
Planning Statement

Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) and associated works.

Church House, 90 Deansgate, Manchester



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1. Introduction & Background

- 1.1. This Planning Statement has been prepared by Savills on behalf of Criterion Capital (herein 'the Applicant') in support of a full application for the change of use of Church House, 90 Deansgate, Manchester, M3 2GP ('the Site').
- 1.2. The proposed development comprises the conversion of the upper floors of the building from existing office space to a 157-bedroom Zedwell hotel. For the purpose of the planning application, the description of the development is as follows:

Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) and associated works.
- 1.3. This Statement provides an appraisal of the proposed development in relation to planning policies within the development plan, national guidance and other relevant policy documents, to assist the Local Planning Authority's (LPA's) consideration of the suitability of the proposal.
- 1.4. The application site is located in the heart of Manchester. Situated on Deansgate, one of Manchester's main thoroughfares, Church House is surrounded by a variety of shops, restaurants, and cultural attractions, making it a convenient and vibrant location for visitors. The proposals to provide a hotel at this location will bring significant investment and regeneration benefits in line with the aspirations for this area.
- 1.5. The Site is well-connected by public transport, with several bus routes and nearby tram stops providing easy access to the rest of the City. The Deansgate-Castlefield tram stop is nearby, offering easy connections to the Greater Manchester area. Deansgate and Victoria railway stations are both within walking distance from the building, facilitating regional and national travel.
- 1.6. The Site's central location and proximity to major transport links presents significant potential to greatly enhance the building and to make a more impactful positive contribution to the area by delivering a unique hotel offering to the Manchester hotel market.
- 1.7. Church House is a non-designated heritage asset due to its architectural and cultural value. Constructed between 1909 and 1911, this building was designed by architect John Brooke for the Manchester Diocesan Church House Company Limited. The foundation stone was laid by the Archbishop of York on 11th October 1909, and the building was officially opened on 18th October 1911. Church House has played a vital role in the local community, serving as a venue for church meetings, social gatherings, and musical events. Its historical importance is underscored by its enduring presence and continued use as a diocesan centre.
- 1.8. Whilst the majority of the internal fabric has been removed in the past, the external appearance of the building has been retained.
- 1.9. The site is located within the Parsonage Gardens Conservation Area. Parsonage Gardens conservation area is based on a square of the same name - a small, tranquil oasis close to the heart of Manchester which the subject building backs onto.

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- 1.10. The conservation area was designated in June 1985. Its boundaries are Blackfriars Street, Deansgate (a common boundary with the St Ann's Square conservation area), Bridge Street (a common boundary with the Deansgate/Peter Street conservation area) and St Mary's Parsonage. The River Irwell forms the western boundary of the area along the line of the administrative border of the City of Salford.
- 1.11. Church house is also located within the St Mary's Parsonage Strategic Regeneration (SRF) Area. The proposed development will make a positive contribution to the aims and objectives of the SRF and the SRF is supportive of the hotel use.
- 1.12. In addition, a key requirement of the SRF is to improve the current external bin storage situation on College Land (adjacent to Parsonage Gardens). A key part of the change of use proposals is therefore deliver a bin store which is sufficiently sized to accommodate the waste requirements of not just the proposed hotel use, but also the ground floor commercial units. This will assist in taking off a number of large waste containers that are stored on street at College Land, which will significantly improve the amenity around Parsonage Gardens. Further commentary on the SRF is provided at Section 3 of this Planning Statement.
- 1.13. The proposal comprises a change of use of the existing upper floor offices to a hotel with 157 rooms. The development will deliver 312 bed spaces in total, under the Zedwell brand hotel offering a minimalist, sleep-focused experience in the heart of Manchester. This is to be achieved through a reconfiguration of the internal floor layout.
- 1.14. The existing façade of the building will remain unchanged through these works (and no major external extensions required). The ground floor commercial units within the building are unaffected by the proposed change of use.
- 1.15. The application is supported by this Planning Statement, along with the following documentation. These have concluded that there aren't any environmental or technical reasons why the planning application should not be granted:

Table 1: Supporting Planning Documents

	Supporting Document	Prepared By
1	Design and Access Statement	Buttress
2	Heritage Impact Assessment	Buttress
3	Economic Impact Assessment	Savills
4	Transport Statement	Astute
5	Framework Travel Plan	Astute
6	Servicing	Astute
7	Blue and Green Infrastructure Statement	Ensphere
8	Environmental Standards and BREEAM Pre-Assessment	Ensphere
9	Crime Impact Statement	Greater Manchester Police
10	Bat and Nesting Bird Assessment Report	Redstone
11	Air Quality Assessment	Redmore

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12	Noise Impact Assessment	Hann Tucker
13	Ventilation Strategy	McKee Associates
14	Shopfront Design Guide	Buttress

- 1.16. The application is also accompanied by a full set of drawings prepared by Buttress.

The Applicant

- 1.17. Criterion Capital Ltd (Criterion) is the applicant and has full ownership of Church House.
- 1.18. Criterion presently have a hospitality portfolio comprising 4 hotels with a total 1,100 rooms and 29 apartments, with a further three additional hotels currently under construction, which will deliver a further 1,222 rooms to their portfolio.
- 1.19. Criterion retain ownership of their hotels and provide ongoing management of each operation in-house to ensure that all of their assets are operated effectively and with the highest level of care and quality.
- 1.20. The hotel at Church House, 90 Deansgate will be brought forward under Criterion's Zedwell Hotel brand. Zedwell is a hotel lifestyle concept designed to promote sleep, positive health & wellbeing. Zedwell seeks to provide its customers a private sanctuary located within busy city locations, transporting its guests into a calm & balanced state of mind. The Zedwell concept seeks to deliver its concept for a good night's sleep at an affordable level and always in a great urban location.
- 1.21. Criterion operate two successful Zedwell Hotels in London (Piccadilly and Tottenham Court Road). The Church House Hotel will be the second outside of London, with Royal Buildings, Piccadilly Gardens, being the first.
- 1.22. The Royal Buildings hotel scheme was granted planning permission by Manchester City Council on 14th December 2023 (application reference: 137450/FO/2023). Enabling works are currently taking place to deliver this permission and it is expected that the hotel will be operational in the first quarter of 2027.
- 1.23. Zedwell Hotels incorporate sustainable development principles into all of their developments through prioritising the re-use of existing buildings, and through the incorporation of considered design and initiatives relating to the management of the building. This is all underpinned in Zedwell's ESG Strategy, which includes but is not limited to climate change mitigation and adaptation; water management, and diversity and inclusion.
- 1.24. Each Zedwell Hotel is purposefully located within key central locations. They share a distinctive Zedwell experience, yet individually focus on specific elements of spirituality. The brand is based on nature-inspired décor with calming colours and natural or recycled materials. Rooms range from private cocoons to family rooms with bunks for groups. Self-check-in desks and a self-care vending machines are provided within in the reception and entrance areas. Minimal front of house areas are provided, with no provision for F&B within the model. This is due to the city centre locations which are central to the brands ethos of convenience and affordability. The targeted demographic is Midweek Business, and Transient/Weekend Leisure visitors. It is only bookable through online travel agencies or directly through their website.

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- 1.25. Zedwell are fully managed in-house from design through to construction. 80% of the housekeeping staff is directly employed by Criterion and only a 20% is employed through an agency. The whole of the maintenance staff is employed directly by Criterion. Zedwell's aim in Piccadilly Gardens is to employ local people.
- 1.26. Zedwell is proud to donate 2% of sales to charities that support education for underprivileged and disadvantaged communities across Britain.

