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PLANNINGSTATEMENT

ABERDEEN ASSET MANAGEMENT

SUNLIGHT HOUSE

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1.0 Introduction

1.1 This Planning Statement has been prepared by NJL Consulting on behalf of Aberdeen Asset Management Plc in support of an application to discharge condition 4 of planning permission 115805/FO/2017 and condition 3 of listed building consent 115806/LO/2017 at 101-103 Sunlight House, Quay Street, Manchester, M3 3JZ.

1.2 Planning permission 115805/FO/2017 was granted on 8th June 2017 for '*the creation of a new entrance on the Little Quay Street elevation, and landscaping and associated works.*'

1.3 Listed building consent 115806/LO/2017 was granted on 8th June 2017 for '*the installation of a new frontage to create a new entrance from Little Quay Street, the restoration of the stained glass dome, the insertion of 2 No glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and café area, the refurbishment of the 13th and 14th floors to existing office space.*'

1.4 Condition 4 of the above planning permission, and condition 3 of the above listed building consent, states the following:

> *'Notwithstanding the details shown in the approved documents detailed in condition 2 above the following shall we submitted and approved in writing prior to any works to these elements commencing on site:*
>
> *(a) Final details of an alternative proposal for the new frontage to Little Quay Street*
>
> *No works shall be carried out to the Little Quay Street elevations unless and until an alternative scheme has been submitted to the city council as local planning authority and agreed in writing.'*

1.5 The reasons stated for the above condition are as follows:

Planning Permission – To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Listed Building Consent – In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), and DM1 (Development Management) of the Core Strategy and saved Policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

1.6 Also submitted in support of this application are:

DOCUMENT	PREPARED BY
Heritage, Planning and Access Statement	Atelier MB Urban Architects
Landscape Proposals Design and Access Statement	Planit Intelligent Environments LLP

1.7 A comprehensive suite of drawings have also been produced by Atelier MB Urban Architects to support this application. Planit-IE LLP have produced plans setting out the masterplan for the redevelopment of the public realm on Little Quay Street.

1.8 The purpose of this statement is to provide the relevant justification for the proposals in regards to the discharge condition 4 of planning permission 115805/FO/2017 and condition 3 of listed building consent 115806/LO/2017.

2.0 The Site and Its Surroundings

The Site

2.1 The application site falls within the Manchester City Council boundary, and amounts to 0.17 hectares. It is owned by Aberdeen Asset Management Plc.

2.2 The application site comprises the building known as 'Sunlight House'. The Grade II listed building was originally built in 1932. It is bound to the north by Atkinson Street, to the east by Little Quay Street and to the south is Quay Street. A private mutli-storey car park adjoins the building to the west, beyond which is Manchester Opera House. Byrom Street to the west of the Opera House forms the block comprising the aforementioned buildings.



Figure 1 Aerial View of Quay Street and Little Quay Street Elevations

2.3 The first up to the thirteenth floors comprise of office suites of various sizes. The building is part occupied and part vacant. There are three basement floors. The ground floor of the premises comprises a range of retail and leisure units. These are as follows:

Quay Street elevation

- Bannatyne's Hair and Nails;
- Bannatyne Health Club and Spa; and
- Flower Style Flower Shop.

Little Quay Street Elevation

- 'The Old Grapes' Public House (now closed)

2.4 There are two points of access for the office suites, the 'Quay Street Entrance' and the 'Spinningfields Entrance'. These entrances are located at opposing ends of the Little Quay Street elevation of the building. The Atkinson Street elevation comprises the emergency exits and servicing for the Bannatyne Health Club and Spa.

2.5 The first two of the basement floors primarily comprise floorspace associated with the Bannatyne Health Club and Spa as well as plant rooms associated with the building as a whole. The third basement level only covers a small area and its function is unknown.

2.6 The centre of the building comprises an internal lightwell.

2.7 As previously highlighted, the building is Grade II listed. The details of the listing is as follows:

'Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively set back, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from 2nd to 10th floors, with carved decoration over 10th floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).'

