



Planning and Development
Manchester City Council
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Our Reference:
100114757

15 August 2025

Dear Sir/Madam

Full planning application for the change of use from existing office (Use Class E(g)) to Consulate General of Ireland (Sui Generis) with associated external alterations at 75 Mosley Street Manchester, M2 3HR

1. Introduction

On behalf of our client, The Department of Foreign Affairs and Trade, Ireland, I am pleased to enclose, for your consideration, a planning application made in full to Manchester City Council (MCC) seeking full planning permission for the change of use of the 6th floor from existing office (Use Class E(g)) to Consulate General of Ireland (Sui Generis) with associated external alterations ('the proposed Development'), at 75 Mosley Street Manchester, M2 3HR.

The scope of this planning application has been informed by pre-application advice received from MCC on 14th May 2025. In addition to informing the scope and design of the proposed Development, the scope and content of the application were also agreed. As such, in accordance with the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) ('the DMPO'), this planning submission comprises this covering letter (which incorporates the Planning Statement), the planning application form, the relevant certificates and notices duly completed, and the drawings and supporting reports listed in Table 1 below.

Table 1: Submitted Documents and Drawings

Document/Drawing Title	Document/Drawing Reference	Produced By
Waste Management Strategy Proforma	Waste Management GD04_Appendix_E_Proforma	AtkinsRéalis
Environmental Standards Statement	100114757-ATR-XX-06-TN-X-500002	AtkinsRéalis
Heritage, Design and Access Statement	100114757-ATR-XX-XX-RP-T-020000	AtkinsRéalis
Operating Schedule / Management Strategy	100114757-ATR-XX-XX-TN-A-020003	AtkinsRéalis
Noise Impact Assessment	Consulate General of Ireland, Manchester MVHR Noise Impact Assessment	AtkinsRéalis
Security Statement	100114757-ATR-XX-06-TN-SD-661001	AtkinsRéalis
Site Location Plan	100114757-ATR-XX-XX-DR-AR-011030.P01	AtkinsRéalis
Existing Site Plan	100114757-ATR-XX-XX-DR-AR-011031.P01	AtkinsRéalis
Proposed Site Plan	100114757-ATR-XX-XX-DR-AR-011032.P01	AtkinsRéalis
Existing Roof Plan	100114757-ATR-XX-XX-DR-AR-011033.P01	AtkinsRéalis
Proposed Roof Plan	100114757-ATR-XX-XX-DR-AR-011034.P01	AtkinsRéalis
Existing Sixth Floor Plans	100114757-ATR-XX-06-DR-AR-011035.P01	AtkinsRéalis
Proposed Sixth Floor Plans	100114757-ATR-XX-06-DR-AR-011036.P01	AtkinsRéalis
Charlotte Street Elevation – North East Elevation	100114757-ATR-XX-ZZ-DR-AR-012030.P01	AtkinsRéalis
Mosley Street Elevation – North West - Existing	100114757-ATR-XX-ZZ-DR-AR-012031.P01	AtkinsRéalis
Mosley Street Elevation – North West - Proposed	100114757-ATR-XX-ZZ-DR-AR-012032.P01	AtkinsRéalis
Existing Sections	100114757-ATR-XX-ZZ-DR-AR-013010.P01	AtkinsRéalis
Proposed Sections	100114757-ATR-XX-ZZ-DR-AR-013011.P01	AtkinsRéalis

2. The Applicant

The Department of Foreign Affairs and Trade, Ireland (DFA) is a statutory body under the Government of Ireland that is responsible for promoting Ireland's interests and values in the world. The DFA focuses on advancing Ireland's political economic and cultural interests alongside assisting Irish citizens abroad, supporting Irish emigrants and diaspora communities. It works to provide a range of services to Irish citizens by strengthening Ireland's global reputation and promoting its values and heritage through cultural initiatives.

The land that forms the subject of this planning application is under the ownership of BC Mosley Limited and the DFA are the current leaseholders.

3. Pre-application advice

A request for pre-application advice was submitted by email to MCC on 7th May 2025 and an email response was received on 14th May 2025 from an MCC planning officer. The advice provided is summarised below.

With regards to the principle of development, the MCC officer set out that the Local Planning Authority (LPA) would consider the use of a building as a Consulate to fall under the Sui Generis use class, confirming this as the recommended approach for the change of use element of this planning application. Any office space within the Consulate would be considered ancillary to the overall Consulate use and there is, therefore, no need to seek approval for a mixed use in this case.

The officer also advised on the most suitable locations to site the louvres, recommending Back George Street as the Hyphen Building's least prominent elevation. The officer requested black micro-louvres for the whole aperture. In terms of the roof air cowls, which at this time were proposed to be sited to the rear of the building, a roof plan and section was requested to clearly demonstrate that the cowls would sit below the parapet.

In response to the proposal for flagpoles for the Consulate, the MCC officer set out that Mosley Street would be the most logical elevation for these as that is where the main entrance is. He advised that the application would need to consider the exact location of these, including whether they would be located as fascia level or slightly above this at 1st floor level. Other considerations would be how they will be attached to the building, what part of the façade they would be mounted on, to make sure that they would not interfere with the Metrolink overhead wires. The officer advised that a projection over license would also be required.

The officer also agreed with all the drawings and documents as set out within the pre-application request supporting document. Further considerations that he recommended related to access to the building and, to capture this, a combined Heritage, Design and Access Statement.

The advice has been taken into account as demonstrated throughout this letter. However, the proposed micro-louvres are to be dark grey to match the existing windows/cladding on the building.

4. Application Site and Surrounds

4.1 Site and Surrounds

The land to which this application relates ('the Site') comprises one parcel of land encompassing an area of approximately 1415 square metres at 75 Mosley Street, Manchester, M2 3HR. Known as the Hyphen Building, the Site is located within the city centre of Manchester, located on the corner plot at the junction of Mosley Street and Nicholas Street. The Site is shown on the submitted Location Plan (drawing reference: 100114757-ATR-XX-XX-DR-AR-011030.P01).

The Site comprises the Hyphen Building and its curtilage including access and servicing areas. The Hyphen Building is seven storeys in height and provides a mix of offices, food and drink establishments, leisure and commercial space. The building is accessed via the main entrance on Mosley Street (the north-west elevation). The building was built in the 1970s and has a modern architectural style following its refurbishment as a Class A office in 2016. The walls are constructed in a mix of stone and zinc cladding and the building has a multi-level flat roof with existing plant and services equipment located on top.

