

16th October 2019

Planning
Manchester City Council
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Our ref: 86 Deansgate

Dear Sir/Madam,

**Application for planning permission for external alterations to fifth floor to allow the conversion of the existing roof as a roof terrace in connection with existing office use
86 Deansgate, Manchester**

Introduction

JLL has been instructed by Vistra Trust Corporation (UK) Ltd as Trustee of the Property Income Trust for Charities ('the Applicant') to prepare a planning application to allow the conversion of part of the fifth floor of 86 Deansgate, Manchester for use as a roof terrace in connection with the existing use of the site as an office.

The description of development as set out on the application form is as follows:

'Planning permission for external alterations to fifth floor to allow the conversion of the existing roof as a roof terrace in connection with existing office use'

This application submitted today via the Planning Portal (ref: PP-08226597) is supported by the following documents:

- Application form and certificates;
- Design & Access Statement;
- Location Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Existing Elevations;
- Proposed Elevations; and
- Balustrade Details

The application fee of £234 was paid online via the Planning Portal.

Site Description

The site is located on Deansgate (A56) and comprises a six-storey building, with five upper floors of office accommodation, two ground floor retail units and basement car parking.

The site is bounded by Deansgate to the east, College Land to the west, 84 Deansgate to the north and 88 Deansgate to the south.

The main entrances to the offices and retail units are situated on the Deansgate frontage. Car park and service access is located on the 'rear' elevation, via College Land. A plan of the site is attached at Appendix 1.

The application site comprises of an area of 183sq.m located on the eastern element of the fifth floor.

Proposed Development

86 Deansgate consists of restaurant/leisure units on the ground floor along with an entrance atrium providing access to five floors of office accommodation. The fifth floor occupies approximately 80% of the floorplate of the building floorplate as viewed on plan, being set back from the Deansgate elevation. The remainder of the floorplate is made up of a flat roof and a plant room, overlooked by a glazed elevation forming the outer elevation of the fifth floor.

The applicant proposes converting this currently unused flat roof area for use as a roof terrace for the benefit of occupants of the office tenants of the fifth floor. The space would be used as ancillary to the existing office use of the fifth floor and would offer amenity space to staff and clients including during breaks and for client entertainment. The space will contribute to the well-being of staff. The works will form part of a wider refurbishment process including the renovation of the entrance lobby, improvement to cycle parking and showers and refurbishment of stairwells and other public spaces.

In order to facilitate the use of the flat roof for these purposes, the applicant proposes undertaking a number of minor physical works including the installation of balustrading works to secure the perimeter of the roof, replacement of existing glass windows for doors to provide access and the installation of a retractable canopy to provide shared and shelter to users. External seating, furniture and planting is also proposed however this will be unfixed and does not constitute development.

Planning History

A review of the Manchester City Council identified the following relevant planning applications at the application site.

Reference	Description	Decision	Decision Date
103402/TEL/2013/C1	The installation of a new telecommunications cabinet and associated fixings.	Approved	11 Oct 2013
102459/FO/2013/C1	Erection of 9 no. antennae on wall mounted support arms to replace 6 no. existing antennae	Approved	08 Aug 2013
101415/FO/2013/C1	The removal of existing windows at the 5 th floor of 86 Deansgate and the installation of new full height windows.	Approved	19 Jul 2013
101166/TEL/2012/C1	Upgrade of existing telecommunications site comprising replacement of existing telecommunications cabinet.	Approved	05 Feb 2013
097005/FO/2011/C1	Removal of two street trees and replacement in new locations, with new tree grilles	Approved	25 Oct 2011
089955/FO/2009/C1	Erection of a 2 storey extension and refurbishment works at International House	Approved	17 Sep 2009
075302/FO/2005/C1	Installation of 3no. face mounted antennas on roof, 2 no. equipment cabinets and associated equipment	Approved	26 Oct 2005
071518/FO/2004/C1	Installation of 3 no. face mounted antennas, 1 no. radio equipment cabin and ancillary equipment	Approved	17 Aug 2004
069215/FO/2003/C1	Installation of 3 no. antennae, 1 no. equipment cabin and ancillary equipment on roof	Refused	05 Dec 2003
068994/FO/2003/C1	New roller shutter to entrance lobby	Approved	10 Sep 2003
F/AD03559	Illuminated individual letter name sign on front elevation of canopy over entrance doorway to office block.	Approved	26 Jan 1982

Pre-Application Advice

JLL engaged in informal pre-application advice with officers of Manchester City Council. Officer's feedback has been incorporated into the submitted scheme. Originally the scheme included a fixed canopy. This has now been changed at the officer's request to include a retractable canopy.

The officer also suggested details of hours of usage suggesting daytime hours would be supported however unrestricted usage for the tenant is required.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.

The Development Plan for Manchester consists of the following documents:

- Manchester Core Strategy 2012 – 2027, adopted July 2012;
- Saved policies of the Unitary Development Plan (UDP);
- Greater Manchester Joint Minerals Development Plan, adopted April 2013; and
- Greater Manchester Joint Waste Development Plan, adopted April 2012

Policies from the Core Strategy and Unitary Development Plan have been consolidated onto an interactive policy map published by Manchester City Council. The map shows that the site lies within the City Centre and as such policies CC1-CC10 of the Core Strategy are relevant and highlights that the site falls within the Regional Centre (Policy EC3). The Policy Map also highlights that the site falls within the Parsonage Gardens Conservation Area, designated in 1985.

The Manchester Core Strategy

Policy EC3 'The Regional Centre' is supportive of office development where it conforms to other policies within the plan. Policies CC1-CC10 address a range of development management issues within the City Centre.