2.8 Sunlight House, built in an art deco style, was completed in 1932. According to the Pesvner Architectural Guide for Manchester[1], when it was completed, at 14 storeys tall and a height of 41m (135 feet), it was the tallest building in Manchester. It is understood that the original plans for the building were for it to be 30 storeys tall, but these were never realised after objection from the Council. The building was originally used as Joseph Sunlight's (the building's designer) property business headquarters.

Surrounding Uses

2.9 The site is located in Manchester city centre and is therefore surrounded by a wide range of different buildings, uses and open space.

2.10 To the immediate north of the site, on the adjacent side of Atkinson Street is 1 Scott Place, an office building that houses DWF LLP as well as Deloitte. Further to the north and to the west of the application site is Spinningfields, described as 'the leading regional business quarter in the UK and the centre of the Manchester corporate community'[2]. Spinningfields was a comprehensive city centre regeneration scheme

[1] Hartwell, Clare (2001), Manchester, Pevsner Architectural Guides, Penguin Books, p. 252
[2] www.spinningfieldsonline.com/about

that now houses a mixture of food, retail, leisure as well as commercial uses. Spinningfields is considered the prime location in Manchester for businesses to locate.

2.11 Deansgate, located to the east of the application site, comprises a range of different city centre uses which includes office, food, retail, leisure as well as other commercial uses.

2.12 The south of the site includes similar uses. Commercial, food, retail and leisure uses dominate the location. There are however, small pockets of residential accommodation to be found to the south of the application site.

2.13 Hardman Square to the west, and St John's Gardens to the south west of the site provide areas of public open space within the city centre and in close proximity to Sunlight House.

Planning History

2.14 The building has a substantial planning history associated with it that covers approximately 40 years, with 63 applications applied for over this period. We therefore only focus on the more recent, and relevant planning history.

2.15 The history focusses into two main areas, planning applications and listed building consents for external alterations to the building and listed building consent applications for internal refurbishment works. We provide a summary of applications submitted since 2010 in the table below.

APPLICATION REFENCE	DESCRIPTION OF DEVELOPMENT	DECISION	DATE OF DECISION
092921/LO/2010/C1	Listed Building Consent for the creation of door aperture.	Approved	24 June 2010
097518/LO/2011/C1	Listed Building Consent for internal refurbishment of part of 9th floor to provide meeting rooms, offices, store and kitchen areas for a prospective tenant.	Approved	29 November 2011
098212/LO/2011/C1	Listed Building Consent works to refurbish the 7th floor.	Approved	16 February 2012
098797/LO/2012/C1	Listed Building Consent for internal alterations including the refurbishment and fit out of the 7th floor.	Approved	07 June 2012
099281/LO/2012/C1	Listed Building Consent for the removal of non original internal finishes and the refurbishment of the sixth floor.	Approved	29 June 2012

100744/LO/2012/C1	Listed Building Consent for the installation of partitions.	Approved	12 December 2012
103370/LO/2013/C1	Listed Building Consent for the internal refurbishment of the 3rd Floor.	Approved	03 October 2013
103817/LO/2013/C1	Listed Building Consent for the internal refurbishment to part of the 6th Floor.	Approved	28 November 2013
105370/LO/2014/C1	Listed Building Consent for the internal refurbishment of suites 202 and 501.	Approved	04 April 2014
111218/LO/2016/C1	Listed Building Consent for the internal refurbishment of part of the 2nd, and the 4th, 5th and 8th floor.	Approved	04 April 2016
109883/LO/2015/C1	Listed Building Consent for elevational alterations to include the installation of a new entrance, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, internal modifications to create a new reception area at ground floor level, and the refurbishment of existing office space at the 13th and 14th floor.	Withdrawn	28 June 2016
109882/FO/2015/C1	Elevational alterations to include the installation of a new entrance to the ancillary reception and cafe car area, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, and the implementation of a landscaping scheme to Little Quay Street.	Withdrawn	28 June 2016
111904/FO/2016	The installation of an extraction system and the	Approved	03 October 2016

	installation of a condensor unit to the existing plant area.		
111905/LO/2016	Listed Building Consent for the internal refurbishment and fit-out of the 3rd, 9th, 10th, 11th and 12th Floors at Sunlight House in Manchester.	Approved	11 October 2016

2.16 It is clear to see that there has been a significant amount of work undertaken to alter and improve the building over the last 6 years. The recently granted planning permission and listed building consent serves to further modernise the building to provide enhanced commercial floorspace.