Whilst the Site comprises the Hyphen Building in its entirety, the change of use proposed under this planning application relates only to the south-western half of the 6th floor's floorplate. The extent of this area is shown outlined in green on the submitted Proposed Site Plan (drawing reference: 100114757-ATR-XX-XX-DR-AR-011032.P01) and the Proposed Sixth Floor Plan (drawing reference: 100114757-ATR-XX-06-DR-AR-011036.P01). This part of the building is currently vacant, however, its last use was as an office (Class E (g)). The part of the 6th floor for which the change of use is proposed has an area of approximately 470 square metres.

The Site is bounded by Mosley Street along its north-western boundary, which is characterised by mixed-use, mid-rise buildings between 3-12 storeys ranging in architectural styles (including Georgian and more modern). Mosley Street is a key route for pedestrians and public transport connecting St Peter's Square and Piccadilly Gardens, the two main public spaces in the city. Approximately 5 metres to the north-west of the Site are two sets of Metrolink tram lines that operate up and down Mosley Street. Vehicular traffic is not permitted to access Mosley Street. To the south-west, Nicholas Street runs perpendicular to Mosley Street and provides one-way access for vehicular traffic in a north-westerly direction before becoming Booth Street.

On the opposite side of Nicholas Street, adjacent to the Site, is the Manchester Art Gallery which is Grade I Listed.

To the rear (to the south-east), the Site is bounded by Back George Street which is a narrow street that runs between the rear elevations of buildings. It is predominantly used for servicing, refuse and access. The street is visually dominated by air conditioning units, air vents, informal car parking, fire escape staircases, large waste containers and the rear service doors/access of the adjoining properties. To the immediate north-east, the Site is bounded by neighbouring premises within the same building block. These premises include the Chinese Visa Application Service Centre and Bank of China at ground floor level, also fronting onto Mosley Street. Beyond the building envelope to the north-east is Charlotte Street.

The surrounding area is composed of a mix of uses ranging from commercial businesses to offices, retail units, restaurants and bars. The Site is sustainably located and benefits from good accessibility to public transport with Metrolink tram stops located approximately 140 metres south-west of the Site at St Peters Square and bus stops located approximately 64 metres northeast on Charlotte Street and approximately 97 metres southwest on Princess Street. There are also several large car parks available to the public within walking distance.

4.2 Vehicular Access

The Site's vehicular access is taken from Nicholas Street to the south-west of the building which runs perpendicular to Mosley Street and provides one-way access for vehicular traffic in a north-westerly direction before it becomes Booth Street. Back George Street, to the south-east of the Site, is primarily used for service vehicles, drop-offs and deliveries and provides one-way access from Nicholas Street to Charlotte Street in a north-easterly direction.

4.3 Designations

The Site falls within the administrative area of Manchester City Council (MCC). As per the adopted Local Plan, the Site is within the designated City Centre and Regional Centre boundaries. In addition, it sits within the Manchester Conurbation National Character Area (NCA) characterised by dense urban and industrial development. It is also located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA).

The Site is situated within the George Street Conservation Area (CA) within which 37 listed buildings are located. Those that are sited within close proximity to the Site include the Grade I listed Manchester Art Gallery (as previously mentioned), which is the closest Listed Building being adjacent to the Site. The Grade II* Listed Charlotte House is also located approximately 30 metres to the north-east of the Site and backs onto Back George Street. The south-eastern boundary of Upper King Street CA runs along Mosley Street, directly to the north-west of the Site and the Albert Square CA is located approximately 100 metres to the west of the Site.

The Site is not within any statutory nature conservation sites, Special areas of Conservation or Sites of Special Scientific Interest.

5. Site Planning History

A search of MCC's online planning register has been undertaken to identify any relevant planning history relating to the Site and the wider surroundings. A number of relevant planning permissions were identified relating to the Site.

Table 2: Planning applications relating to the Site

Planning Reference	Description of Development	Decision
131739/AO/2021	Fascia sign above the office entrance and projecting box sign close to coffee shop entrance (both on elevation facing Mosley Street) and projecting box sign close to gym entrance (on elevation facing Nicholas Street)	Approved 7 th January 2022.
130824/FO/2021	Reconfiguration of the ground floor commercial (including use for Use Classes E(a), E(b), E(d) and sui generis (drinking establishments and drinking establishments with expanded food provision) as well as the extension of upper basement commercial use into existing ground floor and installation of external extract louvre, together with associated development	Approved 29th September 2021.
111682/FO/2016/C2	Partial replacement and refurbishment of building facades together with full-height infill to front and ground floor extensions. Creation of new commercial units at ground floor 75 Mosley Street for Use Classes A1, A3 and A4. Refurbishment of offices on floors ground to six (Use Class B1) and construction of an additional floor at roof level for office (B1) use. Creation of plant enclosure at new roof level, reconfiguration of basements with the creation of additional parking spaces. Additional associated works	Approved 4th July 2016.

The following planning applications have been identified within the wider area that relate to development of a similar nature to the proposed works:

Table 3: Planning applications within the Local Area

Planning Reference	Description of Development	Site Address	Decision
137739/FO/2023	Installation of 3 no. louvered sections within existing glazed facade to the rear courtyard. Replacement of 14 no. air conditioning units and installation of 20 no. air conditioning units at roof level within the designated plant area.	Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY	Approved 15th January 2024.
133681/FO/2022	Change of use from office to the Turkish consulate and the installation 2no. signage plaques, a flagpole and CCTV	14 Oxford Court, Manchester, M2 3WQ	Approved 1st July 2022.

