highway perspective. There is no adverse impact on highway capacity and the site is easily accessible by a wide range of sustainable transport modes.
- 4.40 Section 6 of the Transport Statement concludes that the proposed development accords with highway access, design recommendations and sustainable values and hence there is no basis for highway and transportation objections to the proposals. The proposal therefore fully accords with Policy CC5 of the Core Strategy, which seeks to ensure that all users are able to access developments by sustainable means.
- 4.41 The proposal does not include provision for car parking, given the sustainable location of the proposed development. This is explored in further detail in the supporting Transport Statement and Car Parking Strategy document. The proposal will provide cycle parking provision for 24 bicycles.
- 4.42 With regard to access, Policy DM1 of the Core Strategy seeks for all proposals to be fully accessible to disabled people. Page 37 of the Design and Access Statement sets out how the proposal will incorporate measures to facilitate access and use by all people who will work and move around the building, including people with mobility, sensory and cognitive impairments. Inclusive access will be encouraged by ensuring that, where possible:
- The external environment, including the location and orientation of the entrance, will be legible and not act as an impediment to any potential users;
 - The internal building environments can be successfully and safely used by all potential users and visitors to the building; and
 - Where possible, opportunities will be taken to utilise colours, materials, textures and the treatment of space to assist in the legibility and aesthetic value of the development and to improve design standards overall.
- 4.43 In addition, an accessible entrance to the development with a ramped threshold to the lobby is provided at the corner of Four Yards and South King Street. Ramped and stepped access is available for both wheelchair

users and ambulant disabled people. All unavoidable internal steps will be designed to comply with the Building Regulations for ambulant disabled people, featuring handrails and contrast nosing to stairs. The main corridors will achieve a minimum of 1200mm clear route within the existing building, suitable for ambulant disabled access.

- 4.44 The proposal encourages sustainable transport modes and is within a highly accessible location within the City Centre. The proposal incorporates measures to facilitate access and use by all. The proposal is therefore fully in line with Policies DM1, CC5 and T1 of the Core Strategy.

5. Sustainability

Air Quality Assessment

- 4.45 Policy EN16 of the Core Strategy states that the Council will seek to improve the air quality within Manchester, and states that developers should be expected to take measures to minimise and mitigate the local emissions from traffic, as well as emissions created by the use of the development itself.
- 4.46 The application site is situated in a highly sustainable location in Manchester City Centre. The site is accessible by a number of public transport modes, including train, tram and bus. The provision of cycle parking as part of the proposal, in addition to delivering a car-free development further demonstrates the sustainable nature of the development in environmental terms.
- 4.47 The proposal seeks to deliver apartments through the conversion of floorspace in an existing building, and it therefore does not have any implications in terms of raising the NO₂ levels, which is the reason for the Manchester AQMA. The proposal therefore fully accords with the aims and objectives of the Greater Manchester Air Quality Action Plan 2016.
- 4.48 In addition to the above, all of the residential units will be powered by air source heat pumps, meaning the heating system will comprise a renewable energy source. This will further minimise the impact of emissions created by the use of the development itself.

- 4.49 With regard to air quality emission through construction, the proposal relates largely to internal works only. Any necessary mitigation measures will be dealt with through the Construction Management/ Waste Management Plan, detail of which will be provided as 'Prior to Commencement of Development' condition.
- 4.50 In light of the above, we conclude that the sustainable location of the proposal, the delivery of a car free development and the design of the proposal itself will contribute towards meeting the aims and objectives of Manchester City Council in respect of improving the air quality within Greater Manchester. The proposal fully accords with Policy EN16 of the Core Strategy, and the wider aims of the Greater Manchester Air Quality Action Plan 2016.