3.0 The Proposed Development

3.1 While this Statement relates to the new external frontage at Little Quay Street, it is important to note that the frontage forms part of the wider proposals for the site which have been granted planning permission and listed building consent. The new frontage will only be implemented if the wider changes to the building are implemented.

3.2 The wider site changes which have been granted planning permission and listed building consent comprise of the following:

- Change of use from A4 (Drinking Establishment) to B1a (Business) to accommodate new reception area.
- Change of use from A4 (Drinking Establishment) and B1a (Business) to A1 (Shops) to allow 2 no. retail units to operate at the north east corner of the site.
- Internal alterations including remodelling of the ground and first floors to provide a double height reception area, the insertion of 2 no. new lift shafts and the repair and refurbishment of the thirteenth and fourteenth floors.
- External landscaping works at Little Quay Street to include the following:
  - Removal and retention of existing pavement lights, relaying them in a new position;
  - Removal of flagstone paving and replacing with a fanlight design made of alternative material;
  - Removal of concrete planters and replace with stone clad seating; and
  - Addition of new street furniture such as lights, bollards and bins.

Little Quay Street Frontage

3.3 The proposed external new frontage at Little Quay Street, to which this discharge of condition application relates, will complement the approved changes to the building described above.

3.4 At present, the Little Quay Street elevation comprises the two existing entrances at either end of the façade and 'The Old Grapes' public house located in the centre. The existing uses utilise the original elements of the building.



Figure 2 Existing Elevation (extract from 1538 E(200))

3.5 In order to facilitate the new double height reception area that has been granted planning permission and listed building consent, there will need to be alterations made to the central section of the Little Quay Street façade. These are shown in Figure 3 below.



Figure 3 Proposed Elevation (extract from 1538 P(203))

3.6 The new entrance to the building will be located in place of the existing 'The Old Grapes' public house. The existing fenestration is to be removed from the aperture within the façade and replaced with full height glazing. The three existing window bays to the first floor of the building will be combined into a single large area of glazing. This will create the appearance of a double height entrance which will reflect the internal alterations in this this part of the building.

3.7 The new entrance will create a legible sense of arrival while retaining as much of the original building fabric as possible.

4.0 Planning Policy Framework

4.1 The planning policy framework that applies to this planning application comprises of the National Planning Policy Framework (NPPF), the Manchester Core Strategy (adopted 11 July 2012), the saved policies of the Manchester Unitary Development Plan (UDP), as well as the Guide to Development in Manchester Supplementary Planning Document (SPD).

4.2 We provide a synopsis of the relevant planning policy framework that is applicable to the Sunlight House proposals in their entirety. As the frontage will only be delivered as part of the composite scheme, these are relevant to this discharge of conditions application.

Economic Development in the City Centre

4.3 The NPPF and the Core Strategy both set clear aspirations over the need to promote economic growth and in sustainable locations. The Framework states that 'the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth' going on to say *'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'* (Para 19).

4.4 Policy SP1 of the Core Strategy also contributes to providing some of the guiding principles of the spatial distribution of development stating that *'the Regional Centre will be the focus for economic and commercial development'*.

4.5 Policy EC1 goes further to say *'Priorities for ensuring continued economic growth include: Ensuring the continued social, economic and environmental regeneration of the City.'* with Policy EC2 emphasising this point by stating that *'The Council will seek to retain and enhance existing employment space and sites'*. The NPPF supports this position by highlighting that *'to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'*

4.6 Core Strategy Policy CC1 provides guidance on the locations where employment growth will be supported. The policy identifies Spinningfields as one of the areas within the City Centre that should be the focus for employment growth.

Heritage

4.7 Conserving and enhancing the historic environment is given emphasis in the NPPF at section 12. Paragraph 128 states that '*in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected*' going on to say in the next paragraph that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and necessary expertise' (Para. 129)

4.8 The NPPF supports the position set out in the Core Strategy at Policy EN3. Policy EN3 states that '*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 importance'*. The policy goes on to say 'Proposals which enable the re-use of heritage assets will be

encouraged where they are considered consistent with the significance of the heritage asset'.