Planning Reference	Description of Development	Site Address	Decision
132950/FO/2022	External alterations associated with the Italian Consulate, namely the erection of 2No. flagpoles above the existing main entrance and the installation of the Italian Crest to the main entrance column	The Chancery, 58 Spring Gardens, Manchester, M2 1EW.	Approved 18th May 2022.
131536/FO/2021	Change of use from office to consulate	6 Oxford Court, Manchester, M2 3WQ	Approved 28th October 2021.
128838/FO/2020	Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis)	The Chancery, 58 Spring Gardens, Manchester, M2 1EW.	Approved 12th May 2021.
127202/FO/2020	Change of use from office (Use Class B1) to Consulate (Sui Generis) including associated external alterations comprising new ground floor external access, plaque and crest and erection of a flagpole	The Chancery, 58 Spring Gardens, Manchester, M2 1EW.	Approved 2nd September 2020.
120145/FO/2018	Change of use from Office (Class B1(a)) to a flexible use of a consulate (sui generis)/office (Class B1(a)) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015; and addition of 1no. condenser unit and 2no. inverters to roof	3rd Floor, 1 Portland Street, Manchester, M1 3BE	Approved 6th September 2018.
117996/FO/2017	Change of Use from Office (Use Class B1) to Consulate (Sui Generis) and erection of a flagpole	22 Oxford Court, Manchester, M2 3WQ	Approved 22nd December 2017.
117152/FO/2017	Change of Use of Ground Floor from a Cafe (Use Class A3) to Consulate (Sui Generis) and 2 no. flag poles for Romanian and European/British Flags on Fountain Street elevation	Unit 2, Abbey House, Cooper Street, Manchester, M2 2FW	Approved 26th September 2017.

6. The Proposed Development

6.1 Need for the Proposed Development

Manchester is home to a large Irish diaspora, which is one of Manchester's biggest and oldest communities dating back to the 19th century when a wave of Irish immigration occurred.

The establishment of the Consulate General of Ireland in Manchester aims to enhance Ireland's diplomatic presence in the northern region of the UK, fostering stronger political, economic, and cultural ties. The purpose of the Consulate is to serve as a hub for political engagement, facilitating dialogue and collaboration between Ireland and regional UK authorities, whilst also supporting the Irish community and promoting Irish culture through events and exhibitions. It will also facilitate trade and investment opportunities, strengthening business relationships and economic cooperation. Additionally, the Consulate will provide essential consular services, ensuring Irish citizens in the region have access to necessary support.

A key priority for the proposed Development is ensuring that the building supports Ireland's cultural heritage, promotes tourism, strengthens business opportunities, and enhances the national brand. Accessibility will also be prioritised, ensuring the layout is inclusive for all. The building's location and context will be central to the design, ensuring it complements its surroundings. It seeks to deliver this alongside focussing on sustainability and energy efficiency.

In order to facilitate the change of use to a Consulate, and ensure that the space has the capacity required, a mechanical ventilation with heat recovery (MVHR) unit is to be installed internally to provide greater ventilation and airflow. This will increase the capacity of the representational space to 74 people. Whilst planning permission is not required for the internal installation of the MVHR, the operation of the MVHR unit will require some minor alterations to be made to the external façade of the Hyphen Building which are included within the scope of this application. These proposed minor alterations are therefore needed to support the establishment of the Consulate and to ensure that it is fit for purpose as an effective community hub.

6.2 Description of the Proposed Development

The proposed Development for which planning permission is sought relates to the permanent change of use of part of the Site from Use Class E (g) to Sui Generis, along with minor external alterations which are associated with the establishment of a new Consulate General of Ireland. The works for which full planning permission is being sought are as follows:

- Change of use of the existing office (Class E(g)) located within the south-western half of the 6th floor to a Consulate (Sui Generis).
- Installation of 2no. louvres within the external façade that fronts onto Back George Street at 6th floor height. 1no. intake louver will replace a portion of the existing window panel and 1no. exhaust louver will replace a panel of external cladding.
- Installation of 1no. replacement window panel below proposed intake louver.
- Installation of 2no. 500x600 roof air cowls located on the roof of the 6th floor of 75 Mosley Street fronting onto Mosley Street.
- Installation of 2no. flagpoles at 1st floor level to the left of the Hyphen Building's main entrance, on the principal elevation that fronts onto Mosley Street.

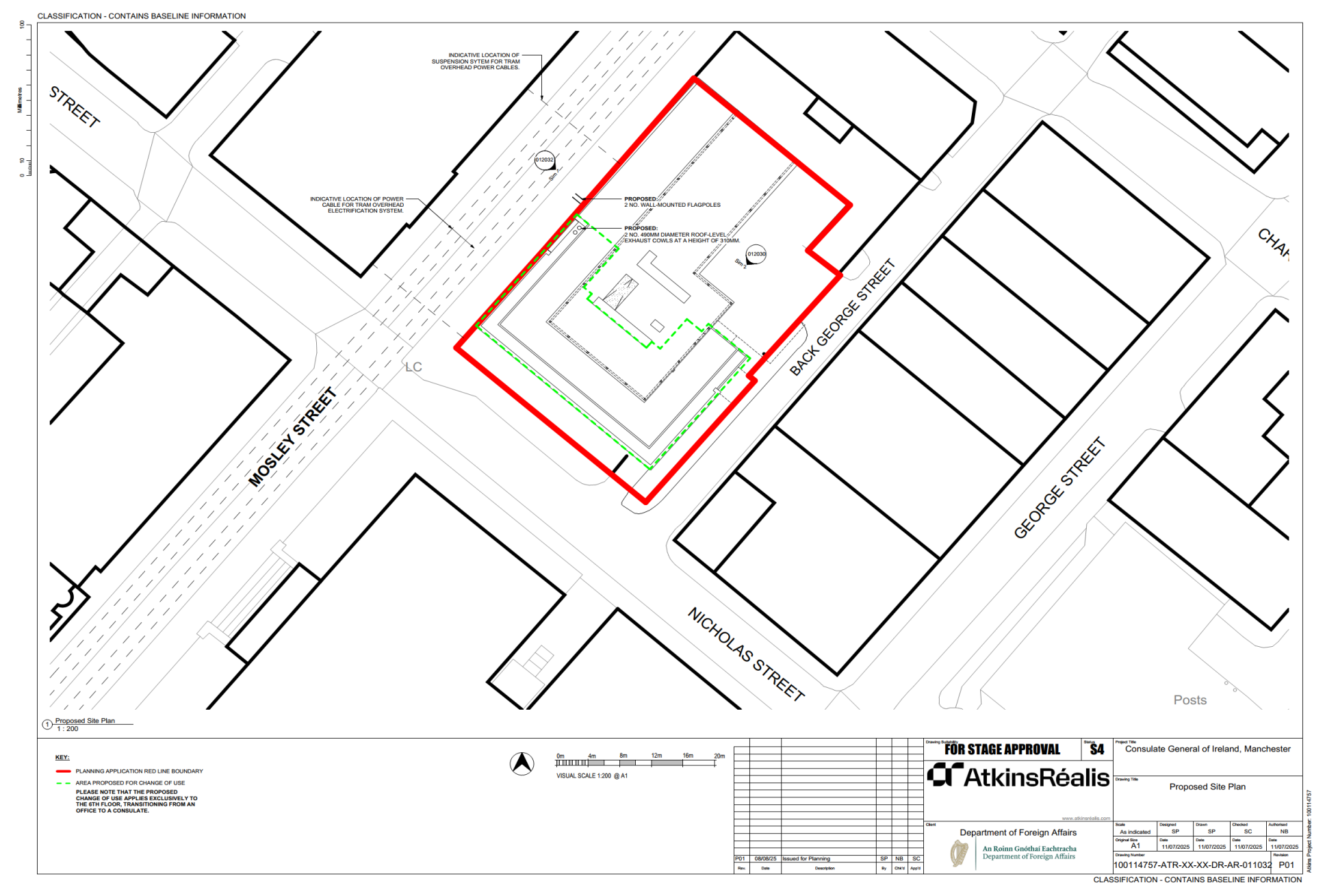
The submitted 'Proposed Site Plan' (drawing reference: 100114757-ATR-XX-XX-DR-AR-011032.P01) shows the full scope of the proposed Development and is shown below in Figure 1. The area that is subject to the change of use is outlined in green and the external alterations are shown and are clearly annotated. Details of the proposed Development are shown on the 'Proposed Sixth Floor Plan' (drawing reference: 100114757-

