

Planning Statement

Full Planning and Listed Building Consent for Residential Development
8 Minshull Street and 42 Bloom Street
Greybean Limited

July 2025

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Report title: Planning Statement

Prepared by: CO'D/ LM/ NL

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For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Planning Statement has been prepared by AshtonHale on behalf of Greybean Limited ('the Applicant'), in support of a full planning application and an application for listed building consent submitted to Manchester City Council ('the Council') for the proposed alteration and conversion of 8 Minshull Street and 42 Bloom Street, Manchester, M1 3ED.

1.2 Greybean Limited operates under the trading name of Views (Holdings) Limited ('Views'), a property development company focused on investment and creating spaces with a strong sense of community. Established in 2018, Views specialises in revitalising and repurposing properties to breathe new life into them. The company has a solid track record of delivering impactful housing developments throughout Manchester.

1.3 The applications propose the following description of development:

Full Planning and Listed Building Consent for the change of use of 8 Minshull Street and 42 Bloom Street to a residential development (Use Class C3) and the internal and external works required to facilitate the use

1.4 Further details of the development are described in the Design and Access Statement ('DAS') prepared by Horizon Fletcher-Rae Architects ("Fletcher-Rae") and are presented within the enclosed application drawings. The applications are also accompanied by a suite of supporting technical reports which have been listed within **Appendix I** of this Planning Statement. This Planning Statement should be read alongside the supporting plans and technical documents.

1.5 The purpose of this Planning Statement is to provide a detailed description of both the application site and the development proposals, assessing the proposed development against all relevant policies of the Development Plan and other material considerations.

1.6 This Planning Statement is intended to address the relevant planning considerations and the case for development on the site. It considers the

proposals in light of national and local planning policy and is structured as follows:

- **Chapter 2 - Site Location and Description:** this chapter provides a description of the application site, the surrounding area and its planning history;
- **Chapter 3 - Pre-Application Consultation:** this chapter details the methods of engagement with key stakeholders that have been undertaken in the preparation of this application;
- **Chapter 4 - The Proposed Development:** this chapter provides a description of what planning permission is being sought for;
- **Chapter 5 - The Development Plan and Other Material Considerations** - provides a summary of relevant planning policy, and other material considerations;
- **Chapter 6 - Affordable Housing Statement:** details the approach taken to affordable housing contributions;
- **Chapter 7 - Assessment of the Principle of Development:** this chapter discusses the proposed uses and compliance with relevant planning policy through consideration of the key issues posed by the Development Plan and other material considerations;
- **Chapter 8 - Assessment of Design and Technical Considerations** - this chapter sets out a summary of any design and amenity issues alongside technical work undertaken to support the planning application, and compliance with relevant policies;
- **Chapter 9 - Planning Balance:** this chapter brings together all of the factors to be put into the planning balance to consider whether, when looked at as a whole, the scheme represents a sustainable form of development;
- **Chapter 10 - Conclusion:** this chapter provides a summary of each of the above chapters and reaches the firm conclusion that the scheme is appropriate for planning permission to be granted.

2. Site Location and Description

- 2.1 This chapter provides a description of the site and its surroundings. For further detail (and to avoid repetition), please also refer to the submitted Design and Access Statement which has been prepared by Horizon Fletcher-Rae Architects ("Fletcher-Rae").

Site Description

- 2.2 The site is located within Manchester City Centre at the junction between Minshull Street to the north-east and Bloom Street to the south-east. The Site Location Plan is included at **Appendix II**. 8 Minshull Street and 42 Bloom Street form a rectangular site area, and both buildings comprise a basement level, and five above-ground storeys, with the fourth (uppermost) contained within the roof space.

Historic Context

- 2.3 The buildings at the site date to the late 19th century and are categorised as a Grade II listed assets (list entry no. 1219858). The buildings were originally erected to form part of a storage and distribution centre within the late 1800's. The buildings operated as a storage and distribution centre and historically would have fallen under Class B8 (Storage and Distribution) of the Use Classes Order, however the buildings have operated under various Use Classes throughout the site's history, as set out in the Planning History subheading below. As the buildings currently lie vacant and not in use, the site does not have an active use class until a new one is established through the granting of planning permission.
- 2.4 8 Minshull Street was first occupied by 'Ellinger & Co.', a firm referenced in an 1888 article as having been established merchants for over 30 years and described as "one of the most important in its line." The premises at 42 Bloom Street were utilised for various purposes, likely related to packing and shipping activities. In recent years, 8 Minshull Street and 42 Bloom Street have served as facilities for the storage and distribution of fabrics. This utilisation aligns with the buildings' historical association with the textile industry. During the late 20th

century, significant alterations were made to the lower three floors of 8 Minshull Street.

- 2.5 The internal layout of the listed buildings reflects three key phases in its use through time. The first phase relates to the original use and layout of the building, which was generally open plan to the basement, second, third and fourth floors, with the more compartmentalised ground and first floors having accommodated offices, showrooms and waiting rooms. The second phase relates to a series of works undertaken in the early to mid-20th century, including the insertion of lifts, supplementary staircases, further partitions and in-built furniture. The third phase relates to late 20th and 21st century alterations, particularly to the basement and ground floor, connected with the creation of a restaurant and later a nightclub.



Figure 2.1: Existing view of the site from Minshull Street

Current Site Context

- 2.6 The building has been vacant since 2014, following the closure of 'Essential' nightclub, except for the occasional use of part of the ground floor as office accommodation. The upper floors of the buildings house a large quantity of goods and materials remaining from the building's use as a textile business.

- 2.7 The areas of the buildings that are not currently in use show varying degrees of dilapidation. Various areas of ongoing water ingress are apparent at fourth floor level, with the effects more apparent on the upper levels. Although areas of both buildings exhibit signs of decay typically associated with a lack of ongoing routine maintenance, the buildings both exhibit some pressing structural issues which require timely intervention to prevent any further, rapid deterioration of the building fabric.



Figure 2.2: Existing Interior of the Site (Basement Level)



Figure 2.3: Existing Interior of the Site (Basement Level)



Figure 2.4: Existing Interior of the Site (4th Floor Level)

- 2.8 The built development of the site comprises six floors across the two buildings. The primary structural material of the site is red brick and sandstone dressing. Within the buildings, floors consist of timber joists supported by timber primary beams, in turn supported by cast iron columns on a regular grid. Roofs are of traditional timber construction, comprising rafters spanning between canted purlins, which in turn span between kingpost roof trusses.

Surrounding and Local Context

- 2.9 The site's surrounding context is comprised of an urban environment with a diverse range of uses. The area includes a mix of residential buildings located within converted historic buildings, commercial and retail establishments. The presence of hospitality venues, such as hotels, bars, and restaurants, adds to the lively atmosphere, making it a popular destination for both locals and visitors. The Village – which is centred on Canal Street – provides a significant contribution to the city centre's night-time economy, through the provision of numerous bars and restaurants, and the resultant attraction for people wanting to live in the area. Car parks are conveniently located throughout the area, providing ample parking options for those driving into the city.
- 2.10 The site, situated at the junction of Minshull Street and Bloom Street, lies within central Manchester within a highly developed and sustainable location. The site is situated c. 300m west of Piccadilly Train Station (5-minute walk), c.800m north-east of Manchester Oxford Road Station (12-minute walk), and c. 1.1km south-east of Manchester Victoria Train Station (19-minute walk). These stations provide regular services to key locations such as Liverpool, Crewe, Sheffield, Leeds, Manchester Airport, and London.
- 2.11 For the Metrolink, the closest tram stop is Piccadilly Gardens located c. 0.2km north of the site. This Metrolink service provides connections from the site to Ashton-Under-Lyne, MediaCityUK, the Etihad Campus, Altrincham, and Piccadilly Train Station. By travelling just three stops further on the Metrolink to Cornbrook, this station provides options to travel on eight different services (the most of any stop) providing access to a wide area of additional destinations across Greater Manchester, including Altrincham, Didsbury, Manchester Airport, Oldham, Bury and Rochdale.
- 2.12 Furthermore, the site is located within walking distance to bus routes located on the adjacent Chorlton Street. Bus services from this location link the site to destinations such as London Victoria, Edinburgh, Blackpool, Leeds, Liverpool, Birmingham via National Express services.

- 2.13 The area surrounding the Site is also very well connected for pedestrians and cyclists. On-road route cycle ways are located in proximity to the site, in addition to a number of pedestrian and cyclist crossings.
- 2.14 Additionally, the site is well-connected to road networks such as the M60 and M62. The M60 can be accessed from the site via the A5103 and can be reached within c. 22 minutes. The A6/ A57 roads connect the site to the M62.
- 2.15 This prime location offers excellent accessibility and visibility, making it ideal for potential developments. The surrounding streets are well-connected, providing easy access to public transportation and major roadways. Additionally, the proximity to key commercial and residential areas enhances the site's appeal for both business and community use.

Environmental Constraints

- 2.16 The following points highlight some of the key environmental constraints associated with the site:
- In accordance with the Environment Agency's Flood Map for Planning, the site is located within Flood Zone 1 which means that it has a low probability of flooding from rivers and the sea;
 - The site should be categorised as a 'de minimis exemption site' for the purposes of BNG legislation. No trees or any habitats are located within the red line boundary.
 - 8 Minshull Street and 42 Bloom Street are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest (list entry no. 1219858), however, the site does not lie within a Conservation Area.

