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Jennifer Atkinson
Principal Planner
Development Management North
Manchester City Council
PO Box 532
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M60 2LA

1st August 2018

Dear Sir / Madam,

23 NEW MOUNT STREET, MANCHESTER
APPLICATION FOR FULL PLANNING AND LISTED BUILDING CONSENT
PLANNING PORTAL REF: PP-07152326

CBRE Limited, on behalf of our client, Homezzz Limited, has been instructed to submit a Full Planning and Listed Building Consent application to Manchester City Council (MCC) in relation to 23 New Mount Street, Manchester, M4 4DE ('the Site).

Description of Development

Full Planning and Listed Building Consent is sought for:

"Change of use from offices (Use Class B1) (4,656 sqm) together with erection of a roof extension to block fronting Naples Street and glazed atrium to form 66 no. residential units (Use Class C3a) with associated elevational alterations."

This application has been submitted electronically via the Planning Portal (Ref: PP-07152326).

The Site

The Site, shown edged red on the accompanying Site Location Plan, comprises three former printing works buildings associated with the Cooperative Society together with a former residential dwellinghouse and extends to 0.15 hectares in area. The buildings, which range in height up to 5 storeys, are bound by Naples Street to the north, Ludgate Street to the west, School Street to the east and New Mount Street to the south.

The buildings are Grade II Listed and date from 1870, 1906 and 1920s. The buildings are currently predominately occupied as B1 serviced offices, albeit that notices have been served on existing occupiers to vacate the property by September 2018. Some of the other internal spaces are currently unoccupied, namely the former dwellinghouse on the corner of School Street and Naples Street. As

illustrated in the accompanying Building Survey and survey images, the premises have fallen into a state of disrepair.

Background to the Application

The Applicant

Homezzz Limited is part of The Parklane Group, a substantial private business with 40 years track record in the UK property and leisure industries. The Parklane Group is an established company supported by experienced development management and operational teams and targeted at developing quality residential schemes in key Cities throughout the UK.

In addition to Homezzz, the Company also sources, builds and operates its other main premium City Centre hospitality and leisure brands, Romezzz serviced aparthotels and IconInc Student Living.

The Application

On 19 June 2017, MCC granted Full Planning and Listed Building Consent for "*change of use from offices (Use Class B1) (4656 sqm) together with erection of a roof extension to block fronting Naple Street and glazed atrium to form 59 residential apartments (Use Class C3a) with associated elevational alterations*" (LPA ref. 114920/FO/2017).

The Council's Planning and Highways Committee Report dated 1 June 2018 concluded that:

"The proposal will result in the loss of a large amount of B1 office space. However, the applicant has demonstrated that the use and condition of the building will no longer secure the long-term viability and maintenance of this Listed Building. A residential use of the building will contribute to the supply of good quality housing in this popular area of the City Centre. Matters relating to the impact on the listed building together with car parking, waste management and noise have all been carefully considered and there are no unduly harmful impacts on residential and visual amenity which will arise."

Subsequent to receive the above consent, pre-commencement conditions 17 (relating to off-site car parking) and 20 (relating to the employment relocation strategy) were discharged in October and September 2017 respectively.

The principle of the development has therefore been accepted by MCC and it has been recognised that the residential use of the building will contribute to the supply of good quality housing in this popular area of the City Centre. These proposals have sought secure a betterment to the consented scheme which, through internal rationalisation, has led to an uplift of 7 units taking the number of units proposed to 66.

An overview of the key alterations made to the previously approved scheme are set out below and represent a betterment to the existing consent.

