

Planning and Listed Building Statement

8/8A St John Street, Manchester

September 2020

Turley

Contents

1.	Introduction	1
2.	The Site and Background	3
3.	Proposed Development	6
4.	Planning Policy Context	13
5.	Planning Appraisal	20
6.	Summary and Conclusions	32
	Appendix 1: Other relevant planning history	34

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Client
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Our reference
TIMM3000

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1. Introduction

1.1 This Planning and Listed Building Statement has been prepared by Turley on behalf of Pareto Properties LLP ('the applicant') to accompany an application for Full Planning Permission and Listed Building Consent in relation to the change of use of 8/8A St Johns Street (Grade II) to residential accommodation (2 no. 4-bed dwellings) (use class C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new residential dwelling (4-bed) (use class C3) to the rear of the existing property.

1.2 The description of development is as follows:

"The change of use of 8/8A St Johns from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property."

1.3 In addition to this Statement, the following technical documents and plans have been prepared for submission with the planning application.

- Completed Applications Forms and Certificates, prepared by Turley
- Covering Letter, prepared by Turley
- Architectural Plans and Drawings, prepared by Tim Groom Architects
- Design and Access Statement, prepared by Tim Groom Architects
- Heritage Statement, prepared by Turley Heritage
- Desk Based Archaeology Assessment, prepared by Nexus Archaeology
- Ecology Assessment, prepared by ECUS
- Energy Statement, prepared by Zerum
- Environmental Standards Statement, prepared by Turley
- Noise Assessment, prepared by RBA Acoustics
- Tree Survey Method and Tree Survey Report, prepared by ECUS
- Drainage Strategy, prepared by Hydrock
- Broadband Connectivity Survey, prepared by GTech Surveys
- Ventilation Statement, prepared by Zerum

- 1.4 Positive pre-application discussions have taken place with Officers at Manchester City Council ('MCC'), the principle of residential development, matters relating to design and the scope of the application were the focus of discussions.

Structure

- 1.5 The remainder of this Statement is structured as follows:

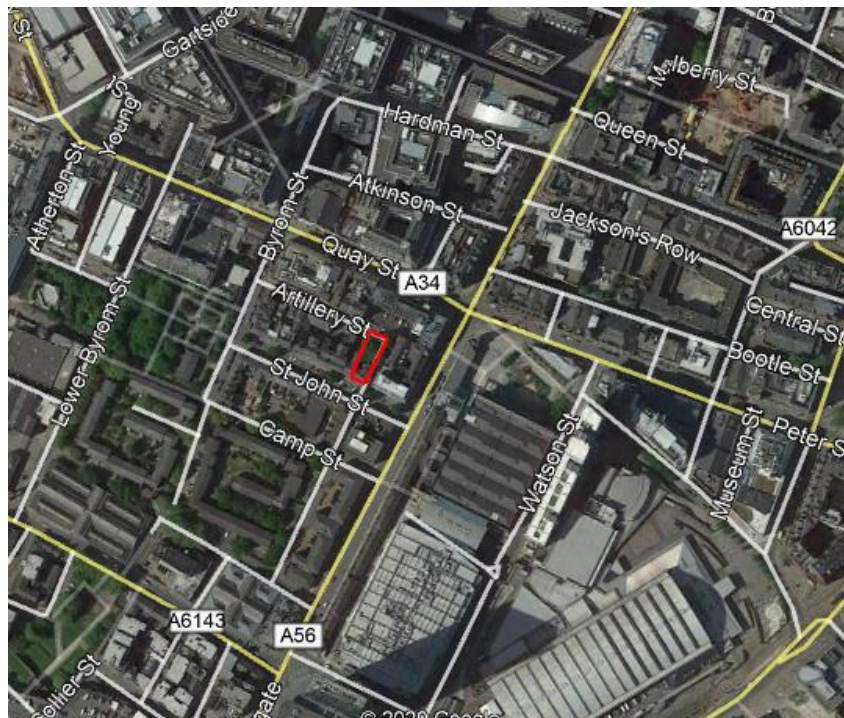
- **Section 2** – The Site and Background;
- **Section 3** – Proposed Development;
- **Section 4** – Planning Policy Context;
- **Section 5** – Planning Assessment; and
- **Section 6** – Conclusions.

2. The Site and Background

Site Location

- 2.1 The application site is a circa 0.045ha rectangular plot located on the corner of St John's Street, Longworth Street and Artillery Street within Manchester City Centre and less than 200m from Deansgate. The location of the site is shown in **Figure 2.1** below.

Figure 2.1: Site Location



Source: Google Earth

Site Description

- 2.2 The site frontage is to St John Street, a distinctive street with several Listed Buildings, located within the St John Street Conservation Area.
- 2.3 The application site comprises two three storey Grade II Listed Buildings¹ and forms the end terrace/corner plot west of Longworth Street and the courtyard to the rear.
- 2.4 The Listing description confirms the buildings on site were townhouses that were converted, including back extensions, in the late 18th Century. The buildings are currently in commercial use as offices (use class B1).
- 2.5 An external courtyard forms the corner of Longworth Street and Artillery Street and is used by the employees within the 8 and 8a St John Street property. This area is block

¹ List Entry Number: 1270784

paved with a number of planters including several birch and sycamore trees. The courtyard area is bound by a black rail fence.

- 2.6 The trees on site are covered by the same controls as Tree Preservation Orders given their location within a Conservation Area.

Surroundings

- 2.7 St John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the conservation area which includes St John's Gardens. The Conservation Area was designated on 4th November 1970. A more detailed description of the building and the St John Street Conservation Area is provided within the accompanying Heritage Statement, prepared by Turley and the Design and Access Statement, prepared by Tim Groom Architects.
- 2.8 St John Street is lined with similar 3 storey town houses/former townhouses. The surrounding area has a number of residential properties, including both family houses and flats, however the site is still within the city centre and therefore the location is typically characterised by commercial uses including shops, restaurants and cafes, offices and leisure facilities.
- 2.9 The adjacent buildings to the north and east are between 4 and 7 storeys with commercial uses and some ancillary uses on the ground floor that typically face outwards. A couple of the units have ground floor uses facing the application site, including a restaurant (El Rincon de Rafa) and a nightclub (History). There appears to be a number of service entrances and fire exits onto Artillery Street and Longworth Street with a small private parking area on the adjacent side of Artillery Street from the application site.
- 2.10 The site is in a highly sustainable location with most of the amenities and transport links of Manchester City centre within a 1 mile radius. Deansgate tram stop and train station are both within 500 metres of St John Street and there are two local supermarkets on Quay Street, parallel to Artillery Street to the north.
- 2.11 There are no ecological designations of relevance and the site is wholly located within Flood Zone 1.
- 2.12 The site is located within the Greater Manchester Combined Authority Air Quality Management Area ('AQMA').

Planning History

- 2.13 A review of the Council's online planning application search tool has been undertaken and details of the relevant planning applications are provided below.

The Site

- 2.14 There are only two planning applications shown at the site, the most recent application was for tree pruning at the rear of the property. These works were approved² in October 2014.

² **LPA Ref:** 106265/TCA/2014/C1

- 2.15 In December 1996 Listed Building Consent was granted³ for internal and external works to 8 and 8A St John Street. The proposals included the installation of two new windows. It has not been possible to obtain additional information relating to the application on the Council's planning webpage.