Planning History

- 2.17 A desktop review of Manchester City Council's ('MCC') online planning register has been undertaken, the pertinent planning history of the site has been set out in the table below to detail relevant planning applications and listed building consents.

Application Ref.	Description	Status
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111586/LO/2016	Listed Building consent for the internal alterations to relocate stairs between ground floor and first floor. Extending toilets by removal of existing kitchen and various bar and seating works.	Approved 13/06/17
059143/LO/CITY2/00	Listed Building consent- Internal and external alterations to include the formation of a new exit/disabled access, installation of internal lift and escape staircase and installation of new lighting scheme.	Approved 31/05/00
059150/FO/CITY2/00	Elevational alterations to form new disabled entrance/porch means of escape and installation of new lighting scheme.	Approved 31/05/00
058452/FO/CITY2/00	Elevational alterations including new canopy to Minshull St elevation	Approved 17/02/00
058149/FU/CITY2/99	Change of use from offices and restaurant to a nightclub	Approved 27/01/00
050315/LO/CITY2/96	Listed Building consent- Internal alterations at first floor level in connection with proposed use as a restaurant/ bar with fire escape door at ground floor level on Bloom Street elevation	Approved 09/09/96
050316/FO/CITY2/96	Change of use of first floor from former storage area to a restaurant and bar and insertion of a fire escape door at ground level of Bloom Street elevation	Approved 09/09/96

2.18 As set out within the application's supporting Heritage Statement, the site has undergone a variety of 'phases' in its use through time. Despite the building being a listed asset, a variety of works have been undertaken at the site throughout its history (prior to current ownership) that have not been accounted for through the formal planning or listed building consent process.

2.19 As noted, the site is located within a sustainable and appropriate location for the delivery of residential accommodation. This is justified by the planning application granted by MCC at Mindel House (10 Minshull Street) And 11 Bloom Street (ref. 119374/FO/2018) in November 2020. The application posed development of the following description;

Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street.

- 2.20 The site comprised two five storey vacant Grade II listed buildings, former warehouses occupied predominately until vacancy as office accommodation, fronting Bloom Street, Minshull Street and Richmond Street. The scheme was considered within the supporting Officer's Report as consistent with Manchester's growth priorities and accommodating to a range of occupiers. Benefits such as the regeneration of a brownfield site and the conservation of a heritage site were related to the proposal. Officers considered that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets and were consistent with the NPPF.
- 2.21 More recently, application ref. 143253/FO/2025 has been submitted at Boulton House (17-21 Chorlton Street) for the refurbishment of the site, including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street, to provide 261 serviced apartments and associated amenity space plus flexible ground floor commercial uses.
- 2.22 The application is currently pending determination however, the supporting documentation and reports affirm that the location of the site is highly sustainable, and that the proposals will provide social, economic, and environmental improvements to the site and its surroundings.

Summary

- 2.23 The site is located in a highly sustainable location in close proximity to a range of services and facilities, and is highly accessible by public transport, including frequent bus and rail services. The buildings located on site largely remain vacant and in a deteriorating condition. The proposed development represents an important opportunity for the applicant to significantly improve the condition of the site and repair the Grade II listed building through the provision of a high-quality, well managed city centre residential accommodation. The scheme has been shaped to ensure that heritage features can be retained and appreciated throughout the proposed floor plans. The proposals, as set out in Chapter 4, will

bring the building into a meaningful use and let the historic fabric of the site be saved.

3. Pre-Application Consultation

- 3.1 This chapter of the Planning Statement, which fulfils the validation requirement of a Statement of Community Involvement ('SCI'), sets out the consultation which has been undertaken by the Applicant prior to the submission of this planning application, demonstrating that relevant stakeholders have been informed of the proposals and describes the consultation which took place to obtain their views. These views, subject to their relevance and achievability, have been utilised to inform the evolution of the proposed development.

Planning Policy Guidance

- 3.2 The following documents provide an overview of the local and national planning policy that promotes community involvement in the preparation of planning applications:

- Statement of Community Involvement, Manchester City Council (adopted in June 2018);
- The National Planning Policy Framework ('NPPF') (adopted in December 2024); and
- The Localism Act (adopted in November 2011)

Statement of Community Involvement (2018)

- 3.3 Manchester City Council adopted a Statement of Community Involvement ('SCI') in June 2018. The statement sets out how the Council will consult and involve people in the preparation of local plans and in the planning application process. Section nine of the Council's SCI sets out the Council's approach to community involvement in planning applications.
- 3.4 At the pre-application stage the Council advises that development proposals will benefit from engagement with the local community early in the process and encourages applicants to undertake community involvement exercises using a variety of techniques. Specifically, the Council state that developers will be encouraged to carry out pre-application consultation with interested parties and community bodies to enable issues to be addressed early within the planning process.

National Planning Policy Framework (2024)

- 3.5 The NPPF contains the Government's most up-to-date planning guidance and sets out the Government's planning policies for England.
- 3.6 Paragraph 40 of the document states how "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties" therefore leading to "better coordination between public and private resources and improved outcomes for the community".

The Localism Act (2011)

- 3.7 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods to give local communities more control over planning decisions.

- 3.8 Chapter 4, Paragraph 122 of the Localism Act introduces a requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. The intention is that this will facilitate meaningful consultation and feedback whilst the proposals are in draft

Consultation Undertaken

Consultation with Manchester City Council

- 3.9 Ongoing correspondence has been held with MCC planning and heritage officers in the preparation of this application.
- 3.10 An initial high-level meeting was held with Planning Officers on 23rd October 2024. The project team introduced the current state of the building, the applicant's aspirations and a draft scheme. Officers were supportive of the site being brought back into use, works that would bring the listed building back from disrepair, and a residential use in principle.
- 3.11 Subsequent to the initial meeting, Officers met at the site on 13th December 2024. Following a walkthrough of the building, written comments were received that noted that it was beneficial to visit the site and observe the poor condition of the building, the challenges posed by the repair works, and the proposed conversion. Comments regarding the detail of the internal works proposed were provided, including on the sub-division of floor spaces and the enhancement key heritage features.
- 3.12 Following receipt of the Officer's comments, the project team confirmed to the Council that they are committed to delivering a sympathetic scheme which preserves and celebrates the historic fabric, features and character of the listed buildings as far as practicably possible. In response to the Council's comments, revised layouts were issued to the Council. The layouts included various technical refinements including:
- Rearrangement of the proposed apartment layouts to expose columns and enable the partial retention of historic timber partitions and cornicing at upper ground, first and second floor level.

- Retention of the first-floor spiral staircase in-situ as a display feature.
- Relocation of the proposed bin and bike stores to the northwestern side of 42 Bloom Street, accessed from the less conspicuous Hart Street. This change removed the need to alter an existing window bay in the Bloom Street elevation in addition to minimising alterations to the Hart Street elevation at street level
- Rearrangement of the proposed apartment layouts at fourth floor level to allow for the exposure of the roof trusses.
- Efforts to retain (relocate) existing sprinkler pumps within building as a display feature.

3.13 These amendments have been incorporated into the scheme as submitted.

Consultation with Site Neighbours

3.14 Prior to this application's submission, contact has been made by the project team with site neighbours to inform them of the proposed development.

3.15 The letter issued confirmed that the proposal involves the internal reconfiguration of the buildings to deliver 39 residential apartments, while preserving and enhancing their architectural and historic character. No car parking provision is proposed, nor are there any alterations to existing road layouts. Existing pedestrian access will be retained. As such, it is not anticipated that the development will have a significant impact on neighbouring properties.

3.16 The distributed letter contained contact details for the team should neighbours have any further questions relating to the development.

Summary

3.17 The Applicant has carried out a comprehensive programme of pre-application consultation in-keeping with a development of this scale and nature. The consultation has been undertaken in accordance with MCC's Statement of Community Involvement, as well as being in line with the principles of the localism act and the NPPF.

3.18 The views expressed through these consultations have been reviewed and considered within the development proposals

4. The Proposed Development

4.1 This chapter describes the use and amount, layout and scale, appearance and means of access to the development for which planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by Fletcher-Rae which should be read in conjunction with this Planning Statement.

4.2 The application seeks:

Full Planning and Listed Building Consent for the change of use of 8 Minshull Street and 42 Bloom Street to a residential development (Use Class C3) and the internal and external works required to facilitate the use

4.3 This application has been submitted to MCC for the proposed re-purposing of 8 Minshull Street and 42 Bloom Street to create 39 residential apartments (Use Class C3), addressing the significant local demand for high-quality residential accommodation.

4.4 As noted, the site has remained largely vacant since over the past 10 years. The prolonged vacancy of the building highlights the challenges and opportunities associated with the adaptive reuse of historical structures. The potential for future redevelopment represents an opportunity to bring the vacant site back into a sustainable and viable operational use, accommodating an identified need for this type of development.

- 4.5 The design proposals have been developed to minimise the amount of external alterations required in order to preserve the existing architectural and historical features of the listed buildings.
- 4.6 In line with the ‘Town and Country Planning (Development Management Procedure) (England) (Amendments) Order 2013 - Guidance Note for Design and Access Statement’, the following subsections detail the proposed the development amount, site layout, scale and appearance for the proposed development.