Economic Context

- 1.27. An Economic Impact Assessment has been prepared in support of this application. The Assessment sets out the economic benefits of the proposed development, as well as a current office market assessment. The following summary has been extracted from the Economic Impact Assessment that accompanies the planning application.
- 1.28. Manchester is a significant driver of the Northern UK economy. On the key measures of gross value added (GVA) and employment, the headline messages are strong, reflecting the positive changes in Manchester's economic and demographic position over the last decade. Greater Manchester's GVA has gradually grown over the last decade with a slight contraction in 2020 caused by the pandemic.
- 1.29. This contrasts to the development of the tourism industry, that grew at a faster rate than the wider economy until 2019, but was far more heavily affected by the pandemic. The post-pandemic recovery has been strong, however, in 2021 (the last year data is available for), tourism GVA was still below pre-pandemic levels.
- 1.30. The Economic Impact Assessment identifies that the scheme would directly result in £15.2 total additional expenditure by staying visitors on local retail, leisure and food & beverage activities. During the construction phase, the proposed scheme would involve £12.5m direct capital investment, which is required to construct and fit out the hotel. Once operational, the hotel would accommodate 90 on-site full-time jobs and it is estimated that 57 of these positions would be taken up by local Manchester residents. The additional jobs would contribute £2.0m gross value added per annum to the local economy.
- 1.31. In light of the above, there are significant economic benefits that would have a material effect on the local economy. A detailed appraisal of the economic benefits is provided in the submitted Economic Impact Assessment.

Tourism Context

- 1.32. Manchester City Centre is a vibrant destination, attracting domestic as well as international visitors and has experienced significant growth in its tourism sector over the past decade. With its rich industrial heritage, iconic landmarks, world-class sporting events, renowned universities, and a thriving music and arts scene, the City has become a must-visit destination for travellers seeking a diverse and dynamic experience.
- 1.33. In recent years, this has been boosted by significant investment in new world class facilities and events, such as the Whitworth Art Gallery and Factory International Manchester (the home of Manchester

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International Festival). The Bridgewater Hall hosts over 250 performances per year, which attract an estimated 500,000 visitors per annum. In addition, Co-op Live is the UK's biggest indoor arena and largest purpose-built music arena with a capacity of 23,500.

- 1.34. Manchester is as a regionally dominant leisure and retail destination. The diverse retail offering ranges from the Trafford Centre and Arndale Centre to boutique arcades and the Northern Quarter. The City further benefits from the global status of both the Manchester United and Manchester City football clubs and their participation in the Premier League and the Champions League, which attracts supporters to the City.
- 1.35. The City has witnessed a steady increase in both domestic and international tourism. Manchester has also become a popular destination for business travellers, hosting numerous conferences, exhibitions, and corporate events. The City's convention facilities, such as Manchester Central, have played a pivotal role in attracting business tourism.
- 1.36. Given the above, tourism has emerged as a vital contributor to Manchester's economy, generating substantial revenue and creating employment opportunities. Prior to the Covid-19 pandemic, tourism activity in Greater Manchester generated £9.5bn in GVA. 102,500 Full Time Equivalent (FTE) jobs were supported.
- 1.37. Contributions to the City's GVA are derived from various sources, including accommodation, dining, shopping, transportation, and entertainment. As such, visitors' local expenditure is a key driver for Greater Manchester's GVA.

Pre-application Engagement with Manchester City Council

- 1.38. Since the outset of the process, the project team has engaged proactively with Manchester City Council (MCC) through a series of pre-application meetings.
- 1.39. Initial meetings focussed on establishing the principle of the proposed change of use and the contribution a hotel in this location would make to achieving the aims of the St Marys Parsonage Gardens SRF.
- 1.40. Subsequent pre-application meetings focused on the physical proposals that are required to convert the building into a hotel and which form the basis of the submitted application.
- 1.41. An additional meeting was held on 8th August 2025 with MCC's Neighbourhood team. At this meeting, details relating to waste management were discussed, with an emphasis on how the proposal can respond to concerns raised in the SRF relating to bin storage and servicing. The project team shared details of the proposal that have been designed to enhance the sustainability and efficiency of waste management, of the hotel and ground floor commercial uses in the building. The proposals aim to address existing environmental and amenity issues associated with bin storage and collection on streets surrounding Church House. Further commentary on waste management and servicing is provided in Section 5 of this Planning Statement and in the submitted Waste and Servicing Strategy, prepared by Astute.

Structure of the Document

1.42. This Planning Statement sets out the case for the proposals and addresses the main planning and development management issues associated in respect of the proposed development. It is structured as follows:

- **Section 2: Site Context:** Describes the application site and relevant planning history.
- **Section 3: Planning Policy Context and Material Considerations:** Provides a summary of the planning context and the relevant national, regional and local planning policies.
- **Section 4: The Proposals:** Details the proposals in terms of access, layout, design, and scale.
- **Section 5: Assessment:** This Section demonstrates how the proposal accords with the relevant Council policies and how the proposal constitutes sustainable development. In addition, this Section assesses the design, drainage/flood risk implications, ecological matters, highways and access as well as any other technical considerations.
- **Section 6: Conclusions:** Our overall conclusions are set out in Section 6.

2. Site Context

Site Location and Description

- 2.1. Church House is located on the corner of Deansgate and St Mary's Street in Manchester City Centre. To the south, the building is adjacent to St Mary's Street and to the north the building at 86 Deansgate.
- 2.2. To the west, Church House abuts College Land and Parsonage Gardens beyond. The eastern boundary is formed by Deansgate. The location of the site is outlined in red in Figure 1 below.

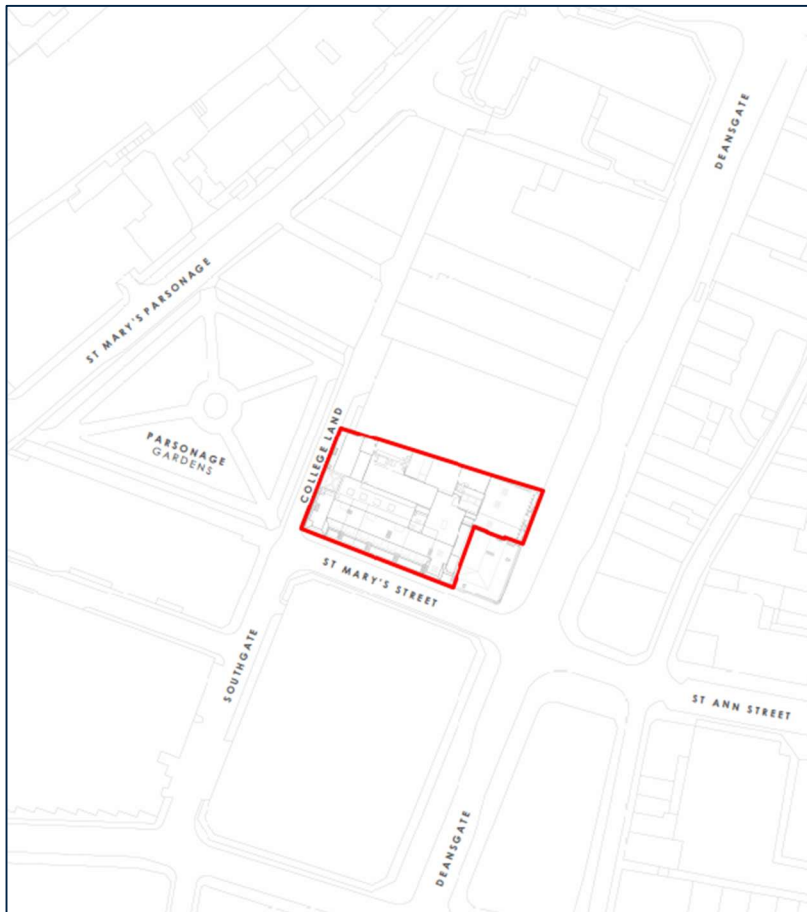


Figure 1: Location Plan

- 2.3. There are commercial units at the ground floor of Church House, including Gaucho Restaurant, Stitches alterations shop, Deansgate Barbers and Toni & Guy Salon. The upper floors of the building were formerly used as office space, occupied by the Diocese of Manchester, but have been vacant since 2022.