Other relevant planning history

- 2.16 A number of development proposals within the St John Street Conservation Area have been granted planning permission in recent years (see full list of surrounding relevant planning history at Appendix 1). This includes several Full Planning and Listed Building Consent applications for the change of use of existing office buildings (use class B1) to create residential dwellings (use class C3).
- 2.17 The most recent applications of this nature were granted on 13 November 2019 for an adjacent property at 13 St John Street. The descriptions of development are (1no. full planning application and 1no. Listed Building Consent application):
- *Change of use from offices (Class B1) to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear⁴, and,*
 - *Listed Building Consent for internal and external works associated with change of use to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear⁵.*
- 2.18 The applications were approved under delegated powers.
- 2.19 An application for alterations to 15 St John Street, including the demolition of the single storey rear extension and the erection of a three storey rear extension to create additional living accommodation, was granted planning permission in October 2016⁶.
- 2.20 The planning history review confirms that the principle of returning a building to residential use from office space and creating additional internal space through appropriate rear extensions in the St John Street Conservation Area is acceptable and has been achieved at other sites which include Listed Buildings.

³ LPA Ref: 051142/LO/CITY1/96

⁴ LPA Ref: 124226/FO/2019

⁵ LPA Ref: 124227/LO/2019

⁶ LPA Ref: 112624/FO/2016

3. Proposed Development

Introduction

- 3.1 This planning application seeks planning permission for the following:
- The change of use and Listed Building Consent of the existing office (B1) buildings 8/8A for residential use (C3) to form 2 no. residential dwellings, including the demolition of the existing outriggers and erection of a rear extension; and
 - The erection of a new residential dwelling (C3) on land to the rear of the existing building.
- 3.2 The building currently comprises of office accommodation in which 55 employees are located; however, these offices are being relocated to new accommodation in Spinningfields, Manchester.
- 3.3 Full details of the proposed development are set out in the accompanying Design and Access Statement presenting the concept and evolution of the proposals. Further technical details are also contained in the accompanying technical reports. Summary details are provided below to demonstrate how the high quality design will make a positive contribution to the character of the Conservation Area and safeguard the significance of nearby listed buildings..

8/8a St John Street

External Amendments

- 3.4 The proposed development comprises of primarily internal amendments to refurbish and convert the buildings into two contemporary residential dwellings providing four no. bedrooms each.
- 3.5 The proposal does not seek any changes to the southern elevation / frontage of the property along St John Street or along the eastern elevation fronting Longworth Street. As such, the architectural character along St John Street will be retained.

Internal Amendments

- 3.6 A number of internal amendments are proposed; however, these have been kept to a minimum to retain the existing plan form as much as possible. These are summarised below with more detailed descriptions provided in the detailed design information prepared by Tim Groom Architects and the Heritage Statement, prepared by Turley.
- **Basement:**
 - Removal of modern walls and the introduction of new stud walls;
 - Removal of modern circular staircase to no. 8a St John Street and provision of a new staircase.
 - Original stone flagged floor and brick walls to no. 8 St John Street are proposed to be retained, repaired, cleaned and exposed.

- The late 19th century staircase to ground floor is also to be retained and reused.
- **Ground Floor:**
 - **No. 8** – removal of modern walls and construction of new wall to reinstate the original plan form. Removal of rear window and doorway and infilling. Removal of modern staircase and replacement with new staircase based on existing 19th Century staircase.
 - **No. 8a** – Removal of modern fabric to return floor plan to original form, including the construction of a new staircase (designed based on existing 19th Century) and entrance hall. A new access route is required to the rear of the building to access the dining space which involves partial removal of the chimney breast. Infilling of the door openings on the west elevation is proposed.
- **First Floor:**
 - **No. 8** – Removal of historic fabric, relocation of doorways and the addition of new stud partition walls. Removal of modern toilets and glazed balustrading to the landing. Proposed new section of staircase from landing to first floor based on the original design. Removal and infill of window and doorway to the outrigger.
 - **No. 8a** – partial removal of original walls between the new staircase hall and the bedrooms to provide necessary doorways and access to these spaces. New partitions also proposed for the bathroom and en-suite.
- **Second Floor:**
 - For both no. 8 and 8a, new partitions are proposed to reinstate the original floor plan and as per the first floor. Removal of modern partition wall and reinstatement of the landing is proposed to facilitate this.

Proposed Rear Extension

- 3.7 The rear of the existing building comprises of a number of extensions that have been heavily altered resulting in a number of small, awkward internal spaces within the building; such that the use of the existing ground floor layout for residential use would not be feasible.
- 3.8 Therefore, it is proposed to demolish the existing extensions and replace with a high quality three storey extension. This will not only improve the internal space but will also enhance the external appearance of the northern elevation of the property through a high quality, contemporary design as shown below in **Figure 3.1**.

Scale

- 3.9 The proposed extension would be set back from the existing building line and extend across the full width of the property over two floors. It would significantly reduce the bulk of the property compared to the existing extensions. The third storey would not

extend to the entire width of the building in order to respect the ridge line of the existing building and to create additional outdoor space via a balcony.

- 3.10 It is therefore considered that the scale of the extension respects the existing building and overall improves the design quality of the building through a much more sensitive design (**Figure 3.1**).

Figure 3.1: Visuals of the existing northern elevation and proposed.



Appearance

- 3.11 The proposed extension is of a contemporary, high quality design which makes a positive contribution to the area.
- 3.12 The proposed materials to the rear extension will comprise of high quality stone with bronze aluminium metalwork.
- 3.13 This material has been chosen to respect the surrounding Georgian architecture whilst providing a contemporary style which complements the original buildings and also the recent additions to similar properties in the area, such as the external amendments to 15 St John Street⁷.
- 3.14 The use of glazing and large windows opens up the rear of the property and creates a visually pleasing building.
- 3.15 Each dwelling will have a rear garden / yard. Garden boundary walls will comprise of solid brick with a height of over 3.5m to ensure maximum security and privacy for residents.

⁷

LPA Ref: 112624/FO/2016

Access and Parking

- 3.16 Access into the buildings will be maintained from the existing accesses directly off St John Street. Secondary access is also provided from Longworth Street which will lead into the respective garden / yard areas for each dwelling.
- 3.17 One dwelling will have access to a car parking space comprising of the existing arrangement via a fob controlled garage accessed from Longworth Street. The access to the parking area is comparable with the existing arrangement; however, features an increase in the effective footway width and enhances the existing situation.
- 3.18 An electric vehicle charging point will also be provided with the car parking space.
- 3.19 Each dwelling garden will have a secure and covered bike storage area capable of storing 2 no. bicycles.

Waste Storage

- 3.20 Each garden will have an area allocated for the storage of 4 no. 240 litre bins. These are located close to the rear kitchen door of each property for convenient access. Should any further capacity be required, there is sufficient space for these to be store in the area allocated.
- 3.21 The existing strategy for bin collection along Longworth Street will remain.

New Residential Dwelling

Layout

- 3.22 The proposed layout of the proposed new residential dwelling is detailed on the Proposed Site Plan, provided at **Figure 3.2**. The proposed dwelling will comprise of four no. bedrooms and associated living areas.
- 3.23 The proposed two-storey dwelling will front onto Artillery Street (northern elevation) from which access into the property (including the private garage) will be taken. Living / Dining areas will be provided to the rear of the property at ground floor level and three double bedrooms and a single bedroom on the first floor.
- 3.24 The first floor is proposed to be divided into two wings connected centrally by a circulation zone. This is to create a shared external terrace at first floor.
- 3.25 Due to the proximity and size of the surrounding buildings to the north, the enclosed private garden is located adjacent to the southern elevation. This comprises the space between the outdoor areas of 8 / 8a St John Street and the new dwelling. Enclosing the outdoor space in this area will help to mitigate any potential privacy and overlooking issues.