Development Proposals

Use and Amount

- 4.7 The revised usage of the building will reimagine the floor plan of the buildings into 39 no. residential units across six floors (lower ground floor, upper ground floor, level 1, level 2, level 3 and level 4).
- 4.8 The proposals will sensitively upgrade the current ground floors of the building, which were designed to house offices or potential showrooms, the first floor that accommodates additional offices and waiting rooms for clients, and the upper floors of the buildings have been utilised for the preparation and storage of cloth. The proposals seek to retain important heritage features where possible whilst still meeting modern day design guidance and space standards for residential accommodation.
- 4.9 The proposal incorporates essential amenities such as cycle storage, bin storage, and other ancillary spaces throughout the building. The apartments will be

across the of the additional approach buildings	Apartment Mix			distributed existing six levels building, with no extensions or floors. This maintains the current footprint and respects its historical structure, ensuring that the conversion process does not increase the overall area of the buildings.
	Apartment Type	No. Units	Mix (%)	
	1B	15	38	
	1B Duplex	1	3	
	2B	19	49	
	3B	4	10	

4.10 The residential units comprise a mix of 1 bedroom, 2-bedroom and 3-bedroom apartments. the proposed accommodation schedule is set out below:

4.11 To achieve the desired floorplan for residential use, some aspects of removal to the existing floor plans will be required. Proposed removal and alterations to architectural features are detailed in the Architectural Features Report, which has been submitted to support the application and obtain building consent for approval.

Layout and Scale

4.12 The proposed layout of the residential accommodation will maintain the building's current footprint and respect its historical structure, ensuring that the process does not increase the overall area of the building. The existing structural grid has been utilised to develop plan layouts, guiding the division of the floor plate into apartments and their associated circulation spaces. The design has evolved to expose as many of the existing columns and beams as possible, celebrating these structural elements within both the apartments and circulation areas.

4.13 The existing partitions within the building date from various periods and are in different conditions. The design aims to retain as many of these partitions as possible to allow their original positions to be identified. This approach helps preserve the historical layout and character of the building.

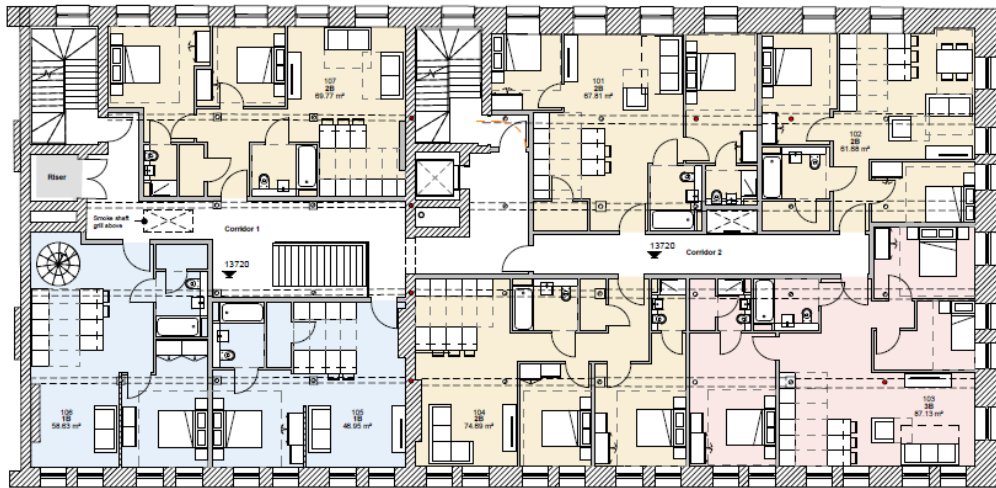


Figure 4.1: Proposed First Floor Plan

- 4.14 The amenity space within the existing building footprint is the courtyard, accessed from Bloom Street. This courtyard will be re-purposed as the primary entrance lobby for the proposed development.
- 4.15 Cycle storage racks will be located inside of the building on the lower ground floor, with an entrance from Hart Street. The development ensures covered and secure cycle parking that is easily accessible to potential users or building occupants.
- 4.16 Bin storage will also be located on the lower ground floor plan. Bins will be divided into four waste types, in accordance with the MCC's guidelines. The proposed layout ensures that a substantial number of bins of each type is readily available to residents.

Appearance

- 4.17 The building showcases a combination of materials, the use of red brick and sandstone dressings, is consistent with the Italianate and Gothic styles popular during the period. The primary materials used include red brick, sandstone dressing and, ashlar masonry. The rear elevation of the building incorporates large windows to allow natural light to penetrate deep into the below levels.
- 4.18 Minimal external alterations are proposed in order to protect and enhance the existing historical fabric of the site. The design development of the scheme has aimed to expose as much of the building's original fabric as possible, such as the

exposure of the majority of columns, column heads and timbers, and the retention of many historical internal details.

- 4.19 The Architectural Features Report enclosed within this application catalogues the heritage assets present at site and demonstrate the ways in which these elements will be preserved where possible. Minimal changes to the building's external fabric are proposed to be changed.

Access and Operations

- 4.20 In accordance with Manchester City Council's 'Waste Storage and Collection Guidance for New Developments' guidance, waste bins at the proposed development will be divided into four waste types which will be readily available to residents. Staff will be responsible for bringing bins in/out from/to the collection points, as part of the maintenance strategy. A maintenance plan will be drawn up to address, litter, repairs to communal areas.
- 4.21 Access to the apartments will be primarily via the existing courtyard entrance on Bloom Street, which will be upgraded to include a wheelchair platform lift, ensuring accessibility for all residents and visitors. Secondary access to Level 1 of the building's south area will be provided through the existing entrance at 42 Bloom Street. Two upper ground floor apartments will have dedicated private access from 8 Minshull Street. Furthermore, a dedicated access point on Hart Street will serve the cycle and refuse storage areas.
- 4.22 The building's north-west façade incorporates two stairwells that provide direct fire exits on to Hart Street.

Works to the Listed Building

- 4.23 A summary of the proposed works has been set out below:

4.24 Proposed External Works

Whole building:

- Repair of existing timber windows
- Localised repair and repointing of elevations

Northwest Elevation:

- Removal of 'clutter' – air conditioning condenser units and metal grilles
- Reopening of blocked ground floor windows and insertion of ventilation louvres

- Widening of ground floor opening in the 5th bay and insertion of double leaf door to provide access to the proposed plant room
- Insertion of single leaf door in the existing opening in the 12th bay to provide access to the proposed cycle and bin store
- Cleaning of brickwork to remove graffiti

Northeast Elevation:

- Reinstatement of wrought-iron railings to 1st and 5th bay
- Retention and reopening of principal entrance to provide access to ground floor apartments
- Reinstatement of windows where missing or obscured

Southeast Elevation:

- Reinstatement of windows and wrought-iron railings to 3rd and 8th bays
- Retention of principal entrance to provide access to all proposed apartments in 42 Bloom Street
- Reinstatement of windows where missing or obscured
- Retention of wrought iron gates to loading bay opening (to be fixed in place) and insertion of glazing to create an internal courtyard entrance to the proposed apartments in 8 Minshull Street

Roof:

- Removal of two rooflights and insertion of smoke vents
- Replacement of existing rooflights with new units (composite timber interior and aluminium exterior)
- Temporary removal and relaying of existing natural slate tiles to facilitate insertion of roof insulation
- Extensive repairs to the existing roof structure (as per Structural Report)

Proposed Internal Works

Whole building:

- Insertion of partition walls to form bike and cycle store, plant room, parcel room, storage areas and residential apartments with associated services and fixtures
- Retention of the two principal staircases and reinstatement of a lift within the existing lift shaft in 8 Minshull Street
- Retention of existing fireplace surrounds and inserts
- Retention and revealment of existing cast-iron columns and timber beams
- Removal of later inserted supplementary staircases and associated partitions
- Insertion of secondary glazing to existing windows

Basement:

- Retention and alteration of existing safe for use as a bathroom in proposed apartment B04

Ground Floor:

- Retention and repair of existing staircases
- Retention of moulded plaster cornicing and ceiling roses in situ and insertion of suspended ceiling below
- Part removal and part retention of glazed timber partition walls in the former offices within proposed apartment 005
- Retention and alteration of existing safe for use as a bathroom in proposed apartment 005
- Retention and slight relocation of hoist machinery within the proposed circulation area to 42 Bloom Street
- Insertion of steps and platform lift within the proposed courtyard entrance area to 42 Bloom Street. This entrance area would be decorated with archive photographs and reclaimed fittings from within the building to create a bespoke entrance experience

First Floor:

- Part removal and part retention of glazed timber partitions in the proposed first floor circulation space
- Retention of the spiral staircase in situ within proposed apartment 106
- Reconfiguration of the former offices for use as two apartments (105 and 106) in a similar quadripartite arrangement

Second Floor:

- Part removal and part retention of glazed timber partitions in the former offices within proposed apartment 203

Third Floor:

- No additional work.

Attic:

- Insertion of mezzanine floors and associated staircases within proposed apartments 401, 402, 403, 404, 405, 406 and 407

Summary

- 4.25 This section of the Planning Statement has described the proposed development and detailed how the proposed scheme will result in an enhanced sustainable use of the site.