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- 2.4. Footfall in this part of the City Centre is extremely high by virtue of its proximity to the primary retail and leisure area associated with Deansgate. Deansgate accommodates a range of high-street brands, independent retailers and food & beverage outlets and is a popular destination for locals and visitors.

Access

- 2.5. The Site is located in a highly accessible location in close proximity to a variety of public transport routes.
- 2.6. Deansgate provides a key pedestrian route to the north of the city centre where Manchester Victoria Station is situated, and to the south of the city centre where Deansgate Station and Deansgate-Castlefield Metrolink Tram Stop is situated. Deansgate also facilitates pedestrian trips to and from St Peter's Square to the southeast, and Piccadilly Gardens in the east where good public transport facilities (bus and Metrolink) are available. The connecting pedestrian network from Deansgate includes access via St Mary's Gate / Market Street / Mosley Street to Piccadilly Gardens, and John Dalton Street and Oxford Street to St Peter's Square.
- 2.7. The site is situated in close proximity to an extensive range of amenities, given its city centre location. This provides the opportunity for staff and guests to undertake journeys on foot for a variety of purposes
- 2.8. The site is also conveniently located in proximity to local bus routes, providing local and regional services. The nearest bus stop is Barton Arcade (Stop NA), located on Deansgate, which is served by the 8, 67, 67A and 100 routes.
- 2.9. In addition, there are two taxi ranks located in the immediate vicinity of the site on Deansgate and Kings Street (W), and there are a further three within a short walk of Church House to the north on Blackfriars Street and St Mary's Gate. These taxi ranks are available for the use of taxis and private hire vehicles.

Flood Risk

- 2.10. The Site is entirely located within Flood Zone 1 according to Environment Agency Flood Maps for Planning, meaning that there is less than 1 in 1,000 annual probability of flooding from rivers or the sea.

Heritage

- 2.11. The Site is located within the Parsonage Gardens Conservation Area, which was designated in June 1985. The Conservation Area extends to Blackfriars Street, Bridge Street, St Mary's Parsonage and Deansgate. The Deansgate boundary is shared with the adjacent St Anne's Square Conservation Area, which reflects the heritage significance of the wider area.
- 2.12. Church House itself is not a listed building, however it is considered to be a Non-Designated Heritage Asset (NDHA). Its significance as a NDHA derives from key characteristics, including; high-quality architectural design, its positive contribution to the street scene and the historical significance of its former use as headquarters of the Manchester Diocese.
- 2.13. Church House lies within the proximity of several listed buildings, however due to the nature of the proposed works and the lack of any significant external interventions, the potential for the proposed works to impact these listed buildings is limited.

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- 2.14. The building was first opened in 1911 as the new official business address of the Diocese of Manchester. The building originally contained shops on the ground floor level and offices and events space on the upper floors. The Diocese remained at 90 Deansgate for 111 years until their relocation to Bury in 2022.
- 2.15. A comprehensive assessment of the impacts of the proposed development from a heritage perspective is provided in the submitted Heritage Impact Assessment (prepared by Buttress) and summarised in Section 5 of this Statement.

Planning History

- 2.16. Several planning applications have previously been submitted that are relevant to Church House. A summary of the most relevant applications is provided in Table 2 below.

Table 2: Planning History Summary

Application Reference	Description	Decision	Decision Date
026498	Two storey extension into existing lightwell to form new corridors	Approved	28 May 1986
F02825	Construction of Lift Motor Room on the roof of offices and public hall.	Approved	30 May 1975
091388/FO/2009/C1	Change of use of part first floor from offices (use class B1) to a tailors workshop to be used in association with the existing shop at 16 Mary Street (use class Sui Generis)	Approved	04 Feb 2010
096063/FO/2011/C1	Alterations to the main office entrance comprising new entrance doors and the provision of level access.	Approved	06 Sep 2011
112012/FO/2016/C1	Erection of four air conditioning units with supporting structure and guard rail within lightwell at fifth floor level.	Approved	10 Aug 2016
102949/FO/2013/C1	Change of use of the ground floor at 12 St. Marys Street from Class A1 (Retail) to Class A3 (Restaurant/Cafe) to create a single restaurant/cafe at the ground floors and basement of 4-12 St. Marys Street, and the basement of 2 St. Marys Street, and associated works, including alterations to the existing shopfronts and the fitting of external awnings.	Approved	Oct 2013

3. Planning Policy Context and Material Considerations

Development Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets that when considering planning applications, determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The relevant development plan documents in relation to this application are:
- Places for Everyone (PfE) Joint Development Plan Document, Adopted 2024
 - Core Strategy Development Plan Document, Adopted 2012 and Addendum to Manchester Core Strategy 2024
 - 'Saved' Policies of the Unitary Development Plan (adopted 1995)
- 3.3. The policies contained in each document that are considered to be most relevant to the application are identified below.

Places for Everyone

Policy Name	Description
JP-Strat 2: City Centre	This policy states that the role of the City Centre as 'the most significant economic location in the country outside London will be strengthened considerably'. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.
JP-S1: Sustainable Development	This policy states that in order to help tackle climate change, development should 'aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives'.
JP-J1: Supporting Long-Term Economic Growth	This policy states that a thriving, inclusive and productive economy will be sought in all boroughs. There will be an emphasis on maintaining a 'very high level of economic diversity' and 'facilitating development of high value clusters' in key economic sectors.
JP-J2: Employment Sites and Premises	The wording that supports Policy JP-J2 states that for economic growth to be sustainable in the long-term, it will be necessary for the supply of employment sites and premises to adapt to changing circumstances, technological advancements, and new working practices. The need to be able to compete for investment is constantly increasing. The policy states that 'existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary'

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JP-P2: Heritage	This policy states that the Councils will proactively manage and work with partners to 'positively conserve, sustain and enhance our historic environment and heritage assets and their settings'. Policy JP-P2 also states that opportunities will be pursued to aid 'the promotion, enjoyment, understanding and interpretation of heritage assets as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct Character, identity and sense of place.'
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Manchester's Core Strategy

