Our Ref: SJH/KFW/DP5532

24th August 2020

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LINLEY HOUSE, DICKINSON STREET MANCHESTER M1 4QZ
APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990

On behalf of our client, Castleforge Partners, please find enclosed an application for full planning permission in relation to the Site known as Linley House, Dickinson Street M1 (the 'Site'). This application seeks permission for the following:

"External alterations to the ground and first floor elevations including creation of new ground floor entrances together with internal alterations at basement, ground and first floor and associated works."

The purpose of this application is to principally allow the external reconfiguration of the building as part of upgrade works to Linley House to deliver modern office accommodation together with ancillary office facilities.

The Site

Linley House is located within the Central Retail District of Manchester City Centre. The building has previously been used as multi-tenanted offices and is currently vacant. It is located in the George Street Conservation Area.

Castleforge Partners obtained the building in 2019 and have subsequently been undertaking internal refurbishment works as part of upgrading the Site to deliver high-quality modern office accommodation in the City Centre. It is envisaged that once complete, the building will be operated as co-working space, managed by Castleforge's operating arm Clockwise. We would note that the current works carried out to date on the building do not require planning permission.

The Proposals

The proposals for which planning permission is principally sought consist of external works to Linley House together with the creation of a new entrances into the building via Dickinson Street and Bloom Street. The façades at ground and first floor will be replaced with double-height glazing and the existing eastern entrance upgraded. In addition, new cycle storage will be created externally for future occupiers together with some additional planting and landscaping.

As part of the proposed works, new condenser units are proposed to be installed on the roof of the single storey building to the south of the Site. These units will replace existing plant at roof level and are not considered to result in any negative impacts on nearby noise sensitive receptors. Details of the proposed plant is proposed to be reserved by condition.

Internally, the building will be reconfigured at basement, ground and first floor as part of the refurbishment works to the building. It is envisaged that these areas will operate as breakout spaces for occupiers in the building and will be ancillary to the office spaces above.

A meeting was held with officers at Manchester City Council in June 2020 to discuss the principles and details of the proposals which are supported in principle. `

Planning Assessment

Policy CC1 sets out the strategic vision for Manchester City Centre and supports the provision of a range of economic uses to support the development of a vibrant employment location. In addition, Policy CC8 states that developments which make a significant contribution towards the growth of employment floorspace in the City Centre will be supporting.

The proposals subject to this application will upgrade existing office floorspace to deliver modern, attractive office accommodation suitable for a range of businesses. It will contribute towards Manchester's vibrant and attractive employment offer alongside the provision of co-working space locally. Overall, it is considered that the proposals will also contribute towards the aims and objectives of policies CC1 and CC8 and the broader strategic aspirations of the Core Strategy.

In addition to the above, Policy CC9 states that developments in the City Centre should preserve or enhance identified heritage assets. The design of new buildings should also be of the highest standard in terms of appearance and function. Similarly, guidance for the George Street Conservation Area states that proposals for new development should take into consideration the surrounding historic environment and should be sympathetic to the materials, height and fenestration of the neighbouring context. Where new building work is

proposed, the appearance of buildings should relate to the existing building context in form, scale and materials. New and refurbished buildings in the area should have their own vitality.

As set out in the accompanying Design and Access Statement prepared by MoreySmith Architects, the proposals for Linley House seek to improve and upgrade the existing building and create a visually attractive relationship at street-level with the wider built context. Overall, it is considered that the proposals represent an improvement to the appearance of Linley House and are sympathetic to the historic environment.

Conclusion

The enclosed submission seeks full planning permission for external works and alterations to Linley House together with the creation of new entrances into the building and upgrading of the internal configuration of the building. The proposals have been subject to pre-application discussions where the principle of the changes are supported in principle. The proposals are considered to be in accordance with adopted planning policies and supporting guidance.

To this end, please find enclosed a copy of the following supporting information:

- Completed Application Forms and Certificates, prepared by DP9 Ltd;
- Site Location Plan, prepared by MoreySmith Architects;
- Existing, Demolition and Proposed Plans and Elevations, prepared by MoreySmith Architects; and
- Noise Assessment Note, prepared by Cole Jarman.

The application fee has been calculated at £462.00 which has been paid and submitted together with the enclosed supporting information via the Planning Portal. We trust that the enclosed information is sufficient for the application to be validated and determined accordingly. Should you have any questions or like to discuss further, please do not hesitate to contact Katharine Woods at this office.

Yours sincerely,

DP9 Ltd.

DP9 Ltd
(Encl.)