5. The Development Plan and Other Material Considerations

- 5.1 This chapter outlines and assesses the proposals against the Development Plan and all other relevant material considerations, which the decision maker should have regard to.
- 5.2 Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Development Plan

- 5.3 The Development Plan for the site comprises the following documents:
- Places for Everyone (adopted March 2024);
 - Manchester's Core Strategy 2012-2027 (adopted July 2012);
 - The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).
 - Greater Manchester Joint Waste Development Plan document (2012); and
 - Greater Manchester Joint Minerals Plan (2013).

Places for Everyone

- 5.4 Adopted in March 2024, Places for Everyone is a long-term strategic plan for nine Greater Manchester boroughs (Bolton, Bury, Oldham, Rochdale, Manchester, Salford, Tameside, Trafford and Wigan). The plan identifies the amount of new development that will come forward across the nine districts, from new homes to industrial sites, and supports the delivery of key infrastructure, while protecting important environmental assets.
- 5.5 Policies pertinent to this application include **Policy JP-P1 'Sustainable Places'** which seeks to conserve and enhance historic environments, local history, and culture, noting that development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used, and **Policy JP-P2 'Heritage'** which notes that opportunities to aid the

promotion, enjoyment, understanding and interpretation of heritage assets should be pursued.

- 5.6 A detailed overview of the policies which are of relevance to this application are set out in **Appendix III** and are expanded upon later in the Statement.

Manchester Core Strategy

- 5.7 The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.
- 5.8 MCC's online Local Development Framework Area Map Browser identifies that the site is within the City Centre (Policies CC1-CC10) and within and within the identified Regional Centre (Policy EC3).

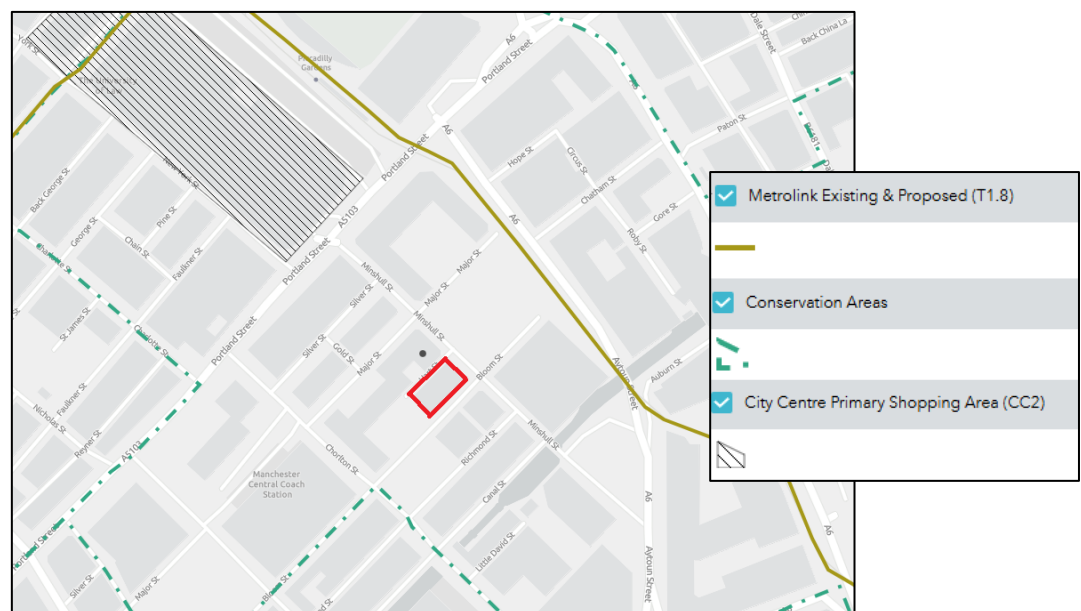


Figure 5.1: Local Plan Policy Map

- 5.9 The Core Strategy sets out a series of key uses which will drive development in the City Centre and a number of key development principles (Policies CC1-CC10), those of key relevance are set out in turn below.

- **Policy CC3 'Housing':** the city centre will see the most intensive development of housing in the city. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Key locations for the residential development will be Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter. Residential development in the city centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.
 - **Policy CC9 'Design and Heritage':** development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings. The Council will support high density and mixed-use development in the city centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
- 5.10 In relation to the site's location in the Regional Centre, **Policy EC3 'Heritage'** identifies that housing will be an appropriate use although this should complement the development of mixed-use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.
- 5.11 **Policy CC8 'Change and Renewal'** is of particular relevance to the Applicant's proposals in that, the policy notes that the Council will support schemes that are likely to contribute to the promotion of social, environmental or economic well-being.
- 5.12 A comprehensive list of policies relevant to this application can be found at **Appendix III.**

Saved Unitary Development Plan

- 5.13 The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995. The UDP policies set out the framework for land use, development, and regeneration across the city. The UDP focuses on sustainable growth, economic development, housing, transport, environmental

protection, and heritage conservation. Although the UDP has been partially replaced by the Core Strategy (2012) and other local development documents, some saved policies still guide planning decisions.

- 5.14 **Policy DC19.1** details that in the determination of 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.
- 5.15 The Saved UDP Policies relevant to this application are detailed at **Appendix III**.

Other Material Considerations

- 5.16 There are a series of other planning policies guidance documents at local and national level that are relevant to the determination of this application which include:
- National Planning Policy Framework (December 2024);
 - Supplementary Planning Documents and Guidance (various);
 - Planning Practice Guidance (March 2014);
 - Historic England's Good Practice Advice Notes.
- 5.17 These are addressed in-turn below.

National Planning Policy Framework

- 5.18 The National Planning Policy Framework ('NPPF') contains the Government's most up-to-date planning guidance for England. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.
- 5.19 The revised NPPF holds a focus on a 'brownfield first' approach to development and introduced an updated the standard method for calculating housing need, which has resulted in a significant increase to the number of homes that are required to be delivered in most parts of the country. In relation to Manchester,

the new standard method requires the borough to deliver 1,124 dwellings annually.

5.20 Paragraph 8 of the Framework states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.21 Paragraph 11 of the Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 5.22 Paragraph 131 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.
- 5.23 Paragraph 139 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.
- 5.24 Further NPPF policies are outlined at **Appendix III**.

Supplementary Planning Documents and Guidance

Guide to Development in Manchester SPD

- 5.25 The Guide to Development in Manchester (2007) seeks to provide guidance which will help to development and enhance an environment within Manchester that is visually attractive, has a unique and positive sense of place and that properly caters for the functions which it accommodates both now and in the future. The advice covers the following issues: design; accessibility; environmental standards; street hierarchy; parking guidelines; housing density; promotion of a safer environment; design for health; and internal design principles.

Residential Design Guide

- 5.26 The Manchester Residential Quality Guidance is a comprehensive document developed by Manchester City Council to ensure high-quality design standards in residential developments across the city. Adopted in December 2016, this guide serves as a material consideration in the Council's planning decisions. The guidance outlines key principles to promote sustainable and desirable neighbourhoods.

Green and Blue Infrastructure Strategy and Action Plan

- 5.27 Manchester's Green and Blue Infrastructure Strategy and Action Plan (2022) aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

Manchester's Climate Emergency

- 5.28 Manchester City Council unanimously declared a climate emergency in July 2019 and has committed to the goal of reducing the city's climate emissions to net zero by 2038, or earlier, if possible, which is at least 12 years ahead of the current national target.

National Planning Practice Guidance

- 5.29 The PPG outlines how government planning practice should be followed and interpreted in accordance with the principles of the NPPF. With regard to decision making, the guidelines set out in the PPG are a material consideration which should be accorded weight in the determining of planning application.

Historic England's Good Practice Advice Notes

- 5.30 In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources

Summary

- 5.31 This chapter of the Planning Statement has identified national and local planning considerations to be taken into account when determining this application. The following chapter assesses the proposals against the policies set out above.

6. Affordable Housing Statement

- 6.1 The NPPG sets out that Local Planning Authorities should seek to ensure that policies surrounding developer contributions do not impact on a scheme's deliverability. The NPPG states:

'Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.'

- 6.2 Core Strategy Policy H8 requires that for all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the city-wide target for 20% of new housing provision to be affordable. The policy states that there may be exemptions where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing; or where material considerations indicate that intermediate or social rented housing would be inappropriate.

- 6.3 This application proposes the change of use of an existing building. Paragraph 65 of the NPPF (2024) states:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. [Emphasis added]

- 6.4 Vacant Building Credit ('VBC') will be utilised within this proposed development, as discussed with Manchester City Council. VBC applies to buildings which have not been abandoned. VBC is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. To confirm, the application site has not been abandoned and has not been made vacant specifically for the purpose of this development.

- 6.5 The NPPG summarises that;

“National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought.”

6.6 Vacant Building Credit ('VBC') allows a proportional reduction in Affordable Housing contributions for developments that reuse or demolish vacant buildings on brownfield land. This credit is equivalent to the existing gross floorspace of the vacant building and is subtracted from the overall Affordable Housing contribution calculation.