ATR-XX-06-DR-AR-011036.P01), 'Mosley Street Elevation – North West – Proposed (drawing reference: 100114757-ATR-XX-ZZ-DR-AR-012031.P01)' and Charlotte Street Elevation - North East Elevation' (drawing reference 100114757-ATR-XX-ZZ-DR-AR-012030.P01), Proposed Roof Plan (drawing reference '100114757-ATR-XX-XX-DR-AR-011034.P01') and 'Proposed Section' (drawing reference: 100114757-ATR-XX-ZZ-DR-AR-013011.P01) and are set out in Table 4 below:

Table 4– Details of Development

Element	Approximate Dimensions (millimetres) (W x H)	Colour	Material	Drawing Reference
2 no. Louvres	1no. exhaust louvre: approx. 850 x 2600mm 1no. intake louvre: 450 x 1800mm	To match existing cladding and window framing – Dark Grey	Aluminium Mesh Screen	100114757-ATR-XX-ZZ-DR-AR-012030.P01
1 no. Window	To match existing width, 1800(H). 2no. panes.	Glass, framing, flashing and accessories all to match existing	To match existing	100114757-ATR-XX-ZZ-DR-AR-012030.P01
2 no. Roof Air cowl	490 (diameter) x 310mm	Semi-Gloss Green 14C39	Glass Reinforced Plastic (GRP)	100114757-ATR-XX-ZZ-DR-AR-012030.P01
2 no. Flagpoles	Pole dimensions – 2100mm length, 50mm diameter. Flag dimensions – 1200 x 800mm	White flagpole.	Metal flagpole, fabric flag.	100114757-ATR-XX-XX-DR-AR-011032.P01, 100114757-ATR-XX-ZZ-DR-AR-012030.P01 & 100114757-ATR-XX-ZZ-DR-AR-012032.P01

Figure 1: Proposed Site Plan



6.3 Design Considerations

The design of the proposed Development has been informed by discussions with the DFA, the wider project team and pre-application discussions with MCC. The design and layout of the new Consulate General of Ireland in Manchester has been developed to reflect the key priorities of the project; delivering a design solution that integrates sustainability, energy efficiency, and accessibility while ensuring a space that is functional, welcoming and representative of Ireland's presence in Manchester. The layout divides the Consulate into three distinct zones, each serving a specific purpose and enhancing the overall user experience.

The external alterations have been sensitively designed to take into account the Site's location within the George Street Conservation Area and close siting to listed buildings. The design is visually cohesive with the existing building and is complementary to the surrounding urban environment. Both the proposed louvres and roof air cowl are discreetly located at 6th floor level to minimise any visual impacts and harm to heritage assets. As advised by the MCC officer during pre-application discussions, dark grey micro-louvres have been selected (to match the existing windows/cladding) and are sited to the rear of the Site, on the elevation fronting Back George Street.

The proposed flagpoles, sited to the left of the Hyphen Building's entrance door, will subtly emphasise the presence of the Consulate on Mosley Street and support wayfinding. They have been designed to reflect existing signage and street furniture within the streetscape and will be in keeping with the existing character of the area. Furthermore, the siting and scale of the flagpoles has been carefully designed to maintain an adequate distance from the Metrolink overhead power cables.

The application is supported by an Environmental Standards Statement (document reference: 100114757-ATR-XX-06-TN-X-500002) in line with the requirements of CS Policy EN4 and EN6. The proposed Development has been proportionally designed to address energy efficiency.

7. Technical Reports and Assessments

7.1 Heritage, Design and Access Statement

A Heritage, Design and Access Statement (HDAS) (document reference: 100114757-ATR-XX-XX-RP-T-020000) has been submitted in support of this planning application. This report sets out details relating to the design of the proposed Development as well as the Site's access arrangements. This also assesses the significance of the surrounding heritage assets, alongside the extent of harm or benefit resulting from the proposals to these assets, in line with the requirements of the National Planning Policy Framework (NPPF, 2025).

The design chapter of the HDAS provides detail on the internal fit out of the proposed Consulate General of Ireland. The design has sought to create a solution that is sustainable, energy efficient, and accessible whilst also being functional, welcoming and representational of Ireland. The proposed Development will facilitate the Consulate hosting up to 74 people during events through the installation of a new ventilation system. In order to ensure that these features are visually sympathetic to the existing building and its setting, a dark grey microlouvre will replace a single panel of cladding and a second louvre will be incorporated into the upper portion of an existing window on the 6th floor. These features have also been sited to the rear of the building. The proposed roof air cowl is located to the front of the building but have been designed to ensure that they cannot be viewed from street level. The proposed inclusion of 2no. flagpoles on the Hyphen Building's principal elevation are intended to improve wayfinding and clearly indicate the presence of the Consulate. Given their siting on the Mosley Street elevation, they have been designed to maintain adequate distance from the Metrolink and would be commensurate with the existing street furniture.