4.9 The explanatory text reaffirms the NPPF position by stating that '*It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets'*.

Design Considerations

4.10 The design of the development will be a key consideration that will need to be taken into account. The NPPF places great emphasis on the importance of design, '*great weight should be given to outstanding or innovative design which help raise the standard of design more generally in the area'* (para. 63). This emphasis the position the Framework sets out earlier that, '*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'* (para. 56).

4.11 Policy CC9 of the Core Strategy provides the guiding principles of development designs and the built heritage of Manchester. Development in Manchester City Centre '*should preserve or enhance the heritage assets that have been identified, including listed buildings'*. The policy highlights that designs need to be of '*the highest standard in terms of appearance and function.*'

4.12 The standards and guidance that is set out in other policies in the Core Strategy should be the '*basis for the approach to design, with particular attention to be given to the City Centre context and character'*.

4.13 Policy DM1 sets out the specific principles against which new developments should have regard when developing their design. The points eight key themes;

- *Appropriate siting, layout, scale, form, massing, material and detail;*
- *Development should have regard to the character of the surrounding area;*
- *Effects on amenity;*
- *Accessibility*
- *Community safety and crime prevention;*
- *Design for health;*
- *Adequacy of internal accommodation and external amenity space; and*
- *Refuge storage and collection.*

4.14 Policy EN1 and the SPD provide additional detail to this and gives seven key principles highlighting the urban design characteristics that together create successful places, which align with the NPPF. These are:

- *Character and context;*
- *Continuity and enclosure;*
- *Legibility;*
- *Ease of movement;*

- *Quality of the public realm;*
- *Diversity; and*
- *Adaptability.*

4.15 The quality of developments is also expected to be high in the city centre, with the SPD going on to say that '*Good design should be regarded as an essential requirement of the development process*'

Accessibility

4.16 The NPPF states that '*[p]lans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised*' (Para 34) and that '*[p]lanning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities*' (Para 37).

4.17 The Core Strategy provides more detailed guidance on this in Policy CC5. The policy highlights that the transport strategy for the city centre is focussed to ensure '*transport is managed in a way which supports the projected growth of the City Centre'* Reinforcing this position by going on to say that '*Developers should work with public transport providers to ensure that all users are able to access developments by sustainable means, especially taking account of times when developments are likely to be busiest*'.

High Court Judgement

4.18 The High Court Judgement for Forest of Dean District Council v Gladman Developments Ltd (Case No: CO/4852/2015) from February 2016 (Appendix 2) provides the relevant precedent for this application. This is triggered for heritage cases where the development plan is considered to be absent, silent or out of date (NPPF Para. 14). In this case, the development plan does not address the weighting exercise between less than substantial harm to a heritage asset and public benefits, therefore it is considered to be silent. As a result, the process set out in the judgement should be adhered to.

4.19 This Judgement confirms the following:

a. That there is a presumption in favour of preserving listed buildings. There is a statutory obligation set out in the Planning (Listed Buildings and Conservations Areas) Act 1990 Section 66 (1) which requires special regard to be had to '*the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*. This is the prevailing consideration as it is statute along with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which requires determination in accordance with the Development Plan unless material considerations indicate otherwise.

b. That paragraph 134 of the NPPF is a policy of restriction (Para. 25), in accordance with paragraph 14, footnote 9. Therefore, where the development plan is absent silent or out of date paragraph 134 should be considered, before the consideration of the presumption in favour of sustainable development. Paragraph 134 states that where the proposal will

have less than substantial harm to a heritage asset, the harm should be weighed against the public benefits of the proposal.

c. In order to ensure that due weight is given to preserving listed buildings, the weighting exercise set out under paragraph 134 of the NPPF must be undertaken first and weigh in favour of public benefits before consideration is given to the presumption in favour of sustainable development in the context of the NPPF as a whole, including the heritage tests in Chapter 12.

4.20 It is therefore necessary for the proposed development to pass the test set out in paragraph 134 of the NPPF before an appraisal of the wider policy implications of the development is undertaken.