Environmental Standards Statement/ Blue and Green Infrastructure Statement

- 4.51 Policy EN4 of the Core Strategy seeks to reduce CO2 emissions and the need for energy through design and energy efficient features. Policy EN6 sets the target for the reduction in emissions for new development.
- 4.52 The application proposes a total of 7 apartments delivered through the re-use of an existing building in a sustainable central location in the City Centre. All of the residential units on site will be powered by air source heat pumps. This means that the heating system will comprise a renewable energy source, and the proposal will therefore comply with Policy EN4 of the Core Strategy, which seeks to reduce CO2 emissions by enabling low/ zero carbon development.
- 4.53 Policy EN6 of the Core Strategy sets out target frameworks for CO2 reductions, and the policy confirms that applications for residential development of 10 or more dwellings will be expected to meet the targets as set out within Tables 12.1 and 12.2, through the submission of an energy statement. As this proposal falls below the threshold, there is no requirement to submit a formal energy statement under the terms of the policy. The detail in respect of the heating sources has been provided within the M&E drawings, submitted as part of the application.
- 4.54 With regard to the ventilation system to be used, the bath and shower rooms are proposed to utilise local extract ventilation, with makeup air from trickle vent in the windows. The kitchens are to have local extract

ventilation with makeup air from trickle vent. The proposed internal rooms are to have passive trickle vents between them; the rooms adjacent will be naturally ventilated.

4.55 'A Green and Blue Infrastructure Strategy for Manchester 2015-2025' sets out objectives for environmental improvements within the City within the context of objectives for growth and development. Given the nature of the proposal, it will not impact upon blue or green infrastructure. It follows that the requirement to assess the impact of the proposed development within the context of the Green and Blue Infrastructure Strategy is not relevant.

4.56 The Manchester City Council validation checklist notes that '*all new build residential developments must incorporate measures to facilitate digital connectivity having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 5 NPPF).*' In this regard, the infrastructure will remain largely 'as existing', which consists of CATV cabling going into the basement and the front of the building. BT chambers are in place outside of the buildings and incoming BT lines are in place in the basement, with Cable TV coming in at the front of the building.

4.57 The proposal meets the three dimensions of sustainable development as defined within Paragraph 8 of the NPPF, as demonstrated below:

- **Environmental-** the proposal will largely re-use the existing building fabric, in turn reducing emissions whilst protecting the heritage of the building where possible. In addition, the heating system will comprise a renewable energy source as all of the residential units will be powered by air source heat pumps.
- **Social-** the proposal will ensure the building actively contributes to the community by bringing it back into full occupancy, and actively contributing to the environment of King Street.
- **Economic-** the proposal will enable the building to be brought back into active economic use, in turn supporting the vitality and viability of the City Centre.

4.58 In light of the above, we conclude that the proposal should be supported under the terms of Policies EN4, EN6 and EN16 of the Core Strategy, and the relevant policies relating to sustainable development in the NPPF.

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The proposal should also be supported under the overarching objectives of SP1 of the Core Strategy, as the proposal will provide high quality city living in the Regional Centre, and the development will make a positive contribution to the area and create a well-designed development that will enhance the character of the area.

5. Summary and Conclusions

- 5.1 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.
- 5.2 The proposal will bring the upper floors of the site back into active use, in turn contributing to the vitality of the surrounding area.
- 5.3 The above 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.
- 5.4 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.

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5.5 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.

Appendix 1- Email correspondence from Emily Booth confirming the scope of supporting documents

Katie Parfett

From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 21 December 2020 10:25
To: Katie Parfett
Cc: Matthew Sobic
Subject: FW: 58 - 66 King Street
Attachments: Decision Notice (signed and scanned).pdf; RE: FAO Mike Cuncliffe/ Westley Robinson-Local Labour Agreement

Importance: High

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Good Morning Katie,

Thanks for your email. Please see my comments below.

I'll hopefully also be able to send you our design comments later today or tomorrow. However, if I don't manage to do this and we don't speak this week, have a great Christmas.

I hope that this is helpful.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing,
Growth and Neighbourhoods
I ❤️ MCR

MY WORKING HOURS THIS WEEK: 07:00 to 15:00 Monday to Friday
UPCOMING LEAVE: I will be on leave from 23rd until 31st December (inclusive)

[E-mail:e.booth@manchester.gov.uk](mailto:e.booth@manchester.gov.uk)

Tel 0161 234 4193

internal 800 34193 **PLEASE NOTE: I am working from home for as long as this note is included in my emails, but still have access to emails. You will not be able to contact me by phone, but if you need to speak to me please let me know as I can call you. This is due to COVID-19.**

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Katie Parfett <katie.parfett@savills.com>
Sent: 10 December 2020 16:48
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Matthew Sobic <MSobic@savills.com>
Subject: RE: King Street
Importance: High

Dear Emily,

Thank you for sending through the list below.