In terms of access, the HDAS establishes that the Site is located within a highly sustainable location and benefits from Manchester's strong pedestrian, cycling, and public transport networks. The main entrance to the building is located on Mosley Street, just off St. Peters Square to the north-east. The building offers car parking and cycle storage which are both accessible via passenger lifts also serving access to the 6th floor. The design of the 6th floor fit-out will ensure that the whole space is fully accessible, allowing all visitors and staff, regardless of ability, to navigate and make use of the Consulate with ease.

In assessing heritage, the HDAS identifies three listed buildings for consideration due to their proximity to and relationship with the Site. They comprise the City Art Gallery (1282980), the Portico Library (1197930) and Charlotte House (1197782). Any other nearby listed buildings are discounted from the assessment as they are screened from the Site by intervening development. Whilst the Site is considered to form an element in the setting of these three listed buildings, it is noted as being one of multiple modern office buildings within the buildings' setting. The surrounding buildings are all of similar form, scale and materiality and therefore the Site does not form a prominent or particularly noticeable element within the setting of these listed buildings.

The HDAS concludes that the proposed works to the Hyphen Building, including the flagpoles and louvres, would result in minor alteration to the external appearance of the building. The addition of air cowls at roof level would not be visible from surrounding historic buildings and would have no impact on heritage assets. The proposed flagpoles would be visible in views from the front of the listed City Art Gallery and the Portico Library however, they are considered to form a minor element in the streetscape and would be seen within the context of existing street furniture and signage. As such the HDAS concluded that they would not form a prominent or intrusive element within the setting of the listed buildings and would not intrude on views of the buildings. There would also be little to no view of the flagpoles from the listed buildings themselves. Additionally, the proposed louvres on the Back George Street elevation of the Hyphen Building would be visible from the rear of Charlotte House, however, these views are considered to make only little contribution to its significance. As such, the proposed changes would therefore have no impact upon the significance of Charlotte House.

The HDAS sets out that the Site is located within the George Street CA which is characterised by a Georgian grid street plan, 5-storey high buildings and the presence of historic warehouses dating from the 19th century. The south-eastern boundary of Upper King Street CA runs along Mosley Street, directly to the north-west of the Hyphen Building. Within this part of the CA the street is characterised by modern office buildings of no historic interest. In addition, a very small portion of the Albert Square CA extends into the 100m study area for the HDAS. With regards to the Albert Square CA, the HDAS concluded that the Hyphen Building does not form a prominent or noticeable element in its setting and so no impact was anticipated.

The HDAS considered that the proposals would result in very minor, small-scale changes to the George Street CA and the setting of the Upper King Street CA. The addition of flagpoles would introduce a minor new feature within the streetscape, however, were considered to not intrude upon views along Mosley Street or towards the significant listed buildings. The proposed louvres would be located to the rear and at a high level and thus would not form a prominent new feature. The proposed Development was considered to therefore have a negligible impact on both CAs.

Overall, the HDAS concluded that the proposed Development would not result in any appreciable harm to the setting of the listed buildings in close proximity to the Site. Furthermore, the works would result in negligible change to the George Street CA and the setting of the Upper King Street CA. This negligible harm was considered to be outweighed by the public benefits that the proposed Development would deliver through the establishment of a new Consulate General of Ireland, as per paragraph 215 of the NPPF.

7.2 Crime Impact Assessment

A Crime Impact Assessment – ‘Security Statement’ (document reference: 100114757-ATR-XX-06-TN-SD-661001) – has been prepared by AtkinsRéalis in support of this application, to provide an overview of the crime and safety issues applicable to the Consulate General of Ireland and its location. It also sets out how these will be addressed through the proposed Development. This was a requirement agreed at pre-application stage.

In assessing the baseline risks, the Security Statement sets out that the Hyphen Building is within an urban location and, as it is located on Mosley Street, the Site also is also located within a high footfall commercial area. This central location is known for having a higher-than-average volume of street level crime. This includes antisocial behaviour and opportunistic offences. The existing building benefits from managed control of access, integrated security infrastructure and on-site security guarding. The proposed Consulate would also be located on an upper floor which offers a natural layer of physical separation and defensibility from any threats to safety or crime.

The Statement confirms that the presence of a Consulate General is not typically associated with increased local crime and that, on the contrary, diplomatic institutions often help improve the security of their surroundings. The Consulate will be served by reinforced security protocols, controlled visitor flow and screening, diplomatic privileges, and local coordination requiring the host country to provide adequate protection for consular premises. Also, it will, in principle, support community and economic contribution in the immediate area. The Statement also sets out that data and international precedents show that the establishment of diplomatic missions is not associated with increased local crime.

The Statement concludes that the 6th floor setting and layered electronic security measures and procedural controls will secure a robust security environment for the proposed Consulate. Appropriate countermeasures have been incorporated into the tenancy fit-out strategy. Added measures include Automatic Access Control Systems (AACS), Video Surveillance System (VSS), Intruder Detection Systems (IDS) and an integrated and layered security design.

7.3 Noise Impact Assessment

A Mechanical Ventilation with Heat Recovery (MHVR) Noise Impact Assessment (document reference: Consulate General of Ireland, Manchester_MVHR Noise Impact Assessment) has been prepared by AtkinsRéalis and submitted in support of this application. This assessment quantifies and evaluates potential noise impacts on nearby sensitive receptors resulting from the proposed installation of a MVHR unit for which the proposed louvres act as the intake and extract terminals. The assessment has been conducted in accordance with Manchester City Council's Planning and Noise Technical Guidance (October 2022) and BS 4142:2014+A1:2019 for industrial or commercial buildings.

The MHVR system is expected to operate primarily during standard office hours from 8:00 – 18:00 with occasional extended use from approximately 20:00 – 21:00 to accommodate evening events. The assessment identifies that the nearest noise-sensitive receptors are the residential apartments at 52-56 George Street Manchester M1 4HF, located approximately 10 metres from the proposed MVHR unit. It therefore assesses the potential impact on this receptor.

Baseline environmental noise levels were established using data from a 2016 unattended survey by Sandy Brown Associates. The typical evening background sound level was measured at 55dB, resulting in an adopted plant noise limit of 50 dB at 1 metre from the nearest noise-sensitive receptor façade.