5.0 The Case for Development

5.1 Having reviewed the planning policy context, we consider that the proposals are in accordance with the development plan when considered as a whole i.e. the Little Quay Street frontage proposals as part of a comprehensive package of refurbishment works to the Sunlight House building. The assessment of the proposals is summarised below by topic area.

Heritage Assessment

5.2 Harm to a heritage asset must be given considerable importance and weight in the determination of the planning application and listed building consent application.

5.3 This Section of the Statement demonstrates that the works proposed to Sunlight House meets the planning tests for works to a heritage asset, as set out in the NPPF Chapter 12. The NPPF requires the following stages of analysis to be undertaken in order to demonstrate that the proposals are acceptable in planning terms:

1. Describing the significance of the heritage asset and its contribution to the setting.

2. An assessment of the degree of impact that the development will have on the heritage asset.

3. If the development will have less than substantial harm, consideration of whether the public benefits outweigh the harm is required.

5.4 The following section is set out in these sections.

1. The Significance of the Building and its Contribution to the Setting

5.5 A Heritage Statement prepared by Atelier MB has been submitted with the application. It considers the significance of the building and the contribution it makes to its setting. This is based on a detailed review of historical records and a site visit, which enabled the heritage consultant to consider its value in terms of evidential, historical, communal and aesthetic qualities.

5.6 The Heritage Statement found that Grade II listed Sunlight House has value in each of these categories but that this value has been eroded by past alterations to the building, predominantly through a number of internal alterations, which have impacted on the aesthetic value and setting of the building.

5.7 A number of different works have been consented through various recent planning permissions which were not considered to have a major impact on the significance of the building and the heritage consultant felt that the harm caused *'The development of Spinningfelds and lack of coherent plan for the streetscape has damaged the setting of the listed building. The proposals for a new entrance represent less than signifcant harm*.' (Page 20). The Heritage Statement goes on to say that '*The proposals will have a minimum impact on the conservation area and its significance as a heritage asset. The proposed streetscape alterations would improve the current situation and enhance the setting of Sunlight House. Plans are consistent with the surrounding buildings.*' (Page 23).

5.8 The heritage significance of a building is a factor in the judgement about the level of harm that proposals will have and with greater weight to be attached the greater the

significance of the building. The fact that the building is Grade II listed, rather than a Grade II* or Grade I is therefore a factor along with the findings of the Heritage Statement which states that the significance of the building has been reduced by historic works.

2. Assessment of Harm to the Significance of the Heritage Asset

5.9 The application proposals have been developed in conjunction with the heritage consultant and the proposals have been revised based on their recommendations to ensure they have the minimal possible impact on the significance of the building, whilst retaining the commercial requirements.

5.10 With regard to the Little Quay Street frontage, the Heritage Statement found that the retention of the original elements and removal of the non original elements of the former Old Grapes entrance, along with the insertion of glazing to create a double glass door entrance at the centre, will have no harmful effect on the significance of the heritage asset.

5.11 Further proposals to create a double height entrance by removing the three original windows above the former Old Grapes entrance and the wall between, and replacing with glass panels within an aluminium frame, has been assessed as having a 'degree of harm'. However, the Heritage Statement goes on to state that the level of harm has been reduced through a change in design which now retains the original decorative ironwork.

5.12 With regard to the frontage proposals overall, the Statement confirms that *'the effect of the impact on the asset is now considered relatively small in the context of the significance of the whole listed building: the amount of fabric to be removed is limited, and when considered as a proportion of the Little Quay Street elevation and the building as a totality, it cannot be classed as significant harm to the Significance of Sunlight House. The residual harm level is considered low.'*

5.13 In assessing the proposals as a whole, including all internal and external amendments to the building, the conclusion of this process as set out in the Heritage Statement is that the *'report has explained and justified proposals to improve Sunlight House and its landscaped setting. We have developed proposals that will facilitate the continued viable occupation of an important office building, whilst ensuring that the significance of the historical asset is respected, and where possible enhanced.'* (Page 27).