Policy Name	Description
Policy SP1: Spatial Principles	This policy outlines the key spatial principles which will guide the strategic development of Manchester to 2027. These include The Regional Centre as the focus of economic and commercial development.
Policy EC1: Employment and Economic Growth	This policy seeks to achieve the required employment land within Manchester over the plan period. The City Centre is outlined as one of the key locations for major employment growth. The Policy also establishes a number of principles and priorities for ensuring continued economic growth including access to transport links and ensuring proposals have regard to climate change resilience.
Policy EC2: Existing Employment Space	Policy EC2 seeks to retain and enhance existing employment space and sites. It is stated that alternative uses will only be supported if allocated accordingly, or if it can be proven that the existing use is unviable, unsuitable for employment, incompatible with adjacent uses, or on balance, the proposal offers greater benefits in terms of the Core Strategy's vision.
Policy EC3: The Regional Centre	This policy encourages commercial development for employment generating uses. Policy EC3 highlights that proposals for town centre uses other than office use will be assessed according to Policies C1 and C9.
Policy CC1: Primary Economic Development Focus : City Centre and Fringe	This policy seeks the provision of a range of high quality economic development uses to support the development of vibrant locations attractive to businesses, employees and visitors to the city centre.
Policy CC4: Visitors – Tourism, Culture and Leisure	Policy CC4 posits a focus on the City Centre as a hub for culture and leisure in the City Region. As such, proposals which improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported.
Policy CC5: Transport	This policy supports the implementation of the Transport Strategy for Manchester City Centre to support the projected growth within the city. It aims to ensure that developers work with public transport providers to ensure that developments are accessible for all users by sustainable means.
Policy CC6: City Centre High Density Development	Policy CC6 confirms City Centre development will generally be high-density. It is a location where the efficient use of land should be maximised. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

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Policy CC7: Mixed Use Development	This policy acknowledges the opportunity for mixed-use development in the City Centre and promotes using land as efficiently as possible. In locations which have an established public function, active ground floor uses are appropriate.
Policy CC8: Change and Renewal	This policy states that City Centre development that is most likely to deliver the vision for the City Centre is supported. This consists of those developments which make significant contributions to employment and retail growth, or which improve the accessibility and legibility of the Centre, subject to proposals impact on key aspects of the City's heritage and character.
Policy CC9: Design and Heritage	Policy CC9 requires the design of new buildings to be of the highest standard in terms of appearance and function. It notes the need to preserve and enhance the city's heritage assets. The policy supports proposals for high density and mixed use development in the City Centre where due consideration is given to the specific design challenges which arise.
Policy CC10: A Place for Everyone	This policy seeks to ensure that the City Centre develops to become a location which appeals to a wide range of residents and visitors. The Council will support developments which increase the diversity of activity in the City Centre, and incorporate high standards of accessibility within buildings and across space in the City Centre.
Policy T2: Accessible Areas of Opportunity and Need	Policy T2 of the Core strategy sets out that the Council will actively manage the pattern of development to ensure that new development is well connected to both economic drivers within the city, and existing opportunities with regards to jobs, centres, health, leisure, open space and education. The policy also seeks to ensure that new development is easily accessible by walking, cycling and public transport.
EN1: Design Principles and Strategic Character Areas	Policy EN1 states that all development in Manchester will be expected to have regard to the strategic character of the location of the development and follow design principles outline in the NPPF. The site falls within the City Centre Character Area within which developers are expected to have consideration of the City's heritage, contributing positively to the creation of landmark buildings and experience of all at street level whilst enhancing the City's permeability.
Policy EN3: Heritage	Policy EN3 seeks that new developments must be designed in support of the Councils objectives to preserve and enhance the existing historic environment. Proposals should complement historic features within the vicinity and acknowledge the importance of listed features.
Policy EN8: Adaption to Climate Change	This policy requires all development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.
Policy DM1: Development Management	This policy provides that all developments should follow the 'Development Principles' and accord with the design guidance set out in Supplementary Planning Documents.

Saved Policies of the Unitary Development Plan

- 3.4. Policy DC18.1 states that the Council will give careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated Conservation Areas.

Material Considerations

- 3.5. In addition to the above development plan policies, there are several material considerations that should be taken into account in the determination of this application. The relevant aspects of the following material considerations are commented on below:

- National Planning Policy Framework
- Guide to Development in Manchester Supplementary Planning Document
- St Mary's Parsonage Strategic Regeneration Framework (SRF)

National Planning Policy Framework

- 3.6. The latest iteration of the National Planning Policy Framework (NPPF) was published in December 2024. The fundamental aim of the Framework is to proactively deliver sustainable development to support the Government's objectives for growth.
- 3.7. Paragraph 8 of the NPPF states that the planning system has three overarching objectives to achieving sustainable development: economic, social and environmental. Opportunities should be taken to secure net gains across each of the objectives.
- An economic objective - contributing to building a strong, responsive and competitive economy;
 - A social objective - supporting strong, vibrant and healthy communities; and,
 - An environmental objective - contributing to protecting and enhancing our natural, built and historic environment.
- 3.8. Paragraph 11 sets out in detail the presumption in favour of sustainable development. It states that plans should seek opportunities to meet the development needs of their area. The Framework details that development proposals which accord with an up-to-date development plan should be approved without delay.
- 3.9. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
- The application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 3.10. Paragraph 124 of the NPPF sets out that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment

and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating need, in a way that makes as much use as possible of previously developed or 'brownfield' land'.

- 3.11. Paragraph 85 notes that planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight is given to the need to support economic growth and productivity. The same paragraph states that 'the approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'.
- 3.12. Paragraph 129 of the Framework states that planning decisions should support development that makes efficient use of land. This should take into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 3.13. Chapter 16 of the Framework describes the approach that should be taken where proposals have the potential to affect heritage assets. The NPPF requires a full assessment of the significance of relevant assets to take place as well as a judgement on the impact of the proposed development on this significance. This assessment process forms the basis of whether the proposed development is acceptable.

Guide to Development in Manchester Supplementary Planning Document (SPD)

- 3.14. The Guide to Development in Manchester SPD was adopted in 2007. The SPD reflects the growing recognition of the importance of well-designed and well maintained neighbourhoods in supporting sustainable development.
- 3.15. The Guide specifically states that the conversion of existing buildings for a range of new uses is encouraged and that completed conversion schemes should maximise accessibility. The SPD notes that there are many examples within the City where conversions have been highly successful.
- 3.16. At paragraph 2.54 the SPD states:

Wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses. This retains the character and appearance of the area and reinforces its sense of place.

St Mary's Parsonage Strategic Regeneration Framework (SRF)

- 3.17. Church House is located within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area. A plan showing the SRF boundary is provided at Figure 2 below.



Figure 2: St Mary's Parsonage SRF Boundary

- 3.18. The SRF was adopted by MCC in July 2020 and is a material consideration in planning decisions for the area. The Framework sets a vision for the regeneration of the area, which is seen as a prime location in Manchester City Centre. The SRF area benefits from a range of assets, including Parsonage Gardens, its position adjacent to the River Irwell and access to a range of leisure destinations and transport connections.
- 3.19. The vision for the SRF area is to establish Parsonage Gardens as a clearly definable and cohesive part of the City Centre, recognised by its distinctive character and sense of place. The document states that it will be a place where people live, work, relax, socialise and will host a variety of uses, from global businesses to start ups and other high quality uses including, hotel, retail and leisure.
- 3.20. In terms of new development in the SRF area, the document states that:
- 'Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New Hotel development which contributes to the quality of the City Centre will be supported.'*
- 3.21. Further, the SRF specifically states that providing sufficient hotel accommodation is a key part of supporting the leisure, tourism and conferencing economy that is important to the economic success of Manchester.