6.7 In relation to the proposed scheme, the following factors are considered in the calculation:

- The application site floorspace measures 40,518sqft inclusive of basements and mezzanine areas.
- The proposed floorspace includes the existing plus new mezzanine floorspace of the fourth floor, totalling 40,952 sqft.
- The additional floorspace therefore totals 434sqft. Affordable housing relief from Vacant Building Credit represents 98.94%.
- The policy-compliant Affordable Housing Requirement is 20% (8 units).
- Accounting for the Vacant Building Credit relief, the remaining requirement would be the equivalent of 0.08 units.

6.8 Notwithstanding the Vacant Building Credit position, the submitted Viability Statement prepared by Northern Land confirms that the inclusion of policy compliant affordable housing would make the scheme unviable. As such, it is not proposed to deliver any affordable housing as part of the scheme.

7. Assessment of the Principle of Development

7.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, local planning authorities (LPAs) are required to determine planning

applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise.

- 7.2 This section demonstrates that the proposed development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site and surrounding area.

The Principle of Development

- 7.3 The proposed development seeks to make an efficient use of the existing built form of the site and makes the best use of previously developed land within an urban setting, in accordance with planning policy guidance. The site, located within the City centre, is extremely well situated in regard to existing activities, services and infrastructure.
- 7.4 Core Strategy Policy CC3 highlights that the city centre will see the most intensive development of housing in the city, and within the Centre, residential development will be comprised of apartment schemes. Furthermore, Policy H1 details that 90% of residential development will be located upon previously developed land.
- 7.5 Development in accordance with the above Core Strategy policies can be seen as apparent in the surrounding uses in proximity to the site. A number of nearby former warehouses and historical buildings have been successfully converted into apartments, this includes the following nearby site:

- **Mindel House and 11 Bloom Street (LPA Ref. 119374/FO/2018)**

The Officer's Report associated with this development concluded that the 80 (Use Class C3) proposed apartments located in the Grade II buildings would provide housing within a sustainable location that would enable the revitalisation of designated heritage assets within the city centre. The application was approved in November 2020 for the delivery of residential apartments including a single storey roof top extension at 11 Bloom Street.

The site, fronting Bloom Street, Minshull Street and Richmond Street comprised two five storey vacant listed buildings. It is considered within the report that the scheme would support and be consistent with the city's

growth strategies, and that the delivery of accommodation in this location would appeal to a range of occupiers. The proposal was further considered to regenerate a brownfield site at an appropriate density in a manner that would not impact adversely on the character and setting of the area.

- 7.6 The principle of residential development was also confirmed to be acceptable during pre-application discussions held with Council Officers, particularly as the development will help to secure the long-term future of two vacant Grade II listed buildings which are in poor condition. As discussed within the pre-application correspondence with the Council, the principle of residential use of the site was considered to be an advantageous proposal to make use of the vacant historic building.
- 7.7 The majority of the buildings' floorspace has remained vacant since the closure of the nightclub at the lower floors of the site in 2014. This is likely to be due to the buildings' format, existing poor condition, size and Grade II listing restricting the type/quality of development that could be delivered at the site. Additionally, as the building lies in a deteriorating condition, the level of investment required to refurbish and convert the buildings may not be viable for other uses. In accordance with the Core Strategy, the proposed scheme enables the efficient use of two Grade II listed buildings, allowing them to be fully restored and their long-term future secured.

Need for Residential Development

- 7.8 Core Strategy Policies H1 and H2 state that a wide choice of housing will be provided to meet the requirements of existing and future Manchester households. The focus will be on providing new housing through the effective and efficient use of land within the city centre. Emphasis is placed on the creation of housing within strategic locations to create sustainable communities in proximity to complimentary facilities and services.
- 7.9 Manchester is one of the fastest growing UK cities, with the resurgence of the city centre identified as the main area of growth both in the city and Greater Manchester (in accordance with the Future Manchester: An economy built on

people, place and prosperity statement). The city's population is projected to rise substantially, creating an ongoing demand for high-density housing in the city centre, city centre population figures are estimated to reach 100,000 occupants by 2026.

- 7.10 As population within the city continues to grow, housing options will be required to become available that meet a variety of needs in regard to sizes and locations. This application site is located in an area close to a range of amenities, transport links and economic centres creating an attractive and logical location for residential development.
- 7.11 Manchester City Council's 'Providing for Housing Choice' planning guidance outlines the mix of new housing provisions required to meet the city's planning objectives, this mix is extracted from the document below:

Dwelling size	% of provision
1 bed	Max 20%
2 bed	37%
3 bed	25%
4+ bed	18%

Figure 7.1: Preferred Dwelling Size Mix (Providing for Housing Choice)

- 7.12 Notwithstanding the above, it is understood that the current position of the Council is a preferred mix of up to a third 1-bed and two thirds 2+ bed. The application proposes a mix of 1-, 2- and 3-bedroom dwellings of varying sizes although does not necessarily meet MCC's preferred mix of a maximum of a third 1-beds and two thirds 2 or more beds. This this discussed with planning officers at the pre-application stage who accepted that, as the site is a listed building, the internal modifications to the building's layout can impose significant limitations. The need to preserve original architectural features, room proportions, and circulation spaces restricts reconfiguration options that would otherwise allow for a broader mix of housing types. The existing internal arrangements restrict the potential for varied unit configurations. It was agreed with officer that this is one of the cases where adherence to the preferred mix would result in inefficient use of space, reducing the number of viable apartments delivered at the site.

Development of an Underutilised Site

- 7.13 The redevelopment of 8 Minshull Street and 42 Bloom Street will enable the regeneration of an underutilised and vacant historic site within the centre of Manchester. The site at present, lies largely vacant with extents of the building fabric exposed to water ingress and internal damage. The proposed development seeks to enhance the site through restoration and reconfiguration to deliver 39 no. residential apartments. The proposed works enable the building to be brought into full and safe public use and regenerate an important historic building within Manchester City Centre.
- 7.14 Regeneration of the site is an important planning consideration. Over the past fifteen years, Manchester City Council have held a focus on regenerating inner-city areas such as Piccadilly, Spinningfields, the commercial core around Manchester Central, the Northern Quarter, the Civic Quarter and Ancoats. This is an ongoing process and much remains to be done if Manchester is to continue being competitive. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, including the provision of inner-city housing.
- 7.15 The re-use of this site will enable the two buildings to be revitalised and architecturally appreciated, avoiding further degradation of the buildings' fabric. The provision of high-quality apartments in this location will reduce the need for development on greenfield sites across Manchester. The redevelopment will help boost the local economy by attracting residents who support nearby businesses, enhancing the vibrancy and appeal of the community.
- 7.16 The proposals to repurpose the site accord with the NPPF's 'brownfield first' approach to development and create a viable use of the site for housing.

Works to a Listed Building

- 7.17 In determining the submitted full planning application MCC has a statutory duty under s66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.

- 7.18 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.
- 7.19 A Heritage Statement has been prepared by Turley Heritage and has been enclosed within this application submission. The Statement has provided an extensive description of the historical aspects of each of the buildings, along with documentary of the site's historical significance. The proposed development works have been assessed against the potential impact on these heritage assets. The potential heritage impacts that could be derived from the scheme have sought to be minimised by the project team throughout each stage of this project.
- 7.20 The report recognises that the site has been substantially vacant for over 10 years, having last been used in part as a nightclub. The Proposed Development seeks to reintroduce a sustainable, long term and viable use to the building, and the design has been informed and refined through the pre-application process with an emphasis on retaining and incorporating architectural features and sustaining significance wherever practicable.
- 7.21 Further to the submitted Heritage Statement, an Architectural Features Report has been submitted to catalogue the heritage assets present at the site, and details where these assets are sought to be retained and incorporated within the development proposals.
- 7.22 This application has been designed to sensitively preserve important heritage features of the buildings and retain as many of these features as possible. The proposals will enhance the buildings' external appearance, making use of existing openings and creating minimal intervention to the historic fabric. This application seeks to make use of a vacant heritage asset within Manchester whilst recognising the important role the buildings play in the surrounding street scene and history of the area. The scheme therefore accords with Core Strategy Policies CC9, EN1 and EN3

7.23 As identified in the accompanying Heritage Statement, the proposals are considered to result in less than substantial harm (at the lower end of the scale) to the significance of the listed building.

7.24 In line with Paragraph 215 of the NPPF (2024), this level of harm must be weighed against the public benefits of the scheme. Planning Practice Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in NPPF Paragraph 8. It also states that public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

7.25 The following heritage benefits, arising from the Proposed Development, have been identified in the Heritage Statement:

- Reintroduction of a long term, sustainable and viable use to the listed building which has been substantially vacant for over 10 years;
- External refurbishment works including the repair and retrofit of existing timber windows, cleaning of the Hart Street elevation, localised repair and repointing and removal of visual clutter (air conditioning condenser units and metal grilles);
- Extensive scheme of repairs to the existing timber roof structure; and
- Reinstatement of wrought-iron window railings and windows, where missing, to restore the visual completeness of the principal elevations.

7.26 In addition to the heritage benefits outlined above, a number of economic, social and environmental benefits would be delivered with the proposal, outlined in Chapter 9 of this Statement. In applying the necessary balancing judgement, it is considered that the public benefits would readily outweigh any identified harm, and as such the proposed development meets the relevant policy tests.