5.14 It is therefore concluded that the application proposals will have less than substantial harm to Sunlight House.

3. Assessment of Public Benefits v Harm

5.15 Where it has been determined that a development will have less than substantial harm on a heritage asset the NPPF requires an assessment of the balance between the harm and the public benefits of the proposal *'including securing its optimum viable use'* (Para. 134).

5.16 This should also be considered in conjunction with paragraph 131 of the NPPF which requires local planning authorities to take account of:

'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conversion;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and

the desirability of new development making a positive contribution to local character and distinctiveness'

5.17 The Planning Practice Guidance (PPG) provides further guidance on the definition of a 'public benefit'. It states that '*public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress*' (Paragraph reference 18a-020-20140306). This has been further interpreted by a recent appeal decision (APP/N5660/W/16/3151091 and APP/N5660/Y/16/3151092) for the London Russian Ballet School. The decision for which states:

'*Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as securing the optimum viable use of a heritage asset in support of its long term conservation'* (Para. 59).

5.18 In this case, the public benefits of delivering the frontage at Little Quay Street must be considered in the context of the wider internal and external alterations to the building, for which planning permission and listed building consent has been granted. This is because there is an intrinsic interdependency of the alterations taken as a whole, which together improve the viability of the internal floorspace. This allows for an increase in rents which in turn ensures that the public benefits described below can be realised.

5.19 The double height glazed frontage which is proposed at Little Quay Street is an essential component of the Sunlight House scheme, which will increase the desirability of the floorspace on offer. This will enable the building to compete with other more modern offices within the city centre and secure its long term viable use. Again it should noted that the Little Quay Street frontage will only be implemented if the wider scheme is delivered as a whole.

Public Benefits of the Development

Public Realm Improvements

5.20 The existing landscaping is outdated and does not positively contribute to the conservation area. There is a large quantity of street furniture that has been introduced that makes for a cluttered and muddled street scene. This does not provide the quality of external space that is appropriate for the conservation area.

5.21 There are currently remnants of the outdoor seating area associated with The Old Grapes, numerous bollards and unsympathetic planters and planting that detract from the grandeur of Sunlight House and an area that pedestrians do not want to use.

5.22 The proposals will remove the majority of the existing landscaping, pavement lights being the only item retained. This will be replaced with high quality materials and planting that will greatly enhance the area.

5.23 This will have a number of improving factors for the area. Firstly, it will improve the setting of the surrounding listed buildings within the conservation area, improving the overall character and quality of the area. This will consequently improve the setting of

Sunlight House and the proposed alterations, making it a more attractive proposition for potential occupiers and improving the site's marketability.

5.24 Informal pocket parks provide excellent opportunities, within built up urban areas, for pedestrians and local residents to meet and enjoy city centre locations. This small space behind Deansgate will provide exactly this opportunity and will compliment the other areas of public open space that are located in proximity to the site, such as those in Spinningfields.

Economic Benefits

5.25 The NPPF states that 'The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.' In order for economic growth to be realised, a range of quality employment spaces need to be available that are attractive to future occupiers.

5.26 There is only a finite amount of space that can be redeveloped for new build, bespoke office and commercial developments. Therefore, opportunities to remodel and refurbish existing buildings need to be considered to meet the growing demands for office space. The building has been subject to a number of piecemeal changes since it was first constructed. However, since the advent of Spinningfields coming forward adjacent to the site, the building has lost its attraction as a prime office space in the city centre. It has now reached the point whereby comprehensive refurbishment is needed to address the growing demands of modern tenants.

5.27 'The Old Grapes' public house has now closed and provides an opportunity to create a new and impressive entrance to the building. At present, the two corner entrances to the building are an inefficient means of accessing the building that are a contributing factor towards tenants assessing other locations as places to locate. Provision of a grand, central entrance will provide the extra selling points tenants want and desire that will promote Sunlight House as one of the best buildings to locate to in the city centre.

5.28 Policy EC1 of the Core Strategy highlights that development proposals should '[enhance] the sense of place of the wider area'. At present, the vacant public house and the poor landscaping along Little Quay Street are a major detrimental factor to the appeal of the location to potential businesses and tenants. The wholesale refurbishment of the main entrance to Sunlight House will ensure it is brought into the 21st Century.