- 3.22. The success of the tourism sector and strong visitor numbers demonstrates the capacity of the City for new hotel accommodation, and the SRF area specifically is ideally located to appeal to hoteliers. The SRF goes on to state that:
- ‘Distinctive hotel offerings will add exponential value to the area, increasing the profile and helping to support a vibrant neighbourhood’.*
- 3.23. Church House falls within ‘Zone 3 – North Parade’ of the SRF. In this Zone, the SRF notes that there is a good opportunity for existing buildings to be refurbished for SME businesses, hotels and independent occupiers the ground floor, with such uses making a positive contribution to the SRF by maintaining a high quality commercial and leisure offer.
- 3.24. In this context, the principle of hotel use in this area of St Mary’s Parsonage is clearly endorsed by the SRF.
- 3.25. The proposed development would make a significant contribution to meeting the aims and objectives of the SRF in terms of supporting the local tourism and leisure economy in Manchester. The proposed development will also to take advantage of important opportunities to improve parts of the SRF are not maximising their potential and have historically suffered.
- 3.26. A key issue for the St Mary’s Parsonage area is the management of waste and servicing arrangements. At present, the area suffers from poor management of waste, which has negative impacts on the experience of the public realm and local street scene. This is particularly evident around Parsonage Gardens and on College Land, to the rear of Church House.
- 3.27. This planning application aims to respond directly to the objectives of the SRF and take advantage of the opportunity to make improvements to the issues identified in the SRF. A Waste Management and Servicing Strategy has been prepared by Astute to support this planning application. The strategy aims to respond to the concerns raised in the SRF surrounding the storage of bins and management of waste.
- 3.28. It is noted that specific efforts have been made in the design of the proposals to address concerns relating to waste management in the SRF area, particularly around Parsonage Gardens. The proposals will bring about significant improvements for waste management of Church House itself as well as the wider environment of the SRF area. Further comments on the details of the proposed waste strategy are provided in Section 5 of this Planning Statement.

4. The Proposals

4.1. This section of the Planning Statement describes the proposed development. This section should be read alongside the submitted Design and Access Statement which provides further information.

4.2. Full planning permission is sought for the following:

Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) and associated internal works.

4.3. A schedule setting out the proposed number and type of rooms per floor of the building is provided at Table 3 below.

Table 3: Proposed Room Schedule

Level	Crib Rooms	Capsules	Accessible DDA Rooms	Total
Basement	0	0	0	0
Ground	0	0	0	0
First	15	0	1	16
Second	29	0	2	31
Third	28	0	2	30
Fourth	27	0	2	29
Fifth	19	32	0	51
Total	118	32	7 (5%)	157

Room Types

4.4. Three types of rooms are proposed to be included in the Zedwell hotel. These are;

- Crib Rooms
- Accessible Rooms
- Capsules

4.5. Crib Rooms are Zedwell's premium hotel product and provide longer stay guests with all the comfort and amenities of an apartment but with the convenience of a hotel.

4.6. Seven accessible rooms are incorporated in to the proposals to provide somewhere to stay for guests with accessibility needs. All accessible rooms include DFA2 compliant shower rooms and accessible storage and have direct access to both staircases for refuge.

4.7. Capsules are single occupancy whereas all other rooms are double occupancy. The Zedwell capsule is a modern, privacy-focussed offering for the hostel market, inspired by Japanese capsule hotels. Each

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capsule features a lockable roller shutter and Hypnos mattress designed for privacy, security and a comfort. Zedwell capsules are successfully implemented in numerous hotel schemes throughout the UK including 960 capsules at Zedwell Tottenham Court Road, London.

- 4.8. The proposals provide the opportunity to expand and enhance the hotel offering in Manchester, with the provision of 157 high-quality rooms. Further details of the proposal are outlined below in accordance with the corresponding floor of the building.

Basement

- 4.9. Currently, the basement of Church House is a mix of vacant and active leased units. The leased units will remain, with the remaining areas to be used by the hotel as the main reception space, as well as plant areas, a secure luggage room, bin store, staff facilities and a bike store. Access to these spaces will be restricted to hotel guests with fob/key access and all communal areas will have full CCTV access for security.
- 4.10. As part of the development scheme, significant enhancements to bin storage and waste management are proposed. The proposed bin store will have a larger capacity so that the refuse requirements of all users of Church House can be consolidated. This will address existing issues associated with bins being stored on streets around Church House, including on College Land to the rear. Further commentary on the proposed servicing and waste management strategy is provided below.

Ground Floor and Main Entrance

- 4.11. The majority of the ground floor is proposed to be retained as existing in order to maximise the existing food and beverage and leisure outlets that currently operate at the ground level.
- 4.12. Unit 1 and Unit 3 (both vacant units on the ground floor) will be retained and leased to restaurant and retail operators.
- 4.13. The proposed main entrance to the hotel utilises the existing entrance to Church House, off Deansgate. The main entrance space has minimal floor area on the ground floor, so upon arrival, guests will be directed into the basement reception via lifts on the ground floor level.
- 4.14. Since the exiting lift configuration is inaccessible and inadequate to service the hotel (as confirmed through lift traffic analysis), it is proposed that the main staircase and lift are removed and the core reconfigured to suit the hotel. A new staircase will be provided and two new fully accessible lifts are proposed.

Upper Floors

- 4.15. The plan layout for each floor is based around the standard room model for the Zedwell brand. The hotels model which depends on cost efficient accommodation creates compact and efficient rooms. This layout creates opportunity to use the standard bedroom footprint while still retaining the existing window openings.

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- 4.16. The existing structure of the building lends itself to a uniform hotel layout on each floor, which aids in retaining as much existing fabric as possible. Party walls have been aligned to existing window piers and columns, whilst the existing lightwells provide natural light to rooms within the core of the floor plate.
- 4.17. The southern zone to the fifth floor is subject to pitches ceiling with dormers. Although this area is spacious in footprint, the head height limits the useable space, meaning crib rooms would be cramped. Therefore, this zone of the fifth floor has been designed to accommodate a series of capsules, which provide an alternative offering for short-stay guests who may not require a private room.

Street Elevations

- 4.18. The building has two frontages, on Deansgate and St Mary's Street. Minimal interventions are proposed to either elevation. The proposed entrance will be enhanced by replacing the existing doorway to the offices with full height glazed doors.

External Signage

- 4.19. Although not part of the current application, indicative external signage is detailed in the submitted Design & Access Statement. This intention is that signage will be modest so not as to distract from the character of the building. Indicative signage is proposed at the rear of the building, on the College Land elevation, as well as the southern elevation (St Mary's St) and at the front of the building fronting Deansgate.

Shopfront Design Guide

- 4.20. Butress Architects have prepared a Shopfront Design Guide to inform ground level elevational changes to the building. Whilst this does not form part of the current proposals, the guide will be used to ensure future planning applications will come forward in a consistent and considered way. This will significantly improve the overall appearance of the building and the benefit the conservation area setting.

Proposed Servicing and Waste Management Strategy

- 4.21. A Servicing and Waste Management Strategy has been prepared by Astute to support the application. The Strategy has been designed to consolidate the refuse arrangements of all occupiers in Church House, including the Zedwell hotel and all other commercial units at the ground floor.
- 4.22. The Strategy sets out that smaller deliveries will be facilitated through the main entrance, and loading is permitted on Deansgate in close proximity to Church House main entrance between 6:00am and 10.30am. Larger deliveries to the Site will be made via Southgate where there is a designated loading bay for larger vehicles. Goods can then be easily taken in the back of house entrance on College Land where a service lift is proposed.
- 4.23. The development scheme consists of a shared bin store proposal that will consolidate waste collection requirements associated with existing units 1 – 4 on St Mary's Street. The Waste Strategy has been prepared in accordance with Manchester City Council's GD04 guidance document (September 2023).