- Increase in the number of units to 66 (7no. additional units over the 59 previously consented);
- Conversion of the roofspace of the 1860's range to accommodate 4no. apartments at 4th floor level, accessed via individual stairwells at 3rd floor level;
- Re-planning of the single storey rooftop extension to the 1920's building in order to accommodate 1no additional apartment at 2nd floor level;
- Re-planning of the layout on the Ground and First floors in the 1860's range to accommodate 1no additional apartment on each level;

- Removal of the roof gardens over the units in the single storey extension in the 1920's range, with access for maintenance purposes only;
- Re-configuration of the Atrium roof alongside the 1920's range, such that part of the roof structure sits one storey lower than previously consented;
- Minor amendments to the atrium roof glazing to cater for the positioning of smoke vents;
- Retention of the existing substation at lower ground floor within the 1920's range, accessed via Ludgate Street and changes to the apartment adjacent to create a 3-bed unit;
- Minor amendments to the layouts to suit the fire strategy prepared by a Fire Engineering Consultant including the introduction of smoke shafts and minor repositioning of the lift position;
- Introduction of mezzanine decks to the 2 units within the mansard roof of the 1906 range;
- Introduction of conservation rooflights for the apartments contained within the roof; and
- Improved compliance with National Space Standards than the consent scheme.

Supporting Information

The following information is submitted in support of the application and has been prior agreed with the Council during pre-application discussions:

TITLE	AUTHOR	DATE
Planning Application Form, Notices and Certificates	CBRE Limited	July 2018
Covering Letter	CBRE Limited	July 2018
Planning Statement	CBRE Limited	July 2018
Design and Access Statement	Axis Architecture	July 2018
Heritage Statement: Significance and Impact	Stephen Levrant Heritage Architecture	November 2016
Heritage Statement Addendum	Stephen Levrant Heritage Architecture	July 2018
Transport Statement	Hydrock	July 2018
Travel Plan	Hydrock	July 2018
Building Survey	CBRE	March 2016
Sustainability and Energy Statement	Hydrock	July 2018
Drainage Strategy	Hydrock	July 2018
Crime Impact Assessment	GMP	November 2016
Crime Impact Assessment Update	GMP	July 2018
Bat Survey	Peak Ecology	July 2018
Bat Survey Update	Peak Ecology	July 2018
Waste Proforma	CBRE	July 2018
Noise Impact Assessment	Enzygo	July 2018
Air Quality Assessment	Redmore Environmental	July 2018
Viability Assessment	CBRE	July 2018

In addition to the supporting information set out in the schedule above please also find enclosed the following application drawings:

- Proposed Cellar GA Plan – ref. 27005(02)100
- Proposed LGF GA Plan – ref. 27005(02)101
- Proposed GF GA Plan – ref. 27005(02)102
- Proposed 1F GA Plan – ref. 27005(02)103
- Proposed 2F GA Plan – ref. 27005(02)104
- Proposed 3F GA Plan – ref. 27005(02)105
- Proposed 4F GA Plan – ref. 27005(02)106
- Proposed Roof GA Plan – ref. 27005(02)107
- Listed Building - LGF Plan – ref. 27005(02)21
- Listed Building - GF Plan – ref. 27005(02)22
- Listed Building - 1F Plan – ref. 27005(02)23
- Listed Building - 2F Plan – ref. 27005(02)24
- Listed Building - 3F Plan – ref. 27005(02)25
- Listed Building - 4F Plan – ref. 27005(02)26
- Atrium GA Section A-A – ref. 27005(03)04
- GA Section B-B – ref. 27005(03)05
- GA Section C-C – ref. 27005(03)06
- Elevation 1 (New Mount Street) – ref. 27005(04)101
- Elevation 2 (School Street) – ref. 27005(04)102
- Elevation 3 (Naples Street) – ref. 27005(04)103
- Elevation 4 (Ludgate Street) – ref. 27005(04)104
- Listed Building - Elev 1 – ref. 27005(04)20
- Listed Building - Elev 2 – ref. 27005(04)21
- Listed Building - Elev 3 – ref. 27005(04)22
- Listed Building - Elev 4 – ref. 27005(04)23
- Exterior works schedule and markups

A cheque made payable to Manchester City Council for the requisite planning application fee of £25,067 is enclosed with this cover letter.

Summary

I trust that the above is order and that you have sufficient information to validate the application. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely

[redacted]

CHRIS SINTON
SENIOR PLANNER
CBRE LIMITED

Encs. Application Submission
Application Fee