Figure 3.2: Proposed Site Layout



Scale

- 3.26 The proposed dwelling comprises of two-storeys. The proposed height seeks to respect that of the existing adjacent building (8 / 8a St John Street) through ensuring the parapet line sits approximately 2.2m below the eaves line of the existing adjacent building.
- 3.27 Due to the proposed scale of the dwelling, the view of this from St John Street will be limited.

Appearance

- 3.28 The proposed materials have been chosen to complement the existing materials used on surrounding buildings whilst creating a high quality and contemporary design that will respect and enhance the character of the area.
- 3.29 Brown / red brickwork is proposed as the primary cladding material with the following additional materials proposed:
- Black anodised aluminium opening window panels and frames
 - White stone coping and ground plinth
 - Handmade brickwork to spandrels

- Decorative black metal balustrade
 - Curved brickwork wall at Longworth St / Artillery St junction
 - Sections of recessed brickwork
- 3.30 The elevations have been carefully considered to ensure they respect the existing buildings within the area. The northern elevation along Artillery Street is defined and highlighted by recessing a section of the brickwork. This adds depth to the elevation and visual interest.
- 3.31 The northern elevation also includes access into the private garage where a black metal garage door is proposed which provides a more contemporary feel to the development. In addition, a sawtooth patterned panel is proposed adjacent to windows to provide further visual interest and high quality design.
- 3.32 Perforated brickwork is proposed in front of the ground floor windows along Longworth Street to add visual interest but also to ensure privacy and security along this elevation.
- 3.33 The southern elevation comprises of the sawtooth brick patterning as well as soldier stacked spandrels, as a continuation of the northern and western elevations. The southern elevation also provides a large proportion of glazing to allow for maximum natural light and views out and direct access on to the private courtyard from the living spaces.

Figure 3.3: Proposed north / east elevation (Longworth Street / Artillery Street junction)



- 3.34 A green roof is proposed on the roof of the new dwelling. It is proposed to comprise of 'extensive (modular)' design being a re-grown mat as part of self-contained modules

which will incorporate a 'carpet' of planting including hardy succulents, herbs and grasses.

3.35 The Green Roof will be accessed via the external first floor terrace via a ladder point with connectors to the wall. This will provide a visually pleasing outlook for adjacent buildings and have substantial sustainability benefits including:

- Reducing storm-water runoff as part of a Sustainable Urban Drainage System strategy;
- Increase the lifespan of the roof;
- Enhance the biodiversity and wildlife; and
- Improve water and air quality.

Landscaping

3.36 A variety of hard and soft landscaping will be used throughout the development. The garden courtyard will be landscaped with a variety of plants with large sliding doors from the living spaces to provide a seamless connection between the indoor spaces and outdoor space.

3.37 The green roof will comprise of a 'carpet' of planting comprising of hardy succulents, herbs and grasses which will enhance the landscaping provided and ultimately biodiversity value of the proposed development.

Access and Parking

3.38 Access into the property will be taken off of Artillery Street. This also includes access to the private integral garage, suitable for the storage of one vehicle, which is located adjacent to the entrance to the property.

3.39 An electric vehicle charging point will also be provided for the car parking space.

3.40 The garden area will also include secure and covered storage for 2 no. bicycles.

3.41 The accesses to the parking areas are comparable with the existing arrangement; however, feature an increase in the effective footway width and enhance the existing situation.

Waste Storage

3.42 The garden courtyard will have an area allocated for the storage of 4 no. 240 litre bins. This is proposed to be located close to the rear kitchen door of the property for convenient access. Should any further capacity be required, there is sufficient space for these to be store in the area allocated.

3.43 The existing strategy for bin collection along Longworth Street will remain.

4. Planning Policy Context

- 4.1 This Section identifies the key national, regional and local policy tests against which the application is to be determined.
- 4.2 Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 4.3 The adopted Development Plan for MCC comprises:
- The Manchester Core Strategy (CS) (2012)
 - Manchester Proposals Map
 - Saved policies of the Manchester Unitary Development Plan (UDP) (1995)
 - Greater Manchester Waste Development Plan (April 2012)
 - Greater Manchester Minerals Plan (April 2013)
- 4.4 Manchester City Council is also undertaking a review of the existing Local Plan to ensure it reflects the needs and ambitions for the next 15 years. The first consultation to consider the issues the plan should cover ran from Friday 7 February to Friday 1 May 2020. The key issues identified include, action on climate change, creating healthy places, places to live and a healthy environment and the consultation invited comments on these.
- 4.5 Other material considerations include documents such as Supplementary Planning Documents (SPDs), the National Planning Policy Framework (the Framework) (February 2019) and associated Planning Practice Guidance (PPG) (as updated) and the Planning (Listed Building and Conservation Areas) Act 1990.
- 4.6 Key themes arising from those policies of relevance to the determination of this application are summarised below.

Presumption in favour of sustainable development

- 4.7 National planning policy sets out a presumption in favour of sustainable development⁸. This means that planning applications that accord with an up-to-date development plan should be granted planning permission without delay unless material considerations indicate otherwise. Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, planning permission should be granted unless:

⁸ Paragraph 11, National Planning Policy Framework

- Policies within the NPPF that protect areas or assets of particular importance (such as those relating to habitat sites, Green Belt, designated heritage assets and areas at risk of flooding) provide a clear reason for refusing the development; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.
- 4.8 The Framework outlines that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. This includes the re-development of previously-developed (brownfield) land where possible⁹. Substantial weight should be given to the value of using suitable brownfield land, and proposals which will secure the development of under-utilised land should be supported¹⁰.
- 4.9 Within Manchester, the Core Strategy seeks to reuse previously developed land wherever possible¹¹. The Council's target is for 90% of new development to be on previously developed land; in line with historic trends and to ensure a sustainable approach is taken with regard to the use of land as a limited resource¹².
- 4.10 The Framework requires planning decisions to support development that makes efficient use of land, taking into account the following¹³:
- The identified need for different types of housing and the availability of land suitable for accommodating it;
 - The availability and capacity of existing and proposed infrastructure and services, including the scope to promote sustainable travel modes that limit future car use;
 - The desirability of maintaining an area's prevailing character and setting; and
 - The importance of securing well-designed, attractive and healthy places.

Area-based Policies

Regional Centre

- 4.11 The application site is located within the Regional Centre, as defined on the Proposals Map for the Manchester Core Strategy. The Regional Centre includes the largest concentration of economic activity in the Manchester City Region, including the City Centre¹⁴.

⁹ Paragraph 117, National Planning Policy Framework

¹⁰ Paragraph 118, National Planning Policy Framework

¹¹ Policy SP1, Manchester Core Strategy

¹² Paragraph 12.88, Manchester Core Strategy

¹³ Paragraph 122, National Planning Policy Framework

¹⁴ Paragraph 8.14, Manchester Core Strategy

- 4.12 The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living¹⁵.
- 4.13 The Core Strategy identifies that housing will be an appropriate use within the Regional Centre¹⁶. The importance of housing to support sustainable economic growth and regeneration is acknowledged, and emphasis is placed on the need to ensure that it is complementary to the centre's overarching economic character. Subject to site and location, higher density residential developments will be considered appropriate.