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- 4.24. It is proposed that the hotel facilities management team will lead the coordination and management of waste collection with other tenants at Church House. College Land will provide direct access to the refuse store in the basement via a platform lift and existing door on the western elevation that opens at street level, which will consist of a dropped kerb arrangement to allow the movement of bins between the collection point and the basement lift.
- 4.25. An MCC compliant Waste Proforma has been completed and is provided at Appendix B of the submitted Servicing and Waste Management Strategy.
- 4.26. In summary, the existing issues associated with refuse collection and bin storage have been comprehensively addressed through the proposed servicing and waste strategy. The strategy aims to significantly modernise and enhance the refuse collection arrangement by consolidating the requirements of the entire building into a single strategy. This will ensure that the proposed development creates wider benefits for the SRF area and will mitigate impacts on the street scene created by bins on the street.

5. Assessment

5.1. This section draws on the information provided to present an assessment of the proposal in planning terms. The Section will cover the following key matters:

- Principle of Development
- Benefits of the Proposal
- Loss of Employment Space
- Design
- Heritage
- Security and Crime
- Ecology and Biodiversity Net Gain
- Noise
- Air Quality
- Transport and Accessibility
- Energy, Green & Blue Infrastructure and BREEAM
- Waste Management
- Ventilation

Principle of Development

- 5.2. The proposed development makes effective use of an important building in a significant location in Manchester City Centre. The proposal has been designed sensitively with regards to environmental sustainability and heritage and is consistent with all of the relevant development plan policies.
- 5.3. The use of the building as a hotel is supported in this location and the conversion would make a significant contribution to the requirement for a diverse range of visitor accommodation in the City Centre. The proposal would directly contribute to the objectives of the St Mary's Parsonage SRF and is entirely aligned with the vision for the SRF area.
- 5.4. The proposal will bring the building into effective use and reactivate the street scene by addressing issues with waste management and bin storage. The hotel will support the surrounding retail, leisure and food & beverage destinations and will play an important role in supporting Manchester's tourism economy.
- 5.5. The proposal is in accordance with strategic policies of Places for Everyone, namely Policy JP-Strat 2, which emphasises that Manchester City Centre is the most significant economic location in the country outside London and will be strengthened considerably. The proposed development would directly lead to a diverse range of economic benefits and would contribute to the growing economic significance of the City Centre, in accordance with JP-Strat 2.
- 5.6. The proposal would introduce high-quality visitor accommodation in a prominent location in the heart of Manchester which draws regional, national and international visitors. The proposed development would therefore support long term economic growth in accordance with Policy JP-J1, which supports facilitating development if high value clusters in key economic sectors.

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- 5.7. Church House is in a highly sustainable location, which is easily accessible by a range of public transport hubs connected by Manchester's Bee Network. As a conversion of an existing building, the proposed development seeks to make efficient use of space in the City Centre and thereby maximise economic, social and environmental benefits, which is in accordance with the ambitions of Policy JP-S1 of PfE.
- 5.8. The hotel use will make a significant contributions to the aims of the St Mary's Parsonage SRF, being to support the area's leisure and tourism offer and improve the street scene by addressing identified issues relating to waste management. The proposal is fully aligned with the objectives of the SRF and will play an important role in delivering its vision.

Benefits of the Proposal

- 5.9. The re-use of the building for a hotel, operated by a high-quality, unique and credible brand would bring a range of direct benefits to Manchester's hotel market and to the local area, including:
- Choice and offer – A new Zedwell hotel will add to Manchester's hotel offer with an established operator of first class visitor accommodation. The new hotel would contribute to meeting current and future demand for hotel accommodation within Manchester and assist in diversifying the offer for tourists and visitors, in accordance with Core Strategy Policy CC4.
 - Regeneration – The refurbishment of Church House will bring an important building that has been vacant for several years back into productive use. The refurbishment would improve the sustainability credentials and physical appearance of the building. The hotel will complement the existing mix of residential, commercial and leisure uses within the vicinity of Deansgate and the surrounding parts of the City Centre, in accordance with the City Centre Strategic Plan 2015-2018.
 - Economic Benefit & Job Creation – The Economic Impact Assessment which supports the application outlines the significant and diverse range of direct and indirect economic benefits of the scheme, both during the construction phase and when the building is operational. Clearly, the economic benefits arising from a hotel use far exceed any potential benefits of office accommodation in the building.
- 5.10. Policy CC4 of the Core Strategy states that the City Centre should be the focus for culture and leisure in the City Region. The policy confirms proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. Hotels are increasingly important across the City, and particularly in the City Centre. The policy states that new hotel development which contributes to the quality of the City Centre hotel offer will be supported.
- 5.11. The policy is therefore clear that proposals that improve the appearance, use and accessibility of all cultural and visitor attractions, and associated facilities will be supported, as will those which improve facilities for business visitors.
- 5.12. The supporting text to Policy CC4 stresses the importance of the visitor economy to the City and wider region and provides justification for increased hotel provision in this location. It confirms Manchester has a growing tourism industry, and many of the attractions are based in or around the City Centre. It has also developed an international reputation as a conference location, and this is considered an important area to build on in the future. As such, there is a clear direction towards increasing the tourism offer of the City

Centre set out within the Core Strategy which supports these proposals and offers justification for change of use from offices.

- 5.13. The above benefits substantively outweigh any potential benefits that might derive from the use of the building for offices. The proposals therefore accord with PfE, Policies EC1, EC3, CC2, CC4, CC6 and CC7 of the Core Strategy, and the relevant Supplementary Planning Documents.

Loss of Employment Space

- 5.14. The office element of Church House is currently vacant and has been consistently vacant since 2022, when the Diocese of Manchester relocated from the building after occupying it for 111 years.
- 5.15. Policy EC2 of the Core Strategy aims to retain and enhance employment space in Manchester. The Policy states that alternative uses will be supported where it can be demonstrated that:
- *The existing use is un-viable in terms of business operations, building age and format;*
 - *The existing use is incompatible with adjacent uses;*
 - *The existing use is unsuitable for employment having had regard to the Manchester - Salford - Trafford SFRA; or*
 - *On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.*
- 5.16. Evidence has been prepared specifically in relation to the upper floors of Church House which illustrates that Church House is not viable nor suitable for use as an office. It is considered that the building can deliver far greater and more diverse benefits as a hotel.
- 5.17. While the location of the building is considered to be suitable for office occupiers, the specific viability of the building as an office is severely limited by its inherent fabric and structural characteristics. The reasons for this are outlined below:
- The existing reception is narrow and lacking prominence. Its small size and constricted corridor leaves inadequate room for a reception desk. Offering a unimposing, unmanned reception will limit the building's rental tone.
 - The office space is largely stripped out to shell and the remaining walls are masonry and loadbearing, dividing the space physically and visually. These inherent configurations require the floorplates to be split into small suites.
 - There are numerous changes in floor level throughout the building, some significant, resulting in inaccessible areas and reducing the net lettable space.
 - The structural floor to ceiling heights are limited, the first floor in particular measures only 2.3m. The available height in some areas will be further reduced once services (pipes, wires and ducts) are introduced. Low floor to ceiling heights will adversely affect occupier demand.