5.29 The floorspace on the 13th and 14th floors of Sunlight House have been partly vacant and underused for a long period of time and are in need of significant improvements in order to meet the needs of the current market. The building does note meet the requirements of occupiers' needs at present and detracts from the employment spaces in this important city centre location. Carrying out a soft strip of these floors, refurbishing and repairing original elements and upgrading the services will bring the spaces up to modern standards that will make this an attractive option for businesses to locate.

5.30 Aberdeen Asset Management Plc is proposing a development which will realise the Council's aspirations for economic growth located in the city, and regional, centre. They are proposing a strategy that is based on clear market signals and the evolving needs and requirements of tenants. As Sunlight House is based at the edge of Spinningfields, which has evolved into the major financial centre of Manchester, its refurbishment will contribute to the future economic growth of this part of the city.

5.31 The total capital expenditure for the proposed works is calculated at around £3.8 mil (see Savills Commercial Review report). This investment will feed into the overall regeneration of the area, boosting the daytime economy in this part of the city centre and attracting new commercial building tenants.

5.32 Further economic benefits will be provided through the creation of temporary construction jobs. Both construction workers and future building tenants will also spend locally, contributing to the success of shops and food/drink establishments within the local area.

5.33 Overall, the refurbishment and alteration of Sunlight House will ensure that the listed building is retained in economic use and is in direct accordance with the NPPF's objective to build 'a strong, responsive and competitive economy' (Para. 7).

Improved Safety and Security

5.34 The proposals taken as a whole will enhance the safety and security of the site. This will be achieved in part through the external landscaping proposals which will provide improved visibility across the public space. The improvements within this area will also increase the footfall, bringing the space back into active use. The introduction of CCTV covering the area outside the building will provide further security measures.

5.35 The relocation of the main entrance from two existing corner entrances to one larger entrance at Little Quay Street will enhance the building's legibility while also improving the inter-visibility with the external environment and the flow of light each way. The reception will be manned 24 hours a day which will again reduce opportunities for crime.

5.36 The proposed new retail unit will provide increased activity at the Atkinson Street corner. This will offer natural surveillance opportunities, linking through to Spinningfields.

Accessibility

5.37 The internal and external accessibility of the proposals will be greatly enhanced by the proposed development. The creation of a new easily identifiable entrance at Little Quay Street will facilitate access to the building from the street. The remodelled entranceway will have a level threshold which will ensure that the building can be accessed by all users. The entrance will link through to a level reception area laid out in a clear and legible manner.

Weighting Assessment

5.38 It has been established that Sunlight House has evidential, historical, communal and aesthetic value but its heritage significance is tempered by its classification as a Grade II listed building, that has seen historical works that have eroded some of the value. While it is recognised that the works proposed through the planning permission and listed building consent will result in some harm, this will be less than substantial harm to the heritage asset. In particular there is a degree of harm attributed to the Little Quay Street frontage.

5.39 The public benefits arising from the proposal are significant. This includes securing the optimum viable use of the building and making a contribution to the local economy both directly and indirectly.

5.40 In this context it is considered, that the planning balance is in favour of allowing the proposed development on heritage grounds and the weighting exercise set out in paragraph 134 of the NPPF suggests permission should be granted.

5.41 In accordance with the High Court Judgement for Forest of Dean District Council v Gladman Developments Ltd, it is now necessary to consider whether there are any other planning considerations that indicate planning permission should not be granted.

Other Planning Considerations

5.42 The development is in accordance with the principles of sustainable development defined in the NPPF. The economic benefits highlighted above will directly contribute towards meeting the economic role of sustainable development. In demonstrating that the development has been designed to have the minimal possible impact on the listed building the environmental role has been addressed and the commitment to generate local employment and improve the public realm accords with the social role. The proposed development therefore meets the three dimensions of sustainable development.

5.43 Appendix 1 demonstrates how the development meets the requirements of the DPD.

Conclusion

5.44 This Statement considers the proposals for the Little Quay Street frontage, which form an intrinsic part of the wider Sunlight House proposals that have previously been granted planning permission and listed building consent.