City Centre

- 4.14 The application site is located within the defined City Centre boundary as identified on the Proposals Map for the Manchester Core Strategy.
- 4.15 The Core Strategy outlines that the City Centre will see the most intensive development of housing in the City¹⁷. Proposals which come forward must promote sustainable and mixed communities which means providing housing options for a range of household types, including family housing within the City Centre¹⁸. Furthermore, the CS supports the reuse of existing buildings where appropriate through refurbishment or rebuilding works.

Design

- 4.16 The Framework confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development¹⁹. Development should be visually attractive and add to the overall quality of the area by being sympathetic to local character, establishing a strong sense of place and optimising the potential of the site, whilst creating places which are safe, inclusive and accessible²⁰.
- 4.17 The objective to achieve well-designed places is also reflected in local planning policies. In particular, the Core Strategy²¹ seeks to ensure that all new development across the City:
- Makes a positive contribution to creating neighbourhoods of choice including:
 - Creating well-designed places that enhance or create character
 - Making a positive contribution to health, safety and wellbeing of residents
 - Considering the needs of all members of the community, and
 - Protecting and enhancing the built and natural environment.

¹⁵ Policy SP1, Manchester Core Strategy

¹⁶ Policy EC3, Manchester Core Strategy

¹⁷ Policy CC3, Manchester Core Strategy

¹⁸ Paragraph 8.36, Manchester Core Strategy

¹⁹ Paragraph 124, National Planning Policy Framework

²⁰ Paragraph 127, National Planning Policy Framework

²¹ Policy SP1, Manchester Core Strategy

- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible, and
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

4.18 All new development in Manchester is required to follow seven principles of urban design²², as follows:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily, and
- Diversity: a place with variety and choice.

4.19 The Guide to Development in Manchester SPD (April 2007) recognises the importance of design in delivering sustainable development across the City. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires. This also includes residential Space Standards which developments are required to address.

Heritage

4.20 A full review of the relevant legislation, national and local planning policy and guidance relating to heritage is set out at Appendix 1 of the accompanying Heritage Statement. A summary is provided below.

4.21 The Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving the special interest and setting of the listed buildings within and beyond the site (Sections 16 and 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance conservation areas (Section 72).

4.22 The Framework outlines that great weight is given to the conservation of designated heritage assets, particularly as follows:

- Paragraph 192 – in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with

²²

Policy EN1, Manchester Core Strategy

their conservation; as well as the desirability of new development making a positive contribution to local character and distinctiveness.

- Paragraph 193 – when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- Paragraph 196 – where a development proposal will lead to ‘less than substantial harm’ to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal.
- Paragraph 200 – requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance.

4.23 The Core Strategy outlines that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments²³. Developments must recognise the specific design challenges that are to be overcome to ensure complementary functions and forms with heritage assets.

4.24 The CS supports development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged heritage importance²⁴. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Transport and accessibility

4.25 National planning policy confirms that significant development should be focused within locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes²⁵. When considering planning applications, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved, and any significant impacts on the transport network can be mitigated²⁶.

4.26 The Core Strategy confirms that all new developments should be easily accessible to good public transport links to the City Centre and Regional Centre²⁷.

²³ Policy CC9, Manchester Core Strategy

²⁴ Policy EN3, Manchester Core Strategy

²⁵ Paragraph 103, National Planning Policy Framework

²⁶ Paragraph 108, National Planning Policy Framework

²⁷ Policy T2, Manchester Core Strategy

Development Management

4.27 The Framework, Core Strategy and UDP contain a number of ‘development management’ policies which relate to technical and environmental considerations. Those of relevance to this application require new developments to:

- Give regard to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation.
- Consider the potential effects of new development proposals likely to be generators of noise and the implications of new developments being exposed to existing noise²⁸.
- Support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance²⁹.
- Be adaptable to climate change in terms of design, layout, siting and function of both buildings and external spaces. Regard should be had to minimising flood risk, the use of Green Infrastructure and the opportunity to provide linked and diverse green space³⁰.
- Be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding, and seek to minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure³¹.
- Facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles, subject to their appropriate design and location³².
- Demonstrate how construction and demolition waste will be minimised and recycled on-site wherever possible and how the sustainable waste management needs of the end-user will be met³³.
- Maintain or enhance sites of biodiversity value, with particular consideration given to protected or priority species and MCC’s aim for a net increase in trees across the City³⁴.
- Seek to improve the air quality within Manchester by taking measures to minimise and mitigate the local impact of emissions from traffic generated by

²⁸ Policy DM1, Manchester Core Strategy

²⁹ Policy DC26.1, Manchester Unitary Development Plan and Paragraph 180(a), National Planning Policy Framework

³⁰ Policies EN4, EN6, EN8 and EN9, Manchester Core Strategy and Paragraph 150, National Planning Policy Framework

³¹ Policy EN14, Manchester Core Strategy and Section 14, National Planning Policy Framework

³² Policy T1, Manchester Core Strategy and paragraph 108, National Planning Policy Framework

³³ Policy EN19, Manchester Core Strategy

³⁴ Policy EN15, Manchester Core Strategy and Paragraph 175, National Planning Policy Framework

new development, as well as emissions created by the use of the development itself³⁵.

Summary

- 4.28 National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning permission without delay. The Framework also encourages the efficient use of land, including development on brownfield sites.
- 4.29 The site is located within the Regional and City Centre boundaries where housing is identified as being acceptable and the CS encourages accommodation of a high standard which offers accommodation to suit a range of occupants.
- 4.30 Other policies in the Core Strategy and Framework encourage development on previously developed land and development in locations that are accessible by a wide range of sustainable modes of transport.
- 4.31 All developments are to accord with national and local design standards and development management policies. Design considerations must preserve or, where possible, enhance the historic environment, character and setting of heritage assets.

5. Planning Appraisal

Introduction

- 5.1 The application site comprises 8 / 8a St John Street and the associated external courtyard to the rear. The site contains two buildings located within the St John Street Conservation Area, currently in use as offices.
- 5.2 The St John Street area is in close proximity to Deansgate and is surrounded by a mix of uses including retail, commercial and office space. In recent years a number of properties along St John Street have been converted back to their original residential use (Appendix 1).
- 5.3 The proposed development intends to return 8 / 8a St John Street to its original residential use, comprising of two no. family dwellings and provide an additional high quality, contemporary family dwelling to the rear. The key aspects of the proposed development are appraised below against the relevant planning policy considerations identified in section 4.

Principle of Development

Proposed Conversion and Extension

- 5.4 A number of properties within the St John Street Conservation Area have been granted planning permission and Listed Building Consent for the change of use of existing office buildings (use class B1) to residential accommodation (use class C3). This is documented within Appendix 1.
- 5.5 The most recent of which is 13 St John Street for which planning permission and Listed Building Consent was granted for the change of use from office to residential accommodation in August 2019³⁶.
- 5.6 Also of particular relevance are the alterations to 15 St John Street which were granted planning permission in October 2016³⁷ (after securing change of use to residential accommodation in July 2016³⁸). These alterations included the demolition of the single storey rear extension and the erection of a three storey rear extension to create additional living accommodation.
- 5.7 As such, the planning history review confirms that the principle of the change of use of 8 / 8a St John Street to residential use from office space, and the creation of additional internal space through appropriate rear extensions in the St John Street Conservation Area is very well established.
- 5.8 The site is located within the Regional Centre and City Centre of Manchester where there is a focus on the provision of high-quality city living and where accommodation of a high standard is encouraged (Policies SP1, CC3 and H1 of the Core Strategy).