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- Areas of the floorplate only receive natural light from one elevation. Circadian light is very important when designing conducive and attractive office space.
- A number of windows have high sill heights, restricting external views when sitting at a desk.
- The current provision of WCs is outdated and scattered. The current arrangement, even if refurbished, would not compare favourably with a typical office building. The current accessible WC does not comply with building regulations or Manchester's own DDA objectives.
- The building only has one existing lift which is not DDA compliant, requires wholesale replacement and is inadequate to serve the building's occupancy with acceptable waiting times.
- The current design of the building predates any consideration of DDA compliance and considerable alteration will be needed throughout to address issues around vertical transportation, toilet facilities and disabled escape routes.

- 5.18. The Manchester office market is experiencing a 'flight to quality' which is consistently at the top of corporate occupiers lists and drives take-up. Occupiers continue to be attracted to office accommodation that offers amenities and additional recreational elements that will attract and retain the right workforce.
- 5.19. Occupiers also seek open rectangular floorplates to maximise efficiencies, intended to lower fit-out costs and maximise productivity. Take-up of office space in Manchester over the last 10 years has shown a market preference for sub-divided office spaces that are below 5,000 sq. ft.
- 5.20. Existing floor plates at Church House range from approximately 9,000 sq. ft. to 14,000 sq. ft and as such would need to be divided in order to be marketable. Therefore, the property would require substantial capital expenditure, including the construction of a new core and repositioning of the reception and subdivision of floorplates..
- 5.21. In order to split floors at 90 Deansgate, the gross to net drops to 51%, which is a fundamental limiting factor affecting the viability of the building as an office. When applying this figure to a viability appraisal, the building would be loss-making.
- 5.22. In light of the above, the building is clearly not fit-for-purpose as office accommodation and as a result of the bespoke features of this building, substantial capital expenditure would be required for it to be converted into marketable office space.
- 5.23. Therefore it can be demonstrated that the building is indeed unviable in terms of business operations, and therefore meets this criterium as per Policy EC2 of the Core Strategy. The Core Strategy expressly states that the alternative uses will be supported by the Council where this can be demonstrated.

Design

- 5.24. The design of the works, which propose only minor external alterations, will preserve and enhance the architectural characteristics of the non-designated heritage asset and therefore will have little material impact on the Conservation Area as described in the submitted Design and Access Statement.

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- 5.25. As a result of the proposed change of use, the external appearance of the building will remain largely unchanged. The main change to the exterior affects the windows. The current windows at 90 Deansgate are mismatched, with a mixture of sash and casement style windows and some UPVC windows present. The heritage asset has sustained significant damage by virtue of ad hoc window replacement that a full survey is required for refurbishments.
- 5.26. Refurbishments will be undertaken on a like for like basis. Where necessary, UPVC windows will be removed, instead using traditional materials such as timber. This will retain what historic value is left and will increase the building's external significance by improving its appearance and removing UPVC
- 5.27. In terms of internal layout, the existing layout and window positioning of Church House lends itself well to use as a hotel. The room layout has been designed to be in-keeping with the internal structures as far as possible, to avoid structural changes to the building.
- 5.28. In terms of scale, the proposed change of use will not result in any change to the height of the building. It is considered that the conversion of the building to a hotel make efficient use of the building and optimise the space, in accordance with Policy CC6 of the Core Strategy.

Heritage

- 5.29. The significance of Church House and its location within the Parsonage Gardens Conservation Area is assessed in detail in the submitted Heritage Impact Assessment. The proposal, which predominantly affect the interior of the building (except for modest external signage) has been designed sensitively to minimise the impact to the non-designated heritage asset. Impacts are discussed below in term of internal and external affects.

Internal Alterations

- 5.30. Due to the historic removal of original internal features and partitions, the building retains little original character. At the ground floor, it is proposed that the existing units will remain as existing, which results in minimal impact. The predominant alteration proposed at the ground floor level is the repositioning of the main lift. The existing lift is evidently not an original feature of the building and its replacement, along with a new staircase will be placed in an existing core. Therefore, the repositioning of the lift at the ground floor will result in limited alteration or damage to the existing structure.
- 5.31. In terms of proposed alterations to the upper floors, surviving original features, such as cornices, skirting and architraves (where they have not previously been removed) will be retained. This will limit any further loss of features. Much of the non-structural elements of the upper floors, such as partitions, have been removed which has resulted in a reduction in the original internal character.
- 5.32. The original uniform layout of Church House and window placement lends itself to a hotel floorplan, which reduced the need for extensive internal alterations. The necessary subdivision of the floorplan result in the loss of the original plan form however the overall impact of this is considered to be balanced by the significant benefits sought from bringing the vacant building in to active viable use.

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- 5.33. The overall impact on the interior of the building will be moderate, having a neutral impact on the significance of the asset.
- 5.34. The asset's overall significance is principally drawn from its historic and cultural value as well as its strong streetscape presence and high-quality, Edwardian Baroque exterior. Consequently, the alterations to the interior will not have any direct impact upon its overall significance.
- 5.35. In light of the above, the submitted Heritage Impact Assessment confirms that the proposals will cause no harm to the significance of the asset.

External Alterations

- 5.36. Overall, the alterations that are proposed to the external elevations are very modest. The decision has been taken to retain the original Church House signage detailed in the brick above the main entrance which serves as a reminder of the original use of the building. Retaining this detail and supporting the original feature within the carefully designed conversion enhances the buildings overall heritage value.
- 5.37. Signage is proposed at the front, rear and western elevations and will be applied for through separate applications. The Heritage Impact Assessment confirms that the proposed signage will cause no harm to the significance of the asset.
- 5.38. Overall, the proposed works are small in scale and will have a positive impact on the visual appearance of the building's exterior. The work will bring the building back into active and viable use, which is positive from a heritage perspective. The proposed designs have taken into consideration the existing character and appearance of the building and the works will contribute positively to the continued use and maintenance of the asset.
- 5.39. Taking all of the above into consideration, it is concluded that the overall scale of proposed change to the building is moderate. All interventions have been considered in the context of minimising harm to the buildings overall character and respecting the existing features. The proposed development therefore accords with the NPPF and development Plan policies EN3, EN1, CC9 and JP-P2

Security and Crime

- 5.40. The application is supported by a Crime Impact Statement, which has been prepared by the Design for Security service at Greater Manchester Police. The Statement confirms that the layout of the proposed scheme is considered acceptable subject to several security issues being addressed to prevent crime through design.
- 5.41. The Statement requires measures to be implemented to ensure staff and guest access only to the upper floors. In addition, the Statement requires measures to be taken to prevent unauthorised access or misuse of the ground floor and CCTV to be overlooked by staff.
- 5.42. The Statement also notes that measures should be incorporated to ensure control of access to the basement and back of house facilities and secure storage facilities in the capsule rooms and shared bathrooms to minimise opportunities for offenders to exploit.

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- 5.43. The above recommendations will be considered as part of the detailed design and incorporated where possible prior to completion of the works.
- 5.44. It is considered that the proposals will accord with the requirements of Core Strategy Policy DM1m the Guide to Development SPD and the NPPF in respect of creating safe and accessible environments through development.