The noise impact for the intake is sufficient without mitigation due to the two bends in the duct configuration which reduces breakout noise. The discharge, however, lacks acoustic treatment and has a direct duct path to the louvre. As a result, the rating level exceeds the adopted limit by 11 dB, indicating a likely adverse impact without mitigation. To achieve compliance, an attenuator is recommended on the discharge duct,

and a low performance attenuator may also be installed at the intake to provide additional acoustic margin. With the proposed mitigation in place, the cumulative rating level is expected to meet the adopted criterion, ensuring a low impact classification under BS 4142 and compliance with local planning policy.

7.4 Operating Schedule and Management Strategy

An Operating Schedule and Management Strategy (document reference: 100114757-ATR-XX-XX-TN-A-020003) has been prepared by AtkinsRéalis and is submitted in support of the application. Additional information to support this is provided in the Waste Management Proforma (document reference: Waste Management GD04_Appendix_E_Proforma).

The Strategy confirms that the operation and management of the proposed Consulate will follow the approach established by the existing building landlord and the building management company. The primary functions of the Consulate include general office functions, promotion, representation and engagement and consular services. These operations will predominantly take place during weekday daytime hours with some organised events for promotion, representation, and engagement occurring during some occasional evenings and weekends.

Any staff working at the proposed Consulate will be able to make use of the existing facilities of the Hyphen Building. This includes the reception concierge, gym and coffee shop as well as car parking and cycling facilities.

The servicing and waste will be aligned to the existing building strategy that predominantly utilises Back George Street. This strategy was established as part of the Hyphen Building's previous planning application (MCC reference: 111682/FO/2016/C2) and includes provisions for waste to be collected three times per week. The Waste Management Proforma sets out the existing building's waste provision and confirms that the current waste facilities will be unaffected by the proposed Development.

8. Planning Policy

8.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The material considerations for the proposed Development includes the National Planning Policy Framework (NPPF), which was last revised in December 2024, and amended in February 2025, as well as the following Development Plan Documents (DPDs) that form part of the MCC adopted Local Plan:

- Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (adopted 2024)
- Manchester Core Strategy (CS) (adopted 2012) (as amended by the Addendum to Manchester Core Strategy, 2024)
- Extant UDP - (adopted 1995 and alterations on various dates)

Additionally, MCC has a number of Supplementary Planning Documents (SPDs) which provide additional planning guidance in relation to the relevant policies within the adopted Core Strategy. The following are considered to be relevant to this application:

- Guide to Development in Manchester SPD
- Shopfront and Signage Design Guide

Those policies contained within MCC's adopted Local Plan documents and national planning policy which are considered of relevance to this planning application are listed below.

8.2 National Planning Policy Framework (2025)

The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and sets out how these are expected to be applied. The latest update to the NPPF was published in December 2024 and amended in February 2025. The NPPF is a material consideration when making planning decisions.

The policy guidance in Annex 1 to the NPPF is that due weight should be given to the relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

We consider the following aspects of the NPPF as being of specific relevance to the proposed development:

- **Section 2** sets out the presumption in favour of sustainable development.
- **Section 4** outlines that planning decisions should be made in accordance with the relevant local development plan, unless material considerations indicate otherwise.
- **Section 6** supports building a strong competitive economy to encourage sustainable economic growth.
- **Section 8** aims to achieve healthy, safe and inclusive places which are safe and accessible so that crime does not undermine quality of life including appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security alongside providing the cultural facilities the community needs.
- **Section 9** prioritises sustainable transport modes when considering the vision for the site, the type of development and its location alongside any significant impacts from the development on the transport network or highway safety.
- **Section 11** supports development which makes effective use of land taking into account maintaining an area's prevailing character and setting alongside securing well-designed, attractive and healthy places.
- **Section 12** aims to achieve well-designed places, and states that planning decisions should ensure that developments will add to the long-term quality of an area, are visually attractive, are sympathetic to local character and history, and are safe, inclusive and accessible with a high standard of amenity.
- **Section 16** conserves and enhances the historic environment by ensuring no substantial harm is made to designated heritage assets from development within its setting. Proposals that preserve those elements of the setting that make a positive contribution to the asset will be favoured. Local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

8.3 Core Strategy (CS, adopted July 2012)

A number of the CS policies have been partially replaced by PfE policies, these changes are listed within the Addendum to Manchester Core Strategy (2024). The following MCC CS policies are considered to be relevant to this planning application:

- **Policy SP1 'Spatial Principles'** encourages development in all parts of the city to create well designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents and considers all members of the community. The Regional Centre will be the focus for economic and commercial development and cultural activity.
- **Policy EC3 'The Regional Centre'** encourages office and other commercial development within the regional centre particularly in locations which are well connected by sustainable transport.

- **Policy CC8 ‘Change and Renewal’** supports schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester.
- **Policy CC9 ‘Design and Heritage’** requires development to preserve or enhance the heritage assets including listed buildings and conservation areas.
- **Policy C1 ‘Centre Hierarchy’** maintains the hierarchy of centres ensuring development in the city centre is the regional focus for commerce, culture, leisure and tourism.
- **Policy EN1 ‘Design Principles and Strategic Character Areas’** expects all development in Manchester to follow the seven principles of urban design and opportunities for good design to enhance the overall image of the city should be taken. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles and reinforces and enhances the local character of that part of the city. Development in the city centre character area should consider the city’s heritage and contribute to the experience of those at street level.
- **Policy EN3 ‘Heritage’** encourages development that complements and takes advantage of the distinct historic and heritage features of the city centre. This policy also encourages proposals which enable the re-use of heritage assets where they are considered consistent with the significance of the heritage asset.
- **Policy EN4 ‘Reducing CO2 Emissions by Enabling Low and Zero Carbon Development’** seeks to decouple growth in the economy with growth in CO2 emissions. Development should reduce the need for energy through design and energy efficient features alongside taking advantage of opportunities for low and zero carbon energy supplies.
- **Policy EN19 ‘Waste’** requires all developers to demonstrate the proposals consistency with the principles of the waste hierarchy and submit a waste management plan.
- **Policy DM1 ‘Development Management’** requires all development to have regard to specific issues including safety and crime prevention, accessibility, effects on amenity and impact on the surrounding area in terms of design, scale and appearance.