³⁶ LPA Ref: 124226/FO/2019

³⁷ LPA Ref: 112624/FO/2016

³⁸ LPA Ref: 111668/FU/2016/C1

Therefore, the principal of residential development within this area is also supported by these aforementioned local policies.

- 5.9 The principle of the proposed development was also agreed with MCC during the pre-application meeting held on 20 July 2020.

New Dwelling

- 5.10 The proposed new residential dwelling would be located in the external courtyard area associated with the office space at 8 / 8a St John Street. This area is within the curtilage of the office building and is, therefore, in accordance with the definition of previously developed land / brownfield land, defined in the Framework.
- 5.11 The Framework gives substantial weight to the value of using suitable brownfield land (paragraph 118) and as does the Core Strategy which confirms that brownfield sites are the priority for new development, with at least 90% of new houses are required to be built on such sites (paragraph 12.88 of the Core Strategy).
- 5.12 The site is located within the Regional Centre and City Centre of Manchester where there is a focus on the provision of high-quality city living and where accommodation of a high standard is encouraged (Policies SP1, CC3 and H1 of the Core Strategy).
- 5.13 Furthermore, the Core Strategy confirms that within the City Centre accommodation that suits a range of occupants will be encouraged (Policy H1).
- 5.14 The proposed new residential dwelling complies with these policies which give substantial weight to development on previously developed land and encourage new residential development within the Regional and City Centre. The proposal is therefore acceptable in principle.
- 5.15 The principle of a new residential dwelling in this location was also agreed with MCC during the pre-application meeting held on 20 July 2020.

Heritage

- 5.16 Turley Heritage have prepared the accompanying Heritage Statement. This confirms that the site contains a grade II listed building (8 / 8a St John Street), is adjacent to other listed buildings and is within the St John Street Conservation.
- 5.17 As such, under the Planning (Listed Building and Conservation Areas) Act 1990, special regard is to be had to the desirability of preserving the special interest and setting of the listed buildings within and beyond the site; and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Adjacent Listed Buildings

- 5.18 The Heritage Assessment has concluded that there will be **no harm** to the significance or setting of no. 10 St John Street and nos. 12 – 16 St John Street as a result of the proposed development.

- 5.19 This is in accordance with paragraphs 192, 193 and 200 of the Framework and requirements of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

St John Street Conservation Area

- 5.20 The Heritage Statement has concluded that the significance of the conservation area would be **sustained** for the following reasons:
- The proposed change of use would provide a viable use for nos. 8 / 8a St John Street and reinstate them back into their original use; and
 - The proposed new dwelling to the rear of the site will create an attractive, modern and contextual building that complements and adheres to the identified characteristics of this part of the Conservation Area.
- 5.21 Therefore, the proposed development addresses Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 192, 193, 200 and 201 of the Framework.

8 / 8a St John Street

- 5.22 In relation to the proposed new residential dwelling, the Heritage Assessment has concluded that as this reinstates built form on the site, maintains a hierarchical approach comprising of two-storeys and is contextually designed to resonate with the materials found to the listed building (i.e. red / brown brick); it will not impede or disrupt any aspects of setting that contribute to the significance of the listed building (8 / 8a St John Street) and therefore **no harm**.
- 5.23 The Heritage Statement has concluded that there will be **less than substantial** harm to the significance of no. 8 / 8a St John Street (Grade II Listed Building) as a result of the demolition of the outriggers and replacement with a new rear extension. This is because it would cause loss to the historic fabric and reduced legibility of these ancillary structures / spaces.
- 5.24 Therefore, in accordance with paragraph 196 of the Framework, this less than substantial harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.25 The buildings along St John Street, including nos. 8 / 8a were historically constructed as residential townhouses. In the late 20th and early 21st century, the buildings were altered and adapted as part of their use as commercial offices. In recent years, as demonstrated above, a number of the properties along St John Street have successfully been granted planning permission for their change of use back to their original residential use.
- 5.26 Reinstating nos. 8 / 8a St John Street to their original residential use is therefore considered to provide a viable new use for the building. The optimum viable use of a building is the one likely to cause the least harm to the significance of the asset³⁹. The proposed rear extension requires the demolition of later additions and outriggers to

³⁹

Planning Practice Guidance. Paragraph: 015 Reference ID: 18a-015-20190723

the listed building. Various options have been explored to avoid this harm; however, no practical or feasible options were identified.

- 5.27 The proposed rear extension is of a size and height that is subservient to the principal townhouse and broadly consistent with the existing outriggers / extensions. It has been designed so to take a simple and ordered approach which clearly reads as a modern and sensitive intervention to the listed building. Furthermore, the internal works are considered to have a beneficial effect upon the significance of the listed building (paragraphs 5.17 to 5.30 of the Heritage Statement). Maintaining the current office use would not secure such benefits and could result in further deterioration of the building.
- 5.28 As such, it is concluded that the reinstating the residential use of nos. 8 / 8a St John Street secures its optimum viable use in support of its long-term conservation, in accordance with Paragraph 196 of the Framework.
- 5.29 Additional public benefits resulting from the proposed development, include:
- Sustaining the significance of the St John Street Conservation Area;
 - Contributing to the City Centre housing supply, including much needed family dwellings in an already established residential area; and
 - Providing a positive contribution to the local character and distinctiveness of the area through high quality, contemporary design.
- 5.30 In light of the foregoing it can be concluded that the public benefits associated with the proposed development (as outlined above and including securing the optimum viable use of 8 / 8a St John Street) significantly outweigh the less than substantial harm to nos. 8 / 8a St John Street that would arise as a result from the demolition of the existing extensions (outriggers). Therefore, the proposed development is in accordance with paragraph 196 of the Framework and Core Strategy policies CC9 and EN3.

Design

- 5.31 As demonstrated in Section 3 of this Statement and the accompanying Design and Access Statement, the proposals are of a high quality standard of design which respects and sustains the character of the Conservation Area and causes no harm to the setting / significance of nearby Listed Buildings.
- 5.32 The proposals are therefore in line with paragraph 124 of the Framework which outlines that good design is a key aspect of sustainable development and paragraph 192 which refers to new development making a positive contribution to local character and distinctiveness.
- 5.33 In particular, the proposed extension to 8 / 8a St John Street significantly improves the rear elevation of the listed buildings through providing a more sensitively designed three storey extension that is set back from the existing building line. The proposed materials respect the original building and the glazing and large windows open up the rear elevation, resulting in a visually pleasing extension in contrast with the existing situation.