Ecology and Biodiversity Net Gain

- 5.45. An Ecology Assessment and Bat Survey (produced by Redstone Ecology) has been prepared to support this application. The Assessment confirms that although Church House is located within a Site of Special Scientific Interest (SSSI) Impact Zone, the project does not meet the criteria that requires Natural England to be consulted.
- 5.46. In terms of the potential for the presence of bats at the building, the Assessment confirms that there is negligible potential for the building to support roosting bats. There were also no signs of nesting birds or any other protected species.
- 5.47. No invasive or notable plant species were recorded on site and the habitats which are to be impacted on by the proposed development are entirely on built form which is of no inherent ecological importance.
- 5.48. In consideration of the above, the proposals above with the relevant development plan policies and the NPPF in terms of ecology.
- 5.49. A Biodiversity Net Gain (BNG) Statement also prepared by Redstone Ecology confirms that the site falls under the de-minimis exemption and therefore, the BNG requirement does not apply to the proposed development.

Noise

- 5.50. A detailed Noise Assessment has been undertaken in relation to the proposed development to support this application. The survey identified that the key noise considerations at the site are nighttime related entertainment noise and noise from existing plant installations.
- 5.51. The Assessment identifies that the existing sash windows at Church House are unlikely to be capable of meeting the internal noise level targets, and as such secondary glazing systems are likely to be required across the development. The Assessment concludes that the building is suitable for hotel redevelopment in terms of acoustics, subject to appropriate mitigation measures.
- 5.52. The proposal is therefore in accordance with Core Strategy Policy DM1 and the NPPF in respect of noise.

Air Quality

- 5.53. This application is supported by an Air Quality Assessment prepared by Redmore Environmental. The Assessment confirms that due to the low number of additional vehicle trips generated by the proposed development, road traffic exhaust emissions were not predicted to be significant.

- 5.54. The potential for future users of the building to be exposed to elevated pollution levels is likely to be low, as such the site is considered to be suitable for the proposed use from an air quality perspective.

Transport and Accessibility

- 5.55. A comprehensive Transport Assessment and Travel Plan have been prepared by Astute Transport Planning to support this application. The TA confirms that the site is highly accessible for pedestrians, and is highly accessible by bicycle and public transport, including buses, trams and trains. The high public transport accessibility of the site is reflected in the highest possible Greater Manchester Accessibility Level (GMAL) of 8.
- 5.56. The TA states that the proposed development represents an excellent opportunity to include no on-site car parking, which reflects the highly sustainable city centre location.
- 5.57. The TA concludes that the proposed change of use will not give rise to any significant traffic impacts upon the surrounding transport networks, not any highway safety or capacity concerns and on this basis, there are no material reasons why the proposed development should be refused on highways or transportation grounds.

Energy, Green & Blue Infrastructure and BREEAM

- 5.58. The application is supported by an Environmental Standards Statement and Green & Blue Infrastructure Statement which have been produced by Ensphere. The Environmental Standards Statement confirms that the proposed development is in line with the overarching objectives of sustainable development as well as the policy requirements of the NPPF and local policies. The Statement concludes that when implemented, the scheme will be a low carbon and efficient development. The fit out is on target to reach the 'Very Good' BREEAM rating.
- 5.59. The submitted Green & Blue Infrastructure Statement has been prepared in support of the application, and consideration has primarily been given to 'Manchester's Great Outdoors – A Green and Blue Infrastructure Strategy for Manchester 2015-2025'. While the proposed development relates to internal fit out only and therefore does not propose green or blue infrastructure, the Statement identifies that the change of use will contribute to objectives 3 and 4 of the Implementation Plan. Visitors will benefit from proximity to green space provided by Parsonage Gardens and the Irwell River, which will help to promote the benefits of green and blue infrastructure, and the development will help raise the profile of existing green and blue infrastructure assets.

Waste Management

- 5.60. As set out above, a comprehensive servicing and waste management strategy has been prepared in support of this application to ensure that the refuse and servicing requirements of all occupiers of Church House is adequately managed when the development is operational.
- 5.61. The proposed development utilises the opportunity to consolidate the existing waste collection requirements associated with the hotel itself as well as the existing retail units fronting St Mary's Street. A

newly designed and expanded shared bin store is proposed at the basement level to include sufficient space for waste generated by the hotel and other units and including a bin washing facility.

- 5.62. A platform lift will be installed at the bin store to lift bins from basement to street level with access provided by the existing bin store openings. The proposals also include a dropped kerb on College Land to allow ease of movement of bins from the collection point to the platform lift.
- 5.63. The servicing and waste management strategy directly responds to existing concerns raised by the Council during pre-application engagement with regard to the management of bins in this part of the SRF. The development proposal incorporates a comprehensive strategy to address existing issues with bins on the street and takes advantage of the opportunity to consolidate waste management for all occupiers of Church House. This will alleviate harmful amenity effects of having bins kept on the street and will therefore have important benefits for the street scene in this significant location in the SRF area.

Ventilation Strategy

- 5.64. A Ventilation Strategy has been developed by McKee Associates and has been submitted in support of this application. The recommended ventilation approach utilises an air handling unit (AHU) to provide mechanical ventilation to the hotel rooms, reception and entrance spaces.
- 5.65. An AHU allows some of the thermal energy to be transferred to the cooler incoming air, thus reducing the amount of heat needed to be added to the supply air. This means that less additional heat is required, which reduces CO2 emissions.
- 5.66. The Strategy proposes AHU Supply and Extract with heat recovery in the rooms and reception / entrance areas, and mixed-mode ventilation in other communal spaces such as staircases.

6. Summary and Conclusions

- 6.1. This Planning Statement has been prepared by Savills on behalf of Criterion Capital Ltd in support of a full planning application for the change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) and associated works at Church House, 90 Deansgate, Manchester.
- 6.2. Church House is a non-designated heritage asset in a highly sustainable location in the City Centre of Manchester. The building is located within the Parsonage Gardens Conservation Area and was formerly used as offices for the Diocese of Manchester. The building is currently vacant after the Diocese relocated in 2022.
- 6.3. The building is not currently marketable as office space and it would require substantial physical renovation to convert it into office space, which would involve significant capital expenditure. The physical composition of the building means it is not suitable for conversion to office space and lends itself well to conversion to hotel usage.
- 6.4. The proposed change of use will deliver significant social, economic and environmental benefits to the area through the conversion, resulting in a more appropriate use of the site. A new Zedwell hotel will help to meet the current and future demand for hotel space in Manchester and would enhance the choice of visitor accommodation by introducing an established operator of first class hotels. This would assist in diversifying the offer for tourists and visitors in accordance with the Core Strategy.
- 6.5. The refurbishment of Church House will bring an important building that has been vacant for several years back into productive use. The refurbishment would significantly enhance the sustainability, productivity and physical appearance of the building.
- 6.6. The proposed development comprises predominantly internal works to enable the building to operate as a hotel. The proposals have been designed sensitively to respect original features of the building and the Conservation Area. Sustainability has been considered in all areas of design to ensure the hotel is energy efficient and meets the BREEAM 'Very Good' rating.
- 6.7. Converting the upper floors of Church House into hotel use is supported in principle by the St Mary's Parsonage SRF and the proposed development would make a significant positive contribution to its vision, as well as addressing identified issues relating to waste management. The proposed development includes a comprehensive waste management strategy which will have significant benefits for the SRF area.
- 6.8. The benefits of the hotel clearly and demonstrably outweigh the loss of employment space within the building and would contribute to the economic, social and environmental objectives of development in Manchester.
- 6.9. The proposal complies with all relevant development plan policies as well as the NPPF and there are no other material considerations which would preclude the application from being approved. It follows that planning permission should be granted.