Policy CC1 outlines the Council's support for economic development in the City Centre including that *'Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported'* and development which will *'support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre'*.

Policies CC2-CC5 address retail, housing, the visitor economy and transport and are not relevant to the proposed development. Policy CC6 supports high density development in the City Centre where *'land should be used to maximise its efficiency'*. Policies CC6 and CC7 relate to Mixed-Use Development and to Change and Renewal which are not relevant to the proposal.

Policy CC9 relates to Design and Heritage within the City Centre, recognising the importance of design and the need to respect Manchester's built heritage, including Conservation Areas. Policy CC10 seeks to ensure spaces and developments are accessible to all.

Policy EC2 relates to Existing Employment Space and states that *'The Council will seek to retain and enhance existing employment space and sites'*.

Policy EN1 Design Principles and Strategic Character Areas sets out the design requirements on an area-by-area basis across the City. In the City Centre, Policy EN1 seeks to ensure a high standard of design, including *'Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals'*. Policy EN3 requires that development *'complements and takes advantage of the distinct historic and heritage features'*.

Policy DM 1 provides a range of general Development Management considerations including requiring that proposals consider *'Appropriate siting, layout, scale, form, massing, materials and detail'*, *'Appropriate siting, layout, scale, form, massing, materials and detail'* and *'Design for health'*.

Manchester Unitary Development Plan

Policy RC20 of the Unitary Development Plan (UDP) divides the City into sub-areas each of which are assigned a specific sub-area policy. The application site falls within Policy RC20 Area 5, bounded by Blackfriars Street, Deansgate, Bridge Street and the River Irwell. Policy Area 5 outlines the various uses located in this area and highlight the importance of the area in providing retail and office accommodation.

Policy DC18 relates to Conservation Areas and states that ‘*The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

- i. the relationship of new structures to neighbouring buildings and spaces;*
- ii. ii) the effect of major changes to the appearance of existing buildings;*
- iii. iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
- iv. iv) the effect of signs and advertisements;*
- v. v) any further guidance on specific areas which has been approved by the Council’*

National Planning Policy Framework

The National Planning Policy Framework (NPPF) provides the government’s overarching planning strategy for both decision takers and plan making bodies. The NPPF was originally published in 2012, updated in 2018 and amended in 2019.

Paragraph 80 of the NPPF states that ‘*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

Planning Considerations

The proposed development is located on the roof of an existing office building and will open up an area of flat roof to provide ancillary amenity space relating to the occupation of the building as an office. The development will require limited physical alterations relating to the addition of balustrading for safety to the perimeter, the replacement of windows for doors to provide access, the installation of a retractable canopy for shelter when required and the addition of unfixed furniture. The works will take place as part of a wider internal renovation of 86 Deansgate. The works will not result in the change of use of the application site and will have extremely limited visual impact on the surrounding area.

The proposed development will support the reletting of the wider office building, offering an attractive amenity space for occupiers, providing an opportunity to improve the work environment and wellbeing of occupiers and employees. The proposal offers an opportunity to intensify the use of an office building without presenting significant impact on neighbouring uses or the surrounding environment, in line with Policies EC3, CC1 and CC6 of the Core Strategy.

The ‘rooftop’ space will be used solely by the tenant and its guests. It will be a private area not used by the public or other tenants of the building. The tenant is keen to rent the office floor in part as a result of the enhanced amenity space that the rooftop will bring.

The planning officer as part of pre-application discussions suggested the rooftop space can be used during daytime hours. It is proposed that the space has no restrictions on operational hours. It will be used by the tenant of the space only for their business use. This could mean occasional evening entertainment as well as daytime entertainment and ancillary wellbeing space. The proposal is not within sufficient proximity of any residential properties that could be harmed by the proposal and therefore is appropriate at this location in line with UDP policies CC1 and EC2.

The site is located within the Parsonage Gardens Conservation Area which incorporates much of the land between the River Irwell to the west, Deansgate to the east, Blackfriars Street to the north and Bridge Street to the south. The Conservation Area includes a number of Listed Buildings however the application site is not listed. The proposed works are limited in scale, nature and impact and will not be visible from ground level being largely set back from the roof edge. The balustrade extends to approximately 1.5m above the existing parapet and the site is not overlooked by any buildings which immediately neighbour the site. Parsonage Gardens is located to the rear of the building and is completely shielded by the remainder of the building. The proposed development therefore presents no material impact on the Conservation Area, the setting of listed buildings and the Parsonage Gardens Conservation Area as a whole. The proposed development is therefore compliant with the National Planning Policy Framework and Policy DC18 of the UDP and Policies CC9, EN1 and DM1 of the Core Strategy.

Conclusion

Mayfair Capital have instructed JLL to prepare a planning application to allow the currently unused roofspace of 86 Deansgate as a roof terrace for the use of the office occupiers of the building.

The site is located on Deansgate in the centre of Manchester and within the Parsonage Gardens Conservation Area. The site is not overlooked by taller buildings in the vicinity, will not harm residential amenity and will not be clearly visible from street level. The site will not have a significant negative visual or environmental impact but will allow office users to benefit from outdoor space throughout the working day providing amenity space and contribute to staff well being as well as providing an opportunity for occasional client entertainment into the evening.

The proposed development has been shown to conform to all relevant policies of the UDP, Core Strategy and NPPF. The development is considered to constitute sustainable development and should be approved.

Yours faithfully,

A handwritten signature in black ink that reads 'Tom Robinson'.

Tom Robinson

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