Economic Benefits

7.27 Not only will the proposed plans deliver housing within the Manchester's centre, but they will also enable the site to gain increased economic outputs, which in

turn will benefit the surrounding community. The proposed works will enable the generation of jobs and spend within the local community both during the construction works but also through additional household spend and Council tax from the new residents. The proposals support the economic objectives of the NPPF and local policies such as PfE Policy JP-Strat 2 and Core Strategy SP1.

- 7.28 This kind of inward investment into a prominent but previously underused listed building contributes to the regeneration of the area, helping to uplift a key gateway area in Manchester city centre.

Environmental Benefits

- 7.29 From an environmental perspective, the scheme takes a 'retrofit-first' approach. Rather than demolishing or replacing historic structures, the proposals work with the existing building fabric, minimising carbon emissions associated with new construction. The works include essential repairs to address long-term water ingress and deterioration, contributing to the long-term conservation of the listed building and reducing the likelihood of future emergency interventions or further decay.
- 7.30 This application proposes to upgrade some of the existing building's fabric, thus improving the thermal performance of the site and reducing the overall energy use. These proposals accord with Policy EN4 of the Core Strategy which sets out that the Council will seek to reduce fuel poverty and will support applications which seek to reduce the need for energy through energy efficient features.

Social benefits

- 7.31 The proposed development will regenerate a brownfield site in a prominent location within Manchester city centre, delivering attractive housing options that contribute to making the area a location of choice. It includes a mix of 1-, 2-, and 3-bedroom apartments, helping to meet local demand for high-quality residential accommodation in the city centre. The scheme involves the re-use of a vacant building that is no longer viable in its current form, with a sensitive, heritage-led approach that retains the character of the site. By adapting the listed building and making only necessary alterations to accommodate contemporary residential needs, the proposals will help secure the long-term future of this

important heritage asset. Located in a sustainable and accessible area, the development will also introduce new residents who will support and contribute to the vitality of the local community and its services.

Summary

- 7.32 It has been demonstrated that the principle of development of residential units (Use Class C3) in this location is wholly acceptable when considered against the Development Plan and the NPPF. The building has been left largely vacant for a ten-year period, resulting in the historic fabric of the building to be open to deterioration. These proposals will bring the Site back into viable and appropriate use in this location.

8. Assessment of Design and Technical Considerations

- 8.1 This chapter of the Statement summarises design considerations and the findings of the individual technical assessments which accompany the detailed planning submission and demonstrates that the proposal fully accords with both national and local planning policy criteria.

Potential Impact on Amenity

- 8.2 As noted within this Planning Statement, the site lies within a largely mixed use and developed area of Manchester City Centre. Nearby uses include bars, nightclubs, restaurants, shops and residential developments. The proposed development seeks permission for the redevelopment of two existing buildings whereby no increase in height or floor area is sought.
- 8.3 Internally, each of the proposed apartments will be of a high standard of design in terms of living accommodation, sound proofing, natural lighting and ventilation. The site is located in proximity to public open spaces including Sackville Gardens (c. 4-minute walk) and the proposal will additionally include an amenity courtyard space within the existing footprint of the buildings. This space will serve as a curated exhibition area for historically significant artefacts discovered on the property. These recovered assets, chosen for their historical value, will be strategically displayed to narrate the building's evolving history and diverse functions throughout its lifespan.
- 8.4 Further technical considerations relating to the proposed use of the site and the impacts on the surrounding environment are described in the following Chapter. These considerations include road traffic, noise, and flood risk.

Blue and Green Infrastructure

- 8.5 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods.
- 8.6 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within city centre developments. The Strategy recommends that Developers should consider how

green and open space can work best to achieve this and form an integrated part of the overall scheme.

- 8.7 Due to the limited width of the pavements surrounding the site, the application site is somewhat restricted, which has prevented street tree planting being incorporated into the landscaping proposals.

Air Quality Assessment

- 8.8 An Air Quality Assessment has been prepared by Redmore Environmental to determine baseline conditions, consider suitability for the proposed end use, and assess potential impacts as a result of the scheme.
- 8.9 Results were subsequently verified using local monitoring data. The results of the dispersion modelling assessment indicated that predicted pollutant levels were below the relevant criteria across the development. As such, the site is considered suitable for the proposed end use from an air quality perspective.
- 8.10 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. Subject to implementation, potential air quality impacts from dust generated by construction and trackout activities are predicted to be not significant.
- 8.11 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Due to the scale of the development, impacts were predicted to be not significant.
- 8.12 The results of the assessment also indicated that pollution levels were below the relevant criteria at all sensitive locations across the development. As such, the site is considered suitable for the proposed use from an air quality perspective.
- 8.13 The assessment undertaken and submitted in support of this proposed scheme meets the requirements of local and national planning policy, specifically Policies DM1, EN16 of the MCC Core Strategy and Paragraph 199 of the NPPF.

Ecology

- 8.14 Ecology surveys were undertaken in February 2025 and are documented in the Preliminary Ecological Appraisal prepared by Rachel Hacking Ecology, to understand the ecological constraints and opportunities onsite.
- 8.15 The assessment concludes that the site is surrounded by poor-quality bat foraging habitat, making it very unlikely that bats would make use of the site. Evidence of previous use by Feral Pigeons was recorded at the site.
- 8.16 Mitigation measures have been recommended within the report, in addition to a further bat survey. Using appropriate recommendations within the report, the proposals accord with Core Strategy Policies EN9 and EN15. As stated, the site should be categorised as a "de minimis exemption site" for the purposes of BNG legislation.

Energy and Sustainability

- 8.17 An Energy and Environmental Standards Statement has been prepared by NOVO Integration Ltd and has been submitted in support of this submission. The Report has been prepared in accordance with the Energy Hierarchy as set out in the Manchester Core Strategy.
- 8.18 The assessment undertaken outlines that by incorporating the required passive and low energy design measures, there is a reduction of 44.07% over the developments annual CO2 baseline emissions. The reduction of the annual CO2 baseline emissions has been achieved through the improved building fabric u-values, high performance glazing, a local communal boiler system serving heating and hot water via heat interface units, and the use of MVHR for ventilation where viable. Energy efficient lighting will be used throughout; low flow rate fixtures and fittings will be used to reduce water consumption
- 8.19 The proposed strategy achieves Part L 2021 compliance and complies with policies EN3 and EN4 of the Manchester Core Strategy.

Transport

- 8.20 Boston Transport Planning have been commissioned to prepare a Transport Statement and Travel Plan at the site. The report details that the site is located in

sustainable location within Manchester City Centre, well-served by public transport, including bus, tram, and rail links, which supports a low-car or car-free development approach.

- 8.21 The report outlines that the anticipated 'net' vehicular trips generated by the proposed development will be minimal (expected to be less than the consented total trips) within the local highway network, with supporting means to influence prospective users through appropriate site-based travel plan measures and initiatives to support car-free proposals.
- 8.22 Overall, the development is deemed suitable for its location, with a strong emphasis on sustainable transport and minimal impact on existing traffic networks and will accord with local policies T1, T2 and T3, and the NPPF.

Drainage

- 8.23 A Drainage Statement has been provided with this submission, prepared by Renaissance, which concludes that the change of use of the buildings will have very minor impact on the public sewer network, and no further mitigation measures are practical.
- 8.24 It is proposed to reuse the existing combined sewer connections from 8 Minshall Street and 42 Bloom Street, with surface and foul water combined on site prior to discharge into the public sewer network. Surface water flows are not affected by the proposed development, as there is no change to the roof area and no change to impermeable areas on the site.
- 8.25 With the proposed development, foul water flowrate into the public sewer would increase from 6.25 l/s to 7.71 l/s, representing an increase of 1.46 l/s. In itself, such an increase would have only a minor impact on the existing public sewer network. However, the impact will be further mitigated due to the surrounding buildings primarily accommodating commercial and office functions which will have different peak discharge regimes to the proposed residential development.
- 8.26 The proposed development therefore complies with Core Strategy Policies EN14 and EN17.

Noise

- 8.27 Acoustic & Engineering Consultants Limited have prepared a Noise Assessment to support the development of the site. The report details the baseline noise levels measured at the development site, presents the assessment criteria, and discusses the implications on the building design to achieve acceptable internal noise levels.
- 8.28 The report concludes that the internal noise levels within the new residential properties should comply with guidance in the MCC document 'Planning & Noise - Technical Guidance' (2022) (PNTG). The report summarises that appropriate planning conditions can be applied to the proposed development to ensure internal noise levels compliant with Manchester City Councils requirements in the proposed accommodation are achieved.

Construction Impact

- 8.29 A Construction and Environmental Management Plan (CEMP) has been prepared by VIEWS to set out the management measures to minimise environmental impact from the construction phase of the development, whilst also providing details of how the proposed scheme will be managed during the construction. It provides a framework within which the measures will be implemented throughout the project. This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community.
- 8.30 A Construction Phase Plan is required by the CDM 2015 Regulations for any construction work carried out by contractors.

Crime

- 8.31 GMP Design for Security have prepared a Crime Impact Statement in order to reduce the opportunities for crime and fear of crime at the site and across the proposed development. The report assesses that the scheme is considered acceptable, as long as the issues of the report are addressed, namely;

- Care should be taken to ensure the metal railings to the windows are fixed flush with the outer skin of the facade and the overall height of the railings is no lower than 1500mm.
- The lower panes of the windows at ground level should be fitted with obscured glazing.
- The illumination of the Hart Street elevation to a high standard.