Having reviewed the list, we have a number of comments as below.

- Firstly, we note that the full drawing pack includes a requirement for ceiling plans. Our architect has confirmed that all of the ceilings will be plasterboard, and there would not be anything shown on a ceiling plan that would look any different to what will be shown on the floor plans. We'd be grateful if you could confirm your agreement to therefore not submitting ceiling plans as it wouldn't show any information. The information also wasn't required for the previous submission. We would normally expect to see lighting proposals and any ceiling mounted M&E, acoustic or fire measures or anything else suspended from the ceiling and any features such as cornices, beams etc. and how partitions relate to these. If there are any such features or any such works to the ceiling we will need existing and proposed ceiling plans.
- With regard to the requirement for an Environmental Standards Statement and the Blue and Green Infrastructure Statement, the application proposes a total of 7 apartments delivered through the re-use of an existing building in a sustainable central location in the City Centre. All of the residential units on site will be powered by air source heat pumps. This means that the heating system will comprise a renewable energy source, and the proposal will therefore comply with Policy EN4 of the Core Strategy, which seeks to reduce CO2 emissions by enabling low/ zero carbon development. Having reviewed Policy EN6 of the Core Strategy, which sets out target frameworks for CO2 reductions, the policy confirms that applications for residential development of 10 or more dwellings will be expected to meet the targets as set out within Tables 12.1 and 12.2, through the submission of an energy statement. As this proposal falls below the threshold, there would be no requirement to submit a formal energy statement under the terms of the policy and further the proposal does not impact on blue or green infrastructure. The detail in respect of the heating sources etc will be confirmed within the M&E information that will be submitted with the application. Please can you confirm that this is sufficient as it meets the terms of your policy. This information can be included in your planning statement under it's own heading, it can be brief but does need to include all of the information requested and refer to any policies and page numbers identified.
- Air Quality Assessment- I have reviewed Policy EN16, which states that the Council will seek to improve the air quality within Manchester, and states that developers should be expected to take measures to minimise and mitigate the local emissions from traffic, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. We will be submitting a Transport Statement which will make specific reference to proximity to public transport, the sustainable location of the proposal, cycle parking provision and delivering a car free development. With that in mind, and given the proposal relates to delivering apartments through the conversion of floorspace in an existing building, we don't consider it gives rise to providing an Air Quality Assessment as it does not have any implications in terms of raising the NO2 levels which are the reasons for Manchester AQMA. In terms of construction air quality emission, the proposal relates largely to internal works only, and we can deal with any mitigation measures that could be required through the Construction Management / Waste Management Plan (see details below). Please can you confirm your agreement. This information can be included in your planning statement under it's own heading, you are advised to include all information requested. You may then need to submit more information before the application is determined or by way of a Prior to Commencement of development condition depending on what our Environmental Health Service say and are advised to include as much information as you can.
- Construction Waste Management Plan- please can you confirm whether the Council would accept this detail as a Prior to Commencement of development condition (as a contractor is yet to be appointed)? Agreed if the application can be approved.
- With regard to the Local Labour Agreement, Anthony Humphreys has confirmed his agreement for this requirement to be imposed as a Prior to Commencement of development condition upon any forthcoming planning permission. See attached e-mail. Agreed if the application can be approved.

Also, attached is an example NMA decision that amended timeframes for implementation. I hope this helps as it demonstrates that it would be lawful for the Council to take the approach we have requested. Please see my email 18/12/20

If you could review the above and let us know your thoughts as soon as possible, that would be greatly appreciated. In the meantime, if you could continue to chase for the heritage that would be great.

Thanks,

Katie

From: Emily Booth [<mailto:emily.booth@manchester.gov.uk>]

Sent: 08 December 2020 12:17

To: Katie Parfett <katie.parfett@savills.com>

Subject: RE: King Street

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Good Afternoon Katie,

I did thank you and hope that you did too.

