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26th August 2025

Dear Emily,

Application for Listed Building Consent for the Installation of Galvanised Trunking and Emergency Lighting to the Fire Escape Staircase at 12 – 20 St Anns Square, Manchester M2 7HG

Cushman & Wakefield (C&W) is instructed on behalf of DTZ Investors (the applicant) to apply to Manchester City Council for Listed Building Consent for the installation of galvanised trunking and emergency lighting at 12-20 St Anns Square, Manchester.

Application Content

Together with this detailed covering letter, this application is supported by the following documents:

- Completed application form and certificate;
- Site Location Plan;
- Galvanised Trunking Details;
- New Lighting Specification;
- Existing (Original) Stair Plans, Drawing 01
- Existing (Original) Stair Elevations A&B, Drawing 02
- Existing (Original) Stair Elevations C&D, Drawing 03
- Proposed (As Built) Stair Elevation A&B, Drawing 04
- Proposed (As Built) Stair Elevation C&D, Drawing 05; and
- Existing (Original) and Proposed (As Built) Photosheet.

The Site and Surroundings

The application site comprises buildings at 12 – 20 St Ann's Square. The buildings are predominantly four stories in height.

The ground floor of the buildings are in use for various commercial uses including shops, coffee shops and hot food takeaways, with office space and residential apartments provided on the upper floors. The floorspace on the upper floor of the buildings has been combined which is why one single application has been submitted for the proposed works. Access to the buildings is taken from St. Ann's Square.

The site is located in Flood Zone 1 where land and buildings are at the lowest risk of flooding.

Buildings no. 16 and 18 – 20 are Grade II listed buildings (listing IDs 1270795 and 1247614 respectively) and the site is also located within the St. Ann's Conservation Area. For the avoidance of doubt, buildings 12

and 14 are not listed.

The site is located within Manchester City Centre. The surrounding area includes a wide range of uses, including residential, retail, offices, bars, and restaurants.

Development for which consent is sought

The development seeks retrospective permission for the installation of galvanised trunking and emergency lighting within the fire escape staircase of the building.

The trunking replaced unsightly loose cabling which was previously present in the stairwell in a similar location (please see the existing (original) photosheet). The galvanised conduits provide a safer and more aesthetically pleasing route for the cabling and was considered preferable to channelling into the brickwork to chase the cabling. The galvanised steel is also fire-resistant.

The cabling also connects to the emergency lighting installed in the stair case and is essential as this staircase functions as the only fire escape route for 12-20 St Anns Square.

the lighting (and thus also the cabling) are necessary to meet IET 18th Edition Wiring Regulations (Amendment 1:2020) relating to Fire Safety.

The trunking and new lighting have been fixed to the new plaster using self-tapping aluminium screws and are not considered to affect the brickwork substrate.

Planning Policy

The adopted development plan for Manchester comprises the Places for Everyone Plan (PfE) (adopted 2024), Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan (adopted in 1995). Other relevant material considerations include the National Planning Policy Framework, the Planning Practice Guidance, the Greater Manchester Combined Authority Places for Everyone Plan and relevant Supplementary Planning Documents (SPD's).

Places for Everyone Plan (PfE)

The key policies within the PfE Plan relevant to the development comprise:

- **Policy JP-P1 (Sustainable Places)** requires development to be consistent with conserving and enhancing the historic environment; respecting local character and identity; and durable.
- **Policy JP-P2 (Heritage)** states that the heritage significance of a site will be considered in accordance with national planning policy. Architectural responses should contribute to the asset's significance and sense of place, and proposals should deliver positive benefits that sustain and enhance the historic environment, as well as contribute to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

Manchester Core Strategy

The site is allocated within the adopted Proposals Map as within the City Centre boundary, a Primary Shopping Area and the St Ann's Square Conservation Area.

The key Policies within the Core Strategy relevant to the development comprise:

- **Policy CC9 (Design and Heritage)** states that development in the City Centre should preserve or enhance heritage assets and be of the highest standard in terms of appearance and function.
- **Policy EN1 (Design Principles and Strategic Character)** states that development will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- **Policy EN3 (Heritage)** states that proposals which preserve, and where possible, enhance the historic environment, as well as enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- **Policy DM1 (Development Management)** states that development should have regard to the impact on the surrounding area in terms of design and appearance.

Unitary Development Plan (UDP)

The key Policies within the UDP relevant to the development comprise:

- **DC18 (Conservation Areas)** sets out that the Council will give particularly careful consideration to development proposals in Conservation Areas.
- **DC19 (Listed Buildings)** states that in determining applications relating to or having impact on building of Special Architectural or Historic interest, the Council will have regard to the desirability and setting of the subject building.

Design and Access

The development comprises the installation of galvanised trunking and emergency lighting within the staircase of the existing building. There will be no change in use of the building.

The development has not resulted in the creation of any additional floorspace and is therefore unchanged.

The development involves minor amendments to an internally located staircase of the building. The development has not resulted in any change to the external appearance of the building.

The existing access to the buildings is unaltered.

Planning and Heritage Assessment

The internal fixings to the walls of the fire exit staircase are considered to be minor alterations and are essential to meet the requirements of IET 18th Edition Wiring Regulations (Amendment 1:2020) relating to Fire Safety.

The interior of the buildings has not been specifically described as part of the various listings of the properties and there are no internal features to the staircase which are considered to be of a historic or architectural significance.

The materials and method of fixing chosen were considered to be sympathetic to the building whilst being sufficiently durable to meet fire regulation. The position of the trunking reflects the location of previously unsightly loose cabling. It was deliberately decided to route the cabling through trunking to avoid chasing it into the brickwork and avoid any potential damage to the historic brickwork substrate below the plaster. The emergency lighting has been kept to a minimum and is a simple design.

Overall, it is considered that the emergency lighting and trunking do not adversely affect the historical or

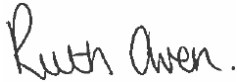
architectural significance of the listed buildings, the St Ann's Square Conservation Area nor