8.32 The Crime Impact Statement recognises that the redevelopment of the site will bring additional legitimate activity to the currently vacant site and can be developed to accord with Core Strategy Policy DM1.

Summary

8.33 Supporting technical information has been submitted with this application, commensurate to the scale of the change of use application, which demonstrate that the application proposals are acceptable.

9. Planning Balance

- 9.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement, the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 9.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the significant economic, social and environmental benefits, as set out below:

Economic Benefits

- The Proposed Development would secure direct investment into the local economy by improving the area's aesthetics and thereby, along with committed development in the local area, catalysing the regeneration of this location creating an attractive environment for future;
- The proposed development represents an efficient and viable use of previously developed land that has remained vacant for a period of 10 years;
- The development's provision of 39 dwellings will help meet the needs of local people and those moving to the city, thereby contributing to the economy;
- The proposed development will also contribute to the sustainability of the local area in the long term, through the introduction of new homes within the town. The provision of new homes will supplement the local economy through local spending and an increased workforce to take up locally available positions.
- The generation of both temporary and full-time equivalent construction jobs, including skilled professionals and lower skilled jobs.

Social Benefits

- The proposed development will regenerate the brownfield site, providing attractive housing options to ensure that the area is a location of choice;
- The development provides a mix of 1-, 2- and 3-bedroom apartments which will help meet local demand for residential accommodation in the city centre;

- This application seeks to make use of a vacant site within a prominent location within Manchester city centre;
- The re-use of an existing building that is no longer viable in a sympathetic way that retains the character of the application site, and the character of the wider townscape;
- The proposals present a development in a sustainable accessible location, which will bring new residents into the town to support and contribute to the local community and its services;
- Preservation and enhancement of a listed building, which will reduce the risks to the long-term future of the heritage asset;
- The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for its proposed use.

Environmental Benefits

- Ensure efficient use of previous development by maximising the buildings residential potential;
- Ensure that the building functions effectively from an operational perspective whilst also reinforcing an exciting and innovative new use;
- Utilising a brownfield site within the city centre which has remained vacant and in a deteriorating condition;
- A sensitive and carefully designed and planned form of development to conserve the character and appearance of the local area.

Summary

- 9.3 In summary, the proposed scheme represents a highly sustainable form of development that will allow the site to come into use. The proposals fully accord with the Development Plan and associated planning guidance.

10. Conclusion

- 10.1 This Planning Statement has been prepared by AshtonHale on behalf of Greybean Limited in support of full planning application and an application for

listed building consent to Manchester City Council for the residential redevelopment of 8 Minshull Street and 42 Bloom Street, Manchester, M1 3ED.

- 10.2 The proposals have been designed with due regard to the technical assessments and heritage considerations undertaken by the Applicant's project team, and the proposed scheme has been amended in response to the feedback received during the pre-application stage.
- 10.3 The proposals have been sensitively designed to transform this brownfield site in need of restoration to provide 39 no high quality new residential apartments. The proposals represent a comprehensive and high-quality scheme undertaken in line with best practice guidance and are a significant improvement to the current state of the site. The delivery of 39 no. apartments within the city centre location will provide a range of apartment mixes that will help contribute to the housing need within the area and will contribute to the creation of a sustainable community.
- 10.4 The site is located within an extremely well-connected and desirable location, in proximity to a range of shops, services and transport links. The site, and its surrounding area, hold a deep history which has been incorporated into many aspects of the design proposals. The design of the scheme represents a sympathetic restoration of two Grade II listed buildings with residential use, which will secure their long-term future, ensure the retention of historic/architectural features and minimise impact on the buildings' fabric.
- 10.5 The project team have undergone positive pre-application consultation with the Council, and this application has been supported by a series of supporting technical reports that confirm that the proposals will have a positive impact on the site and its neighbouring uses.
- 10.6 This report has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application. It has been clearly demonstrated that the principle of residential development in this location can be robustly justified in line with local and national policy.

- 10.7 Furthermore, the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits which should be afforded considerable weight in the determination of this planning application.
- 10.8 To summarise, the proposed development represents a high quality, sustainable form of development which will provide a mix of dwelling types and sizes within a highly accessible location.

Appendix I

Submission Schedule

Document	Author	Reference
Planning application forms and notices	AshtonHale	
Planning Statement (including Blue and Green Infrastructure Statement, Affordable Housing Statement, Statement of Community Involvement and Local Labour Agreement)	AshtonHale	July 2025
Design and Access Statement (inc details on refuse strategy / completed waste management proforma)	Horizon Fletcher-Rae	July 2025
Acoustic Assessment	Acoustic & Engineering Consultants Limited	February 2025
Air Quality Assessment	Redmore Environmental	February 2025
Crime Impact Statement	GMP Design for Security	May 2025
Construction Management Plan (inc details on waste)	VIEWS Holdings Ltd	July 2025
Drainage Strategy	NOVO Integration Ltd	February 2025
Preliminary Ecological Appraisal	Rachel Hacking Ecology	RHE.4461
Daytime Bat Survey	Rachel Hacking Ecology	February 2025
Environmental Standards Statement	NOVO Integration Ltd	February 2025
Heritage Statement	Turley Heritage	July 2025
Transport Statement	Boston Transport	February 2025
Travel Plan	Boston Transport	February 2025
Viability Statement	Northern Land Agency	May 2025
Architectural Features Report	Horizon Fletcher-Rae	24029-HFR-AV-XX-RP-A-9082

Appendix II

Site Location Plan

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P03	Issue for Planning Submission	SR	14.07.25	JC
P02	Planning Issue	AL	01.04.25	SR
P01	Preliminary issue for comments	AL	14.02.25	SR
Rev	Revision Details	Drawn	Date	Chck'd

Project No. **24029**
Suitability **S2 SUITABLE FOR INFORMATION**
Status **Planning**

Client:
Views

Project:
**8 Minshull Street
Manchester**

Sheet Name:
Site Location Plan

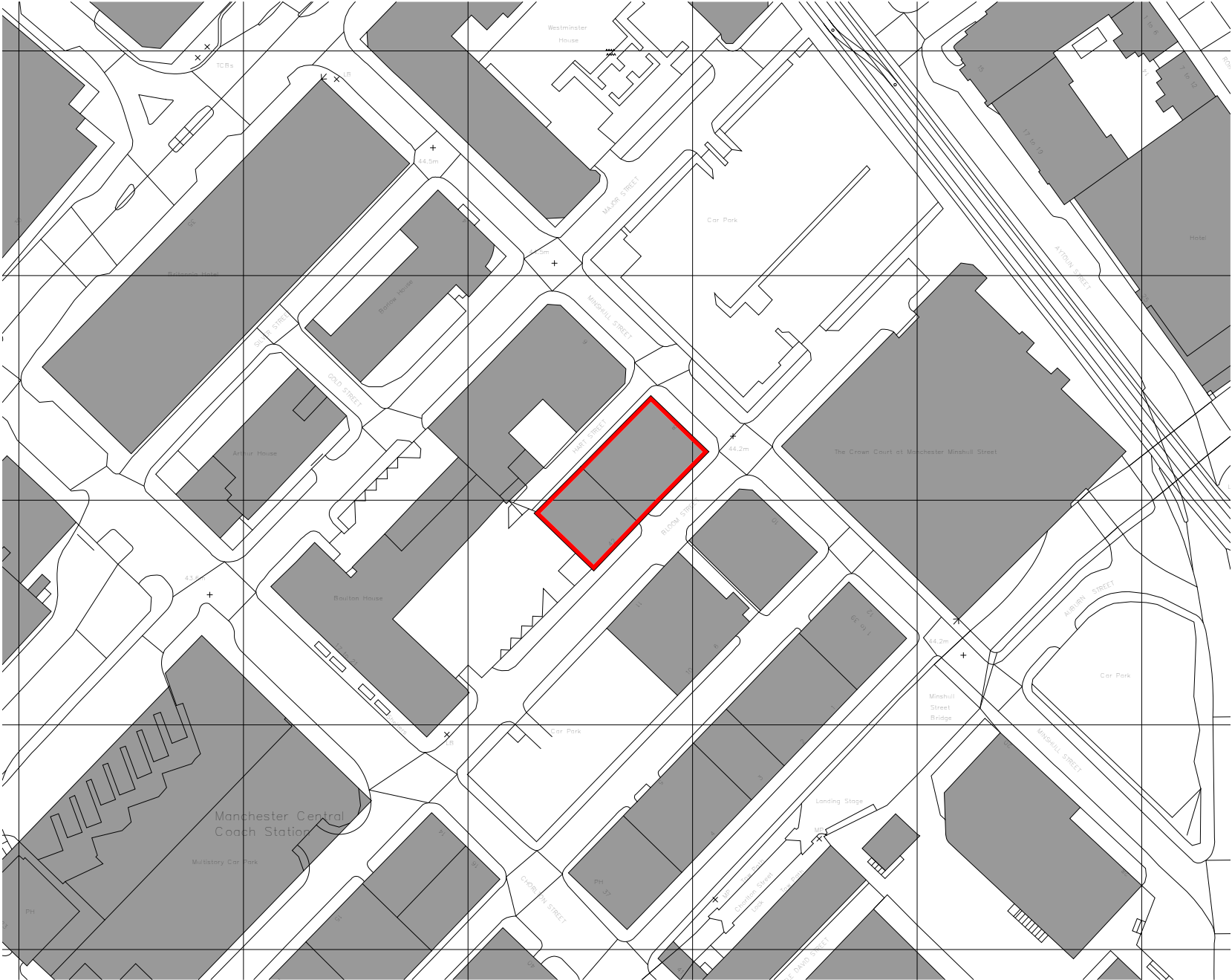
Drawing No.	Rev.
24029-HFR-AV-00-DR-A-9000	P03
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Created 06.02.25	

HORIZON

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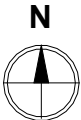
Level 12, Tower 12, 18-22 Bridge Street, Manchester, M3 3BZ

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0m 25m 50m 75m 100m
VISUAL SCALE 1:1250 @ A3



Appendix III

Relevant Planning Policies

Relevant Planning Policies

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site currently comprises the following documents:

- Places for Everyone (adopted March 2024);
- Manchester's Core Strategy 2012-2027 (adopted July 2012); and
- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).