5.45 Taking the development as a whole (the frontage with the consented internal and external alterations), it has been demonstrated that this will lead to less than substantial harm to the listed building. The redevelopment of the site will generate a significant number of public benefits, including social, environmental and economic benefits and securing the optimum viable use for the building. It is considered that these benefits outweigh the harm to the building and are sufficient to enable Manchester City Council to support the proposals for the Little Quay Street frontage in the context of the wider scheme.

5.46 The proposed development is in accordance with the Development Plan and is sustainable development in accordance with the NPPF definition. Therefore, in accordance with the Section 38(5) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 the NPPF, the development proposals should be approved without delay.

6.0 Summary

6.1 This Statement has been prepared to support an application to discharge a planning condition associated with the planning permission and listed building consent at Sunlight House (115805/FO/2017 and 115806/LO/2017).

6.2 The condition states the following:

> *'Notwithstanding the details shown in the approved documents detailed in condition 2 above the following shall we submitted and approved in writing prior to any works to these elements commencing on site:*
>
> *(a) Final details of an alternative proposal for the new frontage to Little Quay Street*
>
> *No works shall be carried out to the Little Quay Street elevations unless and until an alternative scheme has been submitted to the city council as local planning authority and agreed in writing.'*

6.3 The proposed frontage and the wider consented scheme alternations are intrinsically interdependent, and hence must be delivered together as a composite development. The Statement has been prepared to consider the proposals within this context.

6.4 The relevant heritage tests have been considered, and it has been demonstrated that the harm to the listed building that will be brought about by the proposals as a whole will be less than substantial, and will be clearly outweighed by the public benefits that the development will bring about.

6.5 The information submitted in support of this application demonstrates that there are no adverse impacts to the proposals that '*significantly and demonstrably outweigh*' the benefits. The site represents a sustainable development, as defined by the Framework, and will contribute to the economic, social and environmental improvement of Manchester. Nor are there specific Framework policies which indicate development should be restricted.

6.6 In the absence of any material factors to the contrary, the application should therefore be approved.

APPENDIX 1: COMPLIANCE WITH LOCAL PLAN POLICIES

POLICY	AIM	COMPLIANCE
CORE STRATEGY		
SP1 Spatial Principles	The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.	The proposed scheme is located within Manchester city centre and encourages the economic development of the city.
EC1 Employment and Economic Growth in Manchester	To deliver economic growth across Manchester and highlighting that the city centre is a focus for economic development	The proposed alterations will bring forward employment floorspace that is currently underused and vacant. The alterations to the reception area will enhance the appeal of the location to potential tenants.
EC2 Existing Employment Space	The Council will seek to retain and enhance existing employment space and sites.	This proposal will ensure the building is kept in employment use and contributing to the Manchester economy.
CC1 Primary Economic Development Focus: City Centre Fringe	Within the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The focus for employment growth will be in B1a high density offices	The development is located in the heart of the business district within Manchester city centre. The proposals provide high density office development located in the centre of the city in a sustainable location
CC5 Transport	Developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.	Sunlight House is located in the city centre surrounded by a range of sustainable means of transport.

POLICY	AIM	COMPLIANCE
CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.	The development proposal is for a high quality design, as described in section 6 of this report and the supporting Design and Access Statement.
EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located.	The development proposal is for a high quality design, as described in section 6 of this report and the supporting Design and Access Statement that respects the surrounding character of the area.
EN3 Heritage	Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.	The proposals will ensure that Sunlight House is kept in use and enhance the character of the building.
DM1 Development Management	To ensure that development has regard to the specific issues and considerations set out in the policy.	The proposals have been design to take the various issues into consideration, as described in section 6 and the accompanying Design and Access Statement
EXTANT UNITARY DEVELOPMENT PLAN		
DC19 Listed Buildings	In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.	The proposals have been design to take the various issues into consideration, as described in section 6 and the accompanying Design and Access Statement.

POLICY	AIM	COMPLIANCE
RC20 Area 26 Quay Street/Deansgate/ Liverpool Road/ River Irwell	Sets out the character and considerations that need to be made in this Small Policy Area in the city centre.	The proposals have been design to take the various issues into consideration, as described in section 6 and the accompanying Design and Access Statement.