- 5.34 The proposed new residential dwelling is of a high quality contemporary design that will create a distinctive development and place in an otherwise underused part of the area. Whilst a contemporary design, the building is based upon the key characteristics of the St John Conservation Area and nearby listed buildings through employing the use of consistent materials through the use of red / brown brick. The elevations are also articulated through recessed, perforated and patterned brickwork to respond to nos. 8 / 8a St John Street.
- 5.35 Therefore, it is considered that the new bespoke and modern yet contextual building makes a positive contribution to creating a new and distinctive place (Policy SP1 of the Core Strategy).
- 5.36 The proposals follow the principles of urban design as outlined in Policy EN1 of the Core Strategy, namely:
- Character: the proposals sustain the existing character of the St John Street Conservation Area through the external amendments to 8 / 8a St John Street. In addition, the new dwelling is of a high quality contemporary design that creates a distinctive addition to the Conservation Area.
 - Ease of movement: the proposals maintain the existing pedestrian routes around the site and will enhance them as part of the proposals, including the widening of pavements.
 - Legibility: the proposals have been designed to clearly respect the character of the St John Street Conservation Area whilst also creating a distinct sense of place through the new dwelling which will improve an otherwise underused part of the area.
- 5.37 Furthermore, in accordance with policy DM1 of the Core Strategy, the proposals:
- would not result in an unacceptable impact on the amenity of occupiers of the surrounding residential dwellings and the proposals would provide future occupiers with an adequate level of light and outlook;
 - ensure adequate internal accommodation is provided, particularly through the proposed extension which will enhance living space for future occupiers;
 - provide adequate amenity space in the form of gardens / courtyard space with each dwelling; and
 - have been designed to ensure maximum security and prevention of crime. This is confirmed by Greater Manchester Police who provided pre-application feedback outlining that subject to the proposed development being designed and constructed to Secured by Design standards (as proposed), the proposed development would be supported.
 - Comply with the Residential Space Standards outlined in the Residential Design Guide SPD and in fact go over and above these standards.

- 5.38 When considering the above, it is clear that the proposals are of a high quality of design that make a positive contribution to the existing character of the local area and surroundings, and also creates a distinctive sense of place. The proposals are therefore in accordance with the relevant design policies of the Framework, Core Strategy and SPD.

Other Policy Considerations

- 5.39 A full range of technical reports are submitted with this application. The conclusions from the technical reports are summarised below and considered against relevant policies on a topic basis.

Transport and Highways

- 5.40 SK Transport have prepared a Transport Statement (July 2020) which reviews the transport and highway implications of the proposed development.

Accessibility

- 5.41 The proposed development comprises of three dwellings. Two will be provided in the existing building fronting St John St, where pedestrian access will be taken from, and the third comprising a new residential dwelling being constructed to the rear, of which pedestrian access will be taken from Artillery Street.
- 5.42 One of the dwellings within the existing building will have access to a parking space comprising a shuttered garage arrangement on Longworth Street, broadly located where the existing parking area access is. This includes an area for bins and bikes to be stored. The second dwelling within the existing building will have no dedicated parking space but will have a bin and bike store area accessed off Longworth Street.
- 5.43 The third dwelling located to the rear will have a private integral garage provided with access off Artillery Street and a bin and bike store provide off Longworth Street.
- 5.44 Each car parking space will also include an electric vehicle charging point to encourage more sustainable modes of travel.
- 5.45 The accesses to the parking areas are comparable with the existing arrangement; however, feature an increase in the effective footway width and enhance the existing situation.
- 5.46 The proposed development provides 67% parking provision. This is considered acceptable in the context of the highly sustainable and accessible location of the proposed development. In particular, the site is served by a comprehensive network of walking and cycling routes linking into the wider city centre network and also outside of the city centre. The proposed development also provides sufficient and safe space for storing bikes, encouraging the use of this mode of transport.
- 5.47 Furthermore, the public transport network is easily accessible with the site being located c. 40m from Deansgate which has access to bus services connecting to key destinations and public transport interchanges across the city centre. The nearest tram stop is located a five minute walk from the site providing services across Greater Manchester. In addition, the nearest train station is located at Deansgate-Castlefield,

Salford Central and Oxford Road which are five, 11 and 12 minute walks from the site respectively.

- 5.48 Therefore, the site benefits from being within a highly accessible and sustainable location, such that a car-free property is considered acceptable as demonstrated by other schemes in similar locations across the city centre.
- 5.49 The proposed development will retain existing service access arrangements and therefore will not significantly change the large vehicle movements generated by the site or the location of this activity.

Highway Impact

- 5.50 The Trip Generation exercise shows that the proposal will generate a negligible amount of traffic during peak periods. This level of traffic is well below the Department for Transport significance thresholds; confirming that the proposed development will not have an impact on highway operation or road safety.
- 5.51 The proposed development is therefore in accordance with paragraphs 102, 108, 109 and 110 of the Framework and MCC Core Strategy policies CC5, T1 and DM1.

Trees

- 5.52 A Tree Survey and Arboricultural Impact Assessment has been undertaken by Ecus Ltd (May 2020). This confirms that seven individual trees within the Site will all require removal to facilitate the proposed development.
- 5.53 Whilst the trees are not covered by a Tree Preservation Order, their location within a Conservation Area requires the approval of the Council prior to any work potentially affecting these trees.
- 5.54 The trees within the Site are Category B (T1 – T3) and C trees (T4 – T7), there are no Category A trees.
- 5.55 Replacement tree planting will be incorporated into the detailed landscaping scheme to be supplied pursuant to planning conditions. Species types and numbers will be agreed with the Council through the application process.
- 5.56 Subject to the above the proposed development is in accordance with paragraph 170 and 175 of the Framework and MCC Core Strategy policies EN15 and DM1.

Ecology

- 5.57 An Ecological Appraisal has been undertaken by Ecus Ltd (July 2020) and confirms that no statutory or non-statutory designated sites were identified within 1km of the Site and all habitats within the Site are common and widespread and are considered of value to nature conservation at site level only.

Bats

- 5.58 The Ecological Appraisal concludes that the existing building on the Site has been assessed to have moderate potential to support roosting bats. Further survey work has confirmed the presence of a common pipistrelle day roost. As such, mitigation measures for the loss of this roost due to the proposed development are

recommended. These include obtaining a mitigation license from Natural England, the provision of alternative roosting opportunities (such as installation of bat boxes within trees outside of the building along St John St) and supervised soft demolition with post-development monitoring. Such matters can be controlled by planning condition.

- 5.59 In addition, two trees within the Site were identified to have low potential to support roosting bats and therefore, it is recommended that the trees are removed under supervision incorporating soft felling techniques. It is also recommended that lighting schemes aim to minimise light spill above the current level both during and post-development works. Again, such matters can be controlled by planning condition.

Birds

- 5.60 The Ecological Appraisal confirms that common and widespread bird species may nest in the trees and denser shrubs within the Site; however, as the habitats are common and widespread they are unlikely to support significant population numbers. Therefore, to minimise any impacts on nesting birds, it is recommended that all vegetation clearance is conducted outside of the bird breeding season (1 March to 31 August inclusive) unless surveyed in advance. Such matters can be controlled by condition.

Biological Enhancements

- 5.61 The Ecological Appraisal recommends that the proposed development facilitates the creation of new habitats through the landscaping scheme and / or within the buildings. In response the proposed development provides the following:

- A green roof on the proposed new building which will comprise of 'extensive (modular)' design being a pre-grown mat as part of self-contained complete modules. This will constitute a 'carpet' of planting of hardy succulents, herbs and grasses.
- A variety of planting, including small trees, in the external areas of each dwelling, comprising of a range of native species.
- Wider mitigation will be provided for the loss of the existing trees, to be agreed with MCC.

- 5.62 Therefore, it is concluded that the proposed development is acceptable in relation to ecology in accordance with paragraph 170 and 175 of the Framework and MCC Core Strategy policies EN8, EN9, EN15 and DM1.

Archaeology

- 5.63 An Archaeological Desk-Based Assessment has been carried out by Nexus Heritage (July 2020). This confirms that the Site does not contain any designated archaeological assets or other recorded archaeological assets within the Site.