There are no saved policies of relevance to the determination of the application within the Greater Manchester Joint Waste Plan or the Minerals Plan. As such, no further consideration has been given to these documents within this Planning Statement.

Key policies within the Development Plan are considered below. Other planning policy documents relevant to the proposal which could be deemed "material considerations" will also be taken into account in this Planning Statement, including any relevant Supplementary Planning Documents ('SPDs') and guidance ('SPGs').

Places for Everyone

The Places for Everyone ('PfE') plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The Plan was formally adopted by Manchester City Council on 20th March 2024.

The Plan seeks to deliver sustainable, inclusive growth through a number of Strategic Objectives, of most relevance to this application are Strategic Objectives 1, 2 and 5:

Objective 1: Meet our housing need- The Plan aims to increase net additional dwellings, increase the number of affordable homes, and provide a diverse mix of housing.

Objective 2: Create neighbourhoods of choice- The Plan will focus the delivery of new homes within 800m of public transport hubs and ensure that there is no increase in the number of homes and premises at a high risk of flooding.

Objective 4 'Maximise the Potential Arising from our National and International Assets': The PfE plan will enhance cultural and heritage assets and focus development within key growth locations.

Objective 5: Reduce inequalities and improve prosperity- The Plan seeks to prioritise development in well-connected locations.

Policy JP-Strat1 (Core Growth Area) identifies a plan to deliver a significant increase in the number and range of homes within the Core Growth Area, in areas with good connections to employment, training and educational facilities.

Policy JP-Strat2 (City Centre) establishes that the city centre will have an increasingly important residential role, where development will be high density. This will allow people to take advantage of the access to education and training and the extensive public transport offer, reducing the need to travel to work whilst supporting economic growth and reducing levels of poverty.

The policy justification text identifies that the City Centre will be the location of around 54,000 new dwellings over the period of 2022-2039. It's noted that this area offers significant opportunity to maximise the use of previously developed land, and it will enable the delivery of a range of types of homes so that people can live close to a major source of jobs, education and amenities, reducing the need to travel.

Policy JP-P1 (Sustainable Places) notes that development should conserve and enhance the historic environment and local history of an area and should respect the character and identity of the locality in terms of design, siting, and materials used.

Policy JP-P2 (Heritage) states that authorities will work with partners to conserve, sustain and enhance historic environments and heritage assets. 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. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Policy JP-S1 (Sustainable Development) states that development should seek to maximise its economic, social, and environmental benefits, with effort in place to minimise any adverse impacts.

Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) this policy identifies the need for a minimum of 175,185 additional dwellings to be delivered over the Plan period. New homes shall be of good quality design, adaptable and accessible to necessary infrastructure.

Policy JP-H2 (Affordability of New Housing) there shall be a significant increase in the supply of affordable housing, which will be encouraged to be delivered as part of new developments.

Policy JP-H3- (Type, Size and Design of New Housing) Development shall incorporate a range of dwelling types and sizes that reflect local plan policies and local evidence.

Policy JP-H4- (Density of New Housing) New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Policy JP-G8- (A Net Enhancement of Biodiversity and Geodiversity) A net enhancement of biodiversity resources will be sought within new development. Development proposals shall be informed by the findings and recommendations of the appropriate biodiversity/ecological assessments.

Manchester Core Strategy

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Key policies within the Core Strategy that are particularly relevant to the determination of this planning application are summarised below.

CS Policy SP1 (Spatial Principles) provides the key spatial principles that will guide the strategic development of Manchester to 2027. Emphasis is placed on the creation of neighbourhoods of choice, providing high quality and diverse housing to meet local needs.

CS Policy EC3 (The Regional Centre) notes that housing proposals within the Regional Centre will be appropriate, with consideration given to complimenting the development of mixed-use employment areas. The Regional Centre will generally be the location where higher density residential development is appropriate.

Policy CC3 (Housing) the City Centre will see the most intensive development of housing in the city. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Key locations for the residential development will be Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter. Residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

CS Policy H1 (Overall Housing Provision) states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027, equating to an average of 3,333 units per year. states that new housing will be predominantly in the city centre. 90% of residential development will be on previously developed land. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. Within Central Manchester, the type, size and tenure of housing mix will be assessed on a site-by-site basis and will be influenced by local housing need and economic viability.

CS Policy H 8 (Affordable Housing) states that new development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% as a starting point for calculating affordable housing provision. The proportion of affordable housing units will reflect the type and size of the development as a whole. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target or where material considerations indicate that intermediate or social rented housing would be inappropriate in accordance with the stated circumstances.

CS Policy CC10 (A Place for Everyone) states the city centre will develop as a location which appeals to a wide range of residents and visitors.

CS Policy EN 1 (Design Principles and Strategic Character Areas) states that 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.

Policy CC9 (Design and Heritage) development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings. The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.

Policy EN3 (Heritage) throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

CS Policy DM 1 (Development Management) states that all development should have regard to the stated specific issues, including appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of design, scale and appearance of the proposed development; community safety and crime prevention; and refuse storage and collection.

Policy EN9 (Green Infrastructure) states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises the Council also encourages developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

Other Relevant Core Strategy Policies

The following additional Core Strategy policies are relevant to this application:

- Policy CC5 - Transport

- Policy T1 – Sustainable Transport
- Policy T2 – Accessible areas of opportunity and need
- Policy EN4- Reducing CO2 Emissions
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 – Adaptation to Climate Change
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN19 – Waste

Saved Unitary Development Plan

The Saved UDP Policies detail a number of City-wide development control policies. **UDP Policy DC5.1** notes that when determining planning application to convert properties to flats, the Council will have regard to the standard of accommodation for the intended occupiers of the premises; the adequacy of car parking; general effects on the character of the neighbourhood; and, the desirability of achieving easy access for all, including disabled people.

UDP Policy DC7.1 notes that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable

UDP Policy DC19.1 details that in the determination of 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 Council will not permit an external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character.

National Planning Policy Framework

Delivering a Sufficient Supply of Homes

Paragraph 61 of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 78 requires that Local Planning Authorities have a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

Conserving and Enhancing the Historic Environment

Paragraph 210 states that when determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 213 outlines that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 further states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Presumption in Favour of Sustainable Development

Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth.

Paragraph 8 of the Framework states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c. an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

Paragraph 11 of the Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Promoting Sustainable Transport

Paragraph 124 sets out that 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.

Paragraph 125 (c) notes that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Part (d) of the policy states that decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Achieving Well Designed Places

Paragraph 131 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 139 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Appendix IV

Local Labour Agreement

Local Labour Agreement

Proposed Residential Development at 8 Minshull Street
and 42 Bloom Street, Manchester

This agreement summarises how Greybean Limited and/or the scheme contractor (herewith referred to as "The Company"), will discharge planning conditions in relation to local labour attached to the above planning application. The Company will engage voluntarily with Manchester City Council's Work and Skills Team to maximise the recruitment of local residents in construction and related jobs.

The Company will also consider links with schools, employment support organisations and community groups to offer careers information, skills development, work experience or other activities to be agreed.

Construction Phase

We will agree with the Work and Skills Team indicative targets against key performance indicators issued as part of this Agreement. We will endeavour to deliver and monitor these targets, and we will provide regular updates as agreed with the Work and Skills Team.

In the first instance, The Company will consider conduction to local candidate search using the Manchester Employers Suite and other local community networks. The Work and Skills Team will support this work.

If 2 months prior (or another period to be agreed) to the start of construction, not enough local candidates have been identified and recruited, The Company can broaden its search for suitable staff via whatever means it so chooses but ideally targets Greater Manchester first

Scope of Agreement

There shall be no obligation to extend the above commitments for staff that are difficult to recruit locally because of specific or specialist qualifications, where The Company reserves the right to recruit as business needs dictate. However, The Company will explore with the Work and Skills Team how opportunities for local residents can be maximised.

Nothing in this undertaking shall be deemed to impose on The Company any obligation or require any action that would contravene any UK employment law or UK anti-discrimination law

End Use

As there are no proposed commercial uses, labour for the end use is not relevant.