8.4 Places for Everyone (PfE, adopted 2024)

The following PfE policies are considered to be relevant to this planning application:

- **Policy JP-Strat1 ‘Core Growth Area’** protects and enhances the economic role of the core growth area with sustainable development supporting major growth.
- **Policy JP-Strat2 ‘City Centre’** continues to be the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester.
- **Policy JP-S1 ‘Sustainable Development’** aims to maximise economic, social and environmental benefits actively seeking opportunities to secure net gains.
- **Policy JP-P1 ‘Sustainable Places’** promotes beautiful, healthy and varied places that follow key attributes that development should be consistent with including a distinctive identity that respects, acknowledges conserves and enhances the historic environment.
- **Policy JP-P2 ‘Heritage’** works to sustain and enhance the historic environment, heritage assets and their settings ensuring the conservation and enhancement of heritage assets are their settings are integrated with creative contextual architectural responses that contribute to their significance and sense of place.
- **Policy JP-P3 ‘Cultural Facilities’** supports the development of cultural businesses and attractions through supporting the development of new cultural venues in town centres.

8.5 Extant Unitary Development Policies (UDP, adopted 1995)

The following Extant UDP policies are considered to be relevant to this planning application:

- **Policy DC14.1-14.5 'Shopfronts and Related Signs'** ensures that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located. In the interests of public safety, any sign which is detrimental to the safety of pedestrians or motorists will be refused.
- **Policy DC15.1-15.3 'Advertisements, Hoardings and Posters'** takes into account numerous factors including location, effect on visual amenity, positive contribution to the locality and public safety when determining applications for free standing hoardings and wall mounted posters. Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect safety and amenity
- **Policy DC 18.1 'Conservation Areas'** seeks to preserve and enhance the character of its designated conservation areas by carefully considering the effect of major changes to the appearance of buildings and the effects on signs.
- **Policy DC 19.1 'Listed Buildings'** seeks to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.
- **Policies DC26.1 – 26.6 'Development and Noise'** intends to minimise any impacts of noise on people living and working in the city by considering any new development that is likely to be a generator of noise. Where necessary, they will require the use of insulation and noise barriers.

8.6 Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007

This SPD supports the development plan documents and provides further detail on design in Manchester to create a place with its own identity and ensuring development is designed with full regard to its context and character of the area which should be demonstrated in planning submissions by way of design statements. The rich urban heritage of Manchester and the distinctive qualities of its different neighbourhoods and buildings help to create a strong sense of place and should be respected. The design of signage should contribute character, identity, individuality and accessibility of local centres. These elements play a major role in creating the sense of place and image of the area. Quality design also requires developments to be fully inclusive and accessible. The design of streets should enliven and reinforce character to foster a sense of place and promote neighbourliness.

Developers are expected to submit a statement on how their development will achieve the environmental standards set out in this SPD and will be seen as an addition to the Design and Access Statement. In the Environmental Standards Statement, developers should show how they have considered the steps necessary to reduce energy demand at the earliest stages of design. Developers should aim to reduce CO2 emissions by at least 25% more than the requirements of the current Building Regulations.

In Design and Access Statements applicants are expected to demonstrate how crime prevention measures have been considered in the design of the proposal.

8.7 Shopfront and Signage Design Guide Supplementary Planning Document

This SPD sets out best practice for shop fronts and signage design across the City, it builds on and provides more detailed advice and guidance on policies contained within the Local Plan, in particular Core Strategy Policies CC9, DM1, EN1, EN3, SP1, Places for Everyone Policies JP-S1, JP-S2, JP-P1, JP-P2, and Saved UDP Policies 14, 15, 18 and 19.

Guidance on ventilation is written specific to shopfronts, however, it can be applied to alternative developments. The SPD states that the design, size, location, and appearance of any new equipment and installations should not have an adverse impact on the street scene and the design and appearance of a shopfront. The installation of louvres or standard M&E equipment will not be supported where these would materially alter or detract from the appearance and quality of most buildings and local amenity. It is suggested these installations should instead be located elsewhere i.e. to the rear.

Signage must not dominate the building façade and should relate well to its overall composition, character, scale and architectural features. Flags are considered to only be acceptable where they contribute to the character of a building and the sense of place of a local area.

9. Planning Considerations

Having established the Site, the prevailing policy framework and the likely effects arising from the proposed Development, the main planning issues raised by this application are considered within this section under the following headings:

- Principle of Development;
- Heritage and Design;
- Amenity; and
- Designing out Crime.

9.1 Principle of Development

PfE Policy **JP-S1** Sustainable Development encourages development to maximise economic, social and environmental benefits to help tackle climate change, in line with Section 2 of the NPPF. As part of this it supports the appropriate use of vacant land and buildings to meet development needs. The Site is located within both the designated 'Core Growth Area' and 'The Regional Centre', as per PfE Policy **JP-Strat1** and CS Policy **EC3**, respectively. In these areas, development is therefore supported that would protect and enhance the economic role of the area. The development of offices and other commercial development is also encouraged in connected locations well served by sustainable transport. Additionally, PfE Policy **JP-Strat2** recognises the 'City Centre' as the primary focus for investment, activity, and culture in Manchester with PfE Policy **JP-P3** further supporting the development of cultural businesses and venues in the city.

The proposed change of use to a Consulate would deliver economic and social benefits through the creation of a hub for cultural and community activities in a highly sustainable location in the city centre where workers and visitors will be able to make use of good public transport links. The city centre offers a strategic location to serve as a hub for political engagement whilst representing Irish culture and offers an accessible location to support the Irish communities residing in Manchester. The proposed Development will also deliver environmental benefits, as it will make use of an existing space that is vacant and through the investment in its ventilation system, will increase its capacity for the future.

The proposed Development is therefore considered to comply with CS Policies **EC3** and **C1** alongside PfE policies **JP Strat-1**, **JP-Strat 2**, **JP-S1**, and **JP-P3**, Guide to Development in Manchester SPD and the provisions of the NPPF.