- 5.64 Therefore, the proposed development is in accordance with paragraph 189 of the Framework and MCC Core Strategy policy DM1.

Noise

- 5.65 A Noise Assessment has been undertaken by RBA Acoustics (July 2020). This is based upon recent publicly available data (Hepworth Acoustics Noise Survey, 2018).

- 5.66 Due to current government Covid-19 restrictions on the operation of restaurants and nightclubs a noise survey has not been undertaken as recorded levels would not be representative of 'normal' conditions.
- 5.67 A detailed Noise Survey will be undertaken once surrounding noise sources are operating normally.
- 5.68 Based on the publically available data, the Noise Assessment considers that it is possible to achieve appropriate internal noise levels within the proposed residential development through high performance mitigation measures (such as secondary glazing). The precise specification of such measures will be confirmed by the results of the detailed noise survey. Due to the ongoing issues associated with Covid-19 it is proposed that completion of the detailed noise survey and confirmation of proposed mitigation measures be resolved through the imposition of planning conditions.
- 5.69 The proposed development is therefore in accordance with paragraph 170 and 180 of the Framework and MCC Core Strategy policy DM1.

Air Quality

- 5.70 An Air Quality Assessment has been undertaken by Hydrock (July 2020). This confirms that the background pollutant concentrations in the locality of the site are well within the National Air Quality Objectives, therefore the proposed development will be suitable for full natural ventilation.
- 5.71 Due to the change of use of the site from offices to residential, the proposed development is expected to reduce the number of trips to and from the site. Emissions from on-site plant are also below the threshold for assessment. Therefore, the development will have a negligible impact on air pollution in the surrounding area.
- 5.72 During construction, all dust impacts will be mitigated through the implementation of a construction management plan which can be secured by planning condition

Ventilation

- 5.73 A Ventilation Statement has been prepared by Zerum which confirms that the ventilation strategy improves on the fundamental principles of the Building Regulations, and will make a contribution to reducing the annual CO₂ emissions of the development.
- 5.74 The development will energy reduction measures in the ventilation systems to reduce the carbon footprint of the site using heat recovery devices and energy efficient fan selections.
- 5.75 Waste heat from the new dwelling will be recovered by the mechanical ventilation heat recovery (MVHR) systems. This type of ventilation will help to reduce heat demand and provide filtered air thus promoting healthy living conditions for the occupants. All fans and motors shall be specified to incorporate ECA accredited technology and appropriate controls.
- 5.76 The proposed development is therefore in accordance with paragraph 181 of the Framework and MCC Core Strategy policies EN16 and DM1.

Ground Conditions

- 5.77 A Ground Conditions Desk Study has been undertaken by Hydrock (July 2020). This concludes the following:
- It is considered unlikely that the site would be classified as Contaminated Land;
 - The overall risk from land contamination at the site is considered to be low; and
 - The overall risk for a redeveloped site is assessed to be low to moderate.
- 5.78 The study recommends that appropriate intrusive site investigation should be undertaken. This can be covered by conditions should planning permission be granted.
- 5.79 The proposed development is therefore in accordance with paragraph 178 of the Framework and MCC Core Strategy policies EN18 and DM1.

Broadband Connectivity Assessment

- 5.80 GTech Surveys have undertaken a Broadband Connectivity Assessment (May 2020). This confirms that the St John Street area has good download speeds with a number of providers having existing fibre infrastructure in place around the application site.
- 5.81 Therefore there will be no constraints in relation to broadband connectivity for the proposed development.

Energy

Environmental Standards Statement

- 5.82 Turley Sustainability have prepared an Environmental Standards Statement (August 2020) to demonstrate how the proposed development will deliver sustainable, resource efficient homes, through a wide range of measures. These are as follows:
- Energy efficiency – measures such as air source heat pumps will be incorporated to meet the requirement for 6% reduction of the developments CO2 emissions and 20% of the new build's operational energy from a renewable source.
 - Environmental design – embodied carbon has been reduced through the re-use of the existing building and use of sustainable materials such as brick. The site is also in an excellent location for sustainable modes of travel.
 - Water Management and Weather Resilience – the site is at low risk of flooding and will make use of Sustainable Urban Drainage Systems.
 - Waste Management – construction and operational waste management will contribute to recycling targets and minimise waste sent to landfill.
 - Construction Management – the proposed development will ensure construction minimises waste and impact on the surrounding area. The contractor will implement best practice pollution prevention policies and procedures on-site.

- Biodiversity – the proposed development includes measures to protect and enhance biodiversity on-site, including through additional planting and a green roof.

Energy Statement

5.83 An Energy Statement has been prepared by Zerum. This concludes that due to the site's location within a conservation area and the residential use, there are a number of feasible sustainable technology options for the proposed development. The design incorporates a number of energy efficient measures and meets the requirement for a 6% reduction in the developments CO2 emission and 20% of new builds energy from a renewable energy source, as follows:

- The design has applied passive principles and incorporates a 'fabric-first' approach. This achieves a highly efficient thermal envelope.
- Water efficient fittings (e.g. aerated shower heads and tapes) to reduce electrical loads for water heating.
- Ventilation strategy includes a mix of openable windows and mechanical ventilation with heat recovery (MVHR).
- Energy efficient lighting used throughout.
- The hot water cylinder will be insulated with low standing losses.
- Fixtures will be specified to give a reasonable balance between low water consumption, performance and cost. The design is currently progressing based on achieving a consumption of 125 l/p/d as required by Part G of the Building Regulations, Operational Waste Management.

5.84 The proposed development is therefore in accordance with Chapter 2 and paragraphs 102, 108, 127, 150, 151, 153, 155 and 170 of the Framework MCC Core Strategy policies CC5, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN16 and DM1.

Drainage

5.85 A Drainage Strategy has been prepared by Hydrock (August 2020). This confirms the following:

- The proposals at 8 / 8a St John Street will utilise the existing drainage infrastructure;
- The proposed new dwelling will be drained into separate surface water and foul networks, combining with a new chamber before outfalling to a new chamber built on existing United Utilities combined sewer located within Longworth Street. Large diameter pipes will be provided to ensure the proposed discharge rates provide a minimum betterment to existing brownfield runoff rates.

5.86 The proposed development is therefore in accordance with paragraph 163 of the Framework and policy EN14 of the MCC Core Strategy.

Summary and Conclusions

- 5.87 The proposals are consistent with the development management policies of the Core Strategy, particularly those pertaining to design. The development proposals have been assessed against the relevant Core Planning Principles and topic-related chapters of the Framework.
- 5.88 Overall, it is very clear that the development would be acceptable in principle providing family housing within the city centre.
- 5.89 In addition, the application proposes a development of sensitive, sustainable design which shall sustain the character and appearance of the Conservation Area. Whilst less than substantial harm to the significance of nos. 8 / 8a (Grade II Listed Building) has been identified as a result of the proposed rear extension, this harm is considered to be clearly outweighed by the public benefits resulting from the proposed development, in accordance with paragraph 196 of the Framework.
- 5.90 The application is supported by a range of technical assessments which can confirm that the associated 'impacts' of the development fall within established tolerances of acceptance with remaining matters relating to mitigation and control of the construction process capable of being resolved through planning conditions.
- 5.91 In addition, the assessment has identified that the proposals comply with all other relevant policies of the Framework and Core Strategy.