I have advised our Urban Design and Conservation Team that this enquiry should be prioritised, but I will try and speak to them today and ask when I am likely to get their comments.

I have discussed the time pressures with my team leader and he wanted me to check with our solicitors that they agree that an extension of time to implement can be agreed via an NMA. I have done this and expect to hear from them before the end of the week. If they agree with your proposal to submit an NMA we would advise you to submit this and we can discuss the length of extension and are likely to allow a short extension given the problems caused by the current unique and nationwide issue if it is possible.

I'm sorry, I didn't see your request for advice on the information to submit, so thank you for resending it. I have added to your list as follows:

Full – Elevational alterations to all buildings and the use of the listed building only:

- Full drawing pack; - To include scaled existing and proposed floor plans, ceiling plans, elevations (including internal elevations where relevant), cross sections and demolition plans. Drawings should indicate what physical fabric of the building will be affected and whether this is original, historic or non-original fabric. Proposed drawings should be fully annotated with the proposed works.
- Design and Access Statement - A heritage statement including a full justification for the works in line with Government guidance given in Section 16 of the National Planning Policy Framework, including reference to specific paragraphs. You should assess the existing historical, technical and architectural significance of the building and explain how the proposal may impact on the architectural and historical character and appearance of the building. You also need to clearly state how any original building fabric will be altered, removed or concealed as part of the proposal.
- Planning Statement - Statement that addresses planning issues and makes reference to National and Local Planning policies and guidance. This one will need to include information on compliance with space standards.
- Ecology – As outlined within paragraphs 117 – 119 of the National Planning Policy Framework, you identified any ecological features or wildlife habitats on your site and how your proposals intend to deal with them with regards to biodiversity? Have you considered protected species such as bats and birds?
- A completed waste management proforma - http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy waste should be stored internally.
- An acoustic study - An acoustic assessment under the requirements of paragraph 123 of the National Planning Policy Framework, which provides details of the existing noise levels in the area including levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements. In terms of the proposed uses, the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels (Core Strategy DM1 and Saved Unitary Development Plan Policy DC26).

- A travel plan - Long-term management strategies for integrating proposals for sustainable travel into the planning process based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel (such as promoting walking and cycling). Your travel plan should not, however, be used as an excuse for unfairly penalising drivers and cutting provision for cars in a way that is unsustainable and could have negative impacts on the surrounding streets.
- A transport statement - A Transport Statement to assess the potential transport impacts of developments and if relevant propose mitigation measures to promote sustainable development. This includes the provision of electric charging points now or to ensure developments are future proved in this regard. Where that mitigation relates to matters that can be addressed by management measures, the mitigation may inform the preparation of Travel Plans. The statement should also include information regarding the available public transport and details of a parking management strategy for the use being proposed. Where there is no on site provision we would expect that residents/customers are made aware of this in any promotional material and that details of nearby parking arrangements are also made available along with details of public transport options available for getting to the accommodation.
- On site car parking (1 space per unit) or details of your strategy for dealing with the parking shortfall.
- M&E information (full details of any extraction and/or ventilation equipment)
- An access statement including Design for Access 2 compliance checklist
- Environmental Standards Statement - As outlined within the City Council's Guide to Development in Manchester SPD/SPG, (chapter 4) and Core Strategy policies EN4 and EN6 an Environmental Standards Statement should be submitted with your application, which addresses sustainability ratings and the provision of renewable energy within the development (Please refer to Appendix A of the Core Strategy for guidance on preparing this statement). This should include a BREEAM pre-assessment rating through the submission of a pre-estimator report which should demonstrate that a rating level of at least Very Good would be achieved. Where this standard is not achievable clear reasons why need to be set out within the submission. This statement must address the guidance within Chapter 4 of the 'Guide to Development in Manchester and policies EN4 and EN6 of the Core Strategy for the City of Manchester, confirm the proposals for the provision of onsite renewable energy to provide 20% of final site energy demand and CO2 reduction.
- Blue and Green Infrastructure Statement – 'Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester 2015-2025' (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development and there is a need to explore opportunities for such improvements as part of this proposal and how it seeks to respond to the Vision and Objectives of the plan with reference in particular to pages 12, 16, 20, 31 and 39.
- Cycle parking - Details of space and facilities (i.e. location and number of spaces) for secure cycle parking to be provided within the scheme. A minimum of one cycle space per apartment should be provided (Core Strategy Policy CC5, Policy DM1)
- Air Quality Assessment - Air Quality Management Strategy - to evaluate the impacts of the development and proposed mitigation within the context of compliance with Greater Manchester Air Quality action plan 2016. (Core Strategy Policy EN16)
- Broadband Connectivity Assessment - All new build residential developments must incorporate measures to facilitate digital connectivity having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 5 NPPF).
- Construction waste management plan - Waste Management Plan that demonstrates how both construction and demolition waste would be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user would be met.
- (Core Strategy Policy DM1, SP1 and EN19)
- Local Labour Agreement – Details of a Local Employment Agreement which should contain a commitment to work with the Work and Skills Team to ensure that employment opportunities resulting from this development are made available to Manchester residents through the existing recruitment offer and allow hard to reach groups equal opportunity to be successful in applying. Speak to Mike Cunliffe or Westley Robinson on 0161 600 8715 or email workandskillsadmin@manchester.gov.uk for further advice about what this should entail. (Core Strategy Policy EC1).
- Servicing - Full details of the proposed servicing (deliveries, collection and maintenance etc.) to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing. (Core Strategy Policy DM1 and SP1)