9.2 Heritage and Design

As per CS Policy **EN1**, the Site lies within the City Centre character area in which developers are expected to consider the city's heritage and pattern of activity whilst positively contributing to the experience of all at

street level. The Guide to Development in Manchester SPD supports the conversion of existing buildings where they retain the character and appearance of an area and reinforce its sense of place. As set out in CS Policy **CC8**, new development should fully exploit opportunities to contribute to the improvement of the city centre in terms of character and function. CS Policies **CC9** and **EN3** state that it should preserve and enhance heritage assets such as listed buildings and conservation areas giving regard to context and character. Similarly, extant UDP Policy **DC18.1** and **DC 19.1** seeks to preserve the setting of listed buildings and the character of conservation areas which is supported, alongside the above policies, by the Guide to Development in Manchester SPD. This local policy context is reflective of Sections 12 and 16 of the NPPF which set out that development should contribute to well-designed places and must conserve and enhance the historic environment, respectively.

As set out in the accompanying HDAS, the proposed Development has been carefully designed to respond to the Site's setting within the George Street Conservation Area and in the setting of the Upper King Street Conservation Area and nearby listed buildings. The external alterations are considered to result in a minor alteration to the external appearance of the building and have no impact upon the significance of any listed buildings. Designed in accordance with advice received from MCC during pre-application discussions, they are minimal in scale, form a minor element of the streetscape and are cohesive with the character of the conservation area. Due to the introduction of the small-scale changes, the HDAS concluded that the proposed alterations would have a negligible impact on both conservation areas.

The Guide to Development SPD focuses on creating a sense of place through high quality design, regard to character and identity, legibility and accessibility. It encourages city centre development to provide services, growth and contribute positively to identity. Additionally, the Shopfront and Signage Guide SPD promotes positive change to achieve a well-designed, well-integrated urban environment. Whilst focussed on shops, this SPD places particular emphasis on the design, detail and quality of alterations to buildings in CAs. It advises that additional signage including flags would only be acceptable where they contribute to the character of a building and sense of place of a local area. The installation of flags on the primary façade of the building contributes towards the character of the street and ensures it is reflective of Manchester's Irish population and cultural influences. The accompanying HDAS demonstrates the proposed alterations are complementary to the streetscape, surrounding environment and contribute toward the sense of place. The flagpoles will be seen in the context of existing signage and street furniture within the streetscape and will be in keeping with the existing character of the area.

The proposed Development is therefore considered to comply with CS Policies **CC8**, **CC9**, **EN1**, **EN3**, the Guide to Development in Manchester SPD, alongside Extant UDP Policy **DC18.1** and **19.1** and the provisions of the NPPF.

9.3 Amenity

As stated in CS Policy **DM1** all development should have regard to the effects on amenity, including privacy, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This policy, and extant UDP Policies **26.1-26.6**, require developers to consider the impacts of noise on people living and working in the city aiming to minimise noise generation from new developments. Where necessary new development will require the use of insulation and noise barriers. This application is accompanied by a Noise Impact Assessment detailed under Section 6.3 which establishes that with the proposed mitigation in place, the cumulative rating is expected to meet the adopted criterion and will have no adverse impact on noise levels for identified receptors.

It is not considered that the proposed Development would result in any overlooking or potential loss of privacy. The proposed Development is located within an existing, operational building. The intensity of the proposed use of the Site is very similar to the existing office use and the relationship with surrounding uses is therefore considered to be unaffected.

The potential for amenity impacts resulting from waste has been mitigated in accordance with CS Policy **EN19**. As confirmed within the accompanying Waste Management Proforma, waste management will accord with the building's existing strategy and the current waste facilities will be unaffected by the proposed Development.

The proposed Development is therefore considered to comply with CS Policies **DM1** and **EN19**, PfE Policy **JP-J1**, the Guide to Development in Manchester SPD, alongside Extant UDP **DC26.1-26.6** and the provisions of the NPPF.

9.4 Designing out Crime

PfE Policy **JP-P1** states that all development must be safe and should proactively design out crime. Similarly, CS Policy **DM1** and **SP1** states that all development should have regard to community safety and crime prevention and reinforces that development in all parts of the city should make a positive contribution to the health, safety and wellbeing of residents and consider all members of the community. The Guide to Development in Manchester SPD emphasises the importance of creating high quality environments in enhancing everyone's sense of wellbeing and safety.

As set out in the supporting Security Statement, the Site's location within the city centre has a generally higher baseline for street level crime. However, by reusing an existing office space, the proposed Development will benefit from being within a building with existing security measures including managed control of access, integrated security infrastructure and on-site security guarding. It will also benefit from its location on the 6th floor ensuring physical separation from footfall on the ground. The Statement concludes that the 6th floor setting and layered electronic security measures and procedural controls will secure a robust security environment for the proposed Consulate. Appropriate countermeasures have been incorporated into the tenancy fit-out strategy. Added measures include Access Control Systems (ACS), Video Surveillance System (VSS), Intruder Detection Systems (IDS) and an integrated and layered security design.

The proposed Development is therefore considered to comply with CS Policies **DM1**, **SP1**, PfE Policies **JP-P1**, the Guide to Development in Manchester SPD and the provisions of the NPPF.

10. Conclusion

The Department of Foreign Affairs and Trade, Ireland is seeking to secure full planning permission for the change of use of a section of the 6th floor from existing office (Use Class E(g)) to Consulate of the General Ireland (Sui Generis) with associated external alterations at 75 Mosley Street Manchester, M2 3HR. The proposed Development will enhance Ireland's diplomatic presence in the northern region of the UK, fostering stronger political, economic, and cultural ties.

The Site represents an appropriate location for the proposed Development to facilitate a sustainable and accessible Consulate within the city centre. It is well connected by public transport links and, through the conversion of an existing office space, the Consulate will benefit from existing security measures in addition to those tied into the internal fitout. The Consulate will also make use of the existing waste management strategy and building facilities.

The proposed Development also includes minor alterations to the external façade of the Hyphen Building to provide an MVHR system. These have been carefully sited to the rear of the building and designed to minimise any visual impact and negate any harm to heritage assets. The proposed flagpoles to the front elevation of the building is not proposed to cause any visual or heritage impacts, as demonstrated in this letter.

It is considered that the proposed Development is in line with the principles of sustainable development, national planning policy, and adopted development plan policies. Therefore, we consider that there are no sound planning reasons as to why planning permission should not be granted for the proposed Development.

The submission has been made electronically via the Planning Portal (www.planningportal.gov.uk), under portal reference PP- 14256712. The planning application fee has been calculated as £596.00 plus £85.00 service charge. I can confirm that the payment has been made directly through the Planning Portal.

I trust that the above details and fee are sufficient to register and process this application. In the meantime, if you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.

Yours sincerely,