6. Summary and Conclusions

- 6.1 This Planning Statement supports a full planning application and Listed Building Consent for the change of use and extension of nos. 8/8a St John Street from offices (B1) to residential accommodation (C3) and the erection of a new residential dwelling (C3) at the rear of the existing property. Each dwelling will comprise of a four-bed, family home. The office accommodation is being relocated to new accommodation within Spinningfields, Manchester.
- 6.2 The principle of residential development within the St John Street Conservation Area is well established. Historically, the buildings were originally constructed as residential townhouses, with their use evolving to comprise of offices to meet the commercial demand of the area at the time. More recently, buildings along St John Street have been reinstated back to their original residential use (Appendix 1). Therefore, the principle of changing the use of nos. 8 / 8a St John Street back to their original residential use (with associated sensitive extension), is considered acceptable in principle.
- 6.3 The proposed new residential dwelling is located on the external courtyard area associated with the office space at 8 / 8a St John Street. This area is within the curtilage of the office building and is, therefore, in accordance with the definition of previously developed land / brownfield land, provided in the Framework.
- 6.4 Both national and local policies give substantial weight to development on previously developed land. Furthermore, local planning policy specifically encourages new residential development within the Regional and City Centres and within established residential areas.
- 6.5 In the circumstances it is considered that the principle of constructing an additional residential property within the site is also acceptable and supported by the relevant local and national policy.
- 6.6 The accompanying Heritage Statement has confirmed that the proposed development will sensitively reinstate the residential use of nos. 8 / 8a St John Street securing its optimum viable use in support of its long-term conservation. Its setting / significance will not be harmed by the introduction of an additional dwelling within its curtilage.
- 6.7 Similarly the significance of the adjacent Listed Buildings along St John Street will not be harmed and the proposals will sustain the character and appearance of the St John Street Conservation Area.
- 6.8 The demolition of the existing extension and the proposed rear extension, would cause less than substantial harm to the significance of nos. 8 / 8a St John Street, however. In accordance with paragraph 196 of the Framework, the public benefits of the proposed development have been considered and weighed against the identified harm.
- 6.9 The Planning Appraisal has concluded that the following public benefits significantly outweigh the identified less than substantial harm to nos. 8 / 8a St John Street:

The proposed development:

- Reinstates the residential use of nos. 8 / 8a St John Street securing its optimum viable use in support of its long-term conservation;
- Sustains the significance of the St John Street Conservation Area;
- Contributes to the City Centre housing supply, including much needed family dwellings in an already established residential area; and
- Provides a positive contribution to the local character and distinctiveness of the area through high quality, contemporary design.

6.10 Therefore, the less than substantial harm to nos. 8 / 8a St John Street identified as a result of the proposed rear extension is clearly outweighed by the considerable public benefits arising. The proposed development is in accordance with paragraph 196 of the Framework.

6.11 The application is supported by a range of technical assessments which can confirm that the associated 'impacts' of the development fall within established tolerances of acceptance with remaining matters relating to mitigation and control of the construction process capable of being resolved through planning conditions

6.12 In conclusion, the proposed development comprises sustainable development and is in accordance with the relevant national and local planning policy. In the circumstances, and in accordance with paragraph 11 of the Framework, the application should be approved without delay.

Appendix 1: Other relevant planning history

The table below outlines the planning history of relevance within the St John Street Conservation and areas immediately adjacent to the site.

Application Ref.	Date	Description of Development	Address	Decision	Decision Date
124226/FO/2019	30 Aug 2019	Change of use from offices (Class B1) to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.	13 St John Street Manchester M3 4DQ	Approved	13 Nov 2019
124227/LO/2019	30 Aug 2019	LISTED BUILDING CONSENT for internal and external works associated with change of use to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.	13 St John Street Manchester M3 4DQ	Approved	13 Nov 2019
122532/FH/2019	24 Apr 2019	Installation of three skylight roof windows in the rear roof elevation	19 St John Street Manchester M3 4DS	Approved	29 May 2019
122533/LO/2019	24 Apr 2019	LISTED BUILDING CONSENT for alterations to a listed building including removal of internal walls, doors, and ceiling, cupboard relocation, and installation of three skylight roof windows in the rear roof elevation.	19 St John Street Manchester M3 4DS	Approved	29 May 2019
120062/FO/2018	18 May 2018	Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments	3 St John Street Manchester M3 4DN	Approved	23 Aug 2018

		(Class C3), with storage provision at basement level.			
118614/FO/2017	09 Jan 2018	Planning Permission for the change the use of 21 St John Street from solicitors offices (use class A2) to a single residential dwelling (use class C3), including internal works, creation of a double height extension, external terraces (ground and first floor), refurbished/new external windows and doors, parking and gates, with extended boundary walls to the rear of the property.	21 St John Street Manchester M3 4DT	Approved	29 Mar 2018
118615/LO/2017	09 Jan 2018	Listed Building Consent for internal works, creation of a double height extension, external terraces (ground and first floor), refurbished/new external windows and doors, parking and gates, with extended boundary walls to the rear of the property.	21 St John Street Manchester M3 4DT	Approved	29 Mar 2018
115233/FO/2017	13 Feb 2017	Change of use of the existing ground plus two-storey building (but excluding the existing ground floor retail unit) and development of an additional two storey roof level extension, and external improvements, to create 12 residential apartments (Class C3), with storage provision at basement level.	3 St John Street Manchester M3 4DN	Approved	02 Jun 2017
113670/FO/2016	11 Nov 2016	Change of use from medical consulting rooms (D1) to a single residential dwelling with associated external alterations including a single storey rear and side extension and the creation of an external wall and gate	19 St John Street Manchester M3 4DS	Approved	01 Mar 2017

113671/LO/2 016	11 Nov 2016	LISTED BUILDING CONSENT for external works including a rear and side extension and associated internal works to create a single dwelling house	19 St John Street Manchester M3 4DS	Approved	01 Mar 2017
114640/JO/2 016	29 Nov 2016	Variation of condition application to vary condition 2 attached to approved planning permission 111175/FO/2016/C1 to allow for changes to the approved plans to amend the number of apartments in the scheme from 11 to 10 and internal layout changes at ground and lower ground levels	St John Street Chambers 2 St John Street Manchester M3 4DT	Approved	24 Feb 2017
112147/P3O PA/2016	14 Jul 2016	Prior approval for change of use of building from office (Use Class B1a) to residential (Use Class C3)	Artillery House 15 Byrom Street Manchester M3 4PF	Approved	17 Oct 2016
112624/FO/2 016	17 Aug 2016	The demolition of a single storey rear extension and the erection of a three storey rear extension to create additional living accommodation.	15 St John Street Manchester M3 4DG	Approved	13 Oct 2016
112625/LO/2 016	17 Aug 2016	Listed Building Consent for external and internal alterations to refurbish the existing building to create residential living accommodation.	15 St John Street Manchester M3 4DG	Approved	13 Oct 2016
111668/FU/2 016/C1	26 May 2016	Change of use of property from Use Class D1 to single family dwelling-house (Use Class C3).	15 St John Street Manchester M3 4DG	Approved	21 Jul 2016
111175/FO/2 016/C1	07 Mar 2016	Change of use of part basement, part ground floor and all upper floors of existing mixed use building to 11 no. residential apartments (Use Class C3) together with refurbishment	St John Street Chambers 2 St John Street Manchester M3 4DT	Approved	01 Jul 2016

of building, construction of
single storey rooftop
extension, modification of
existing gated entrance and
formation of new entrance
on St. John Street elevation
and replacement windows

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