- Detailed, brightly lit photographs of a reasonable size are required of all areas of the building (internal and external) affected by the proposal. These should also be annotated. These photographs are needed in case we aren't able to make a site visit due to COVID 19 and must give the level of detail that would be achieved by a site visit.

LBC – Internal and external alterations:

- Full drawing pack; - To include scaled existing and proposed floor plans, ceiling plans, elevations (including internal elevations where relevant), cross sections and demolition plans. Drawings should indicate what physical fabric of the building will be affected and whether this is original, historic or non-original fabric. Proposed drawings should be fully annotated with the proposed works.
- A heritage statement including a full justification for the works in line with Government guidance given in Section 16 of the National Planning Policy Framework, including reference to specific paragraphs. You should assess the existing historical, technical and architectural significance of the building and explain how the proposal may impact on the architectural and historical character and appearance of the building. You also need to clearly state how any original building fabric will be altered, removed or concealed as part of the proposal. This Statement is required to enable all consultees to make an informed response and a Design and Access Statement, the requirements of which were set out in Paragraph: 032 Reference ID: 14-032-20140306 of the National Planning Practice Guidance.
- Details (either shown on plans or included in any of the documents or submitted as additional drawings or documents): Wall finishes and how any columns, downstand beams or other features such as cornices, skirting boards etc. are to be dealt with, remedial and/or restoration works to existing historic fabric and finishes, services and how they will be accommodated (plumbing, gas, electric, broadband etc.), internal works required to implement any acoustic insulation scheme, thermal insulation and fire protection associated with the proposals and any proposed air-conditioning or fume extraction equipment, including their internal connections.
- A full architectural method statement/written specification for all works to the historic fabric of the building to include details of fixings, removal, remedial and restoration works.
- Planning Statement. Statement that addresses planning issues and makes reference to National and Local Planning policies and guidance.
- Photographs of all internal and external areas of the building that are affected. Detailed, brightly lit photographs of a reasonable size are required

I hope that this is useful. Please let me know if you have any queries.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing,
Growth and Neighbourhoods
I ❤️ MCR

MY WORKING HOURS THIS WEEK: 07:00 to 15:00 Monday to Friday

[E-mail:e.booth@manchester.gov.uk](mailto:e.booth@manchester.gov.uk)

Tel 0161 234 4193

internal 800 34193 **PLEASE NOTE: I am working from home for as long as this note is included in my emails, but still have access to emails. You will not be able to contact me by phone, but if you need to speak to me please let me know as I can call you. This is due to COVID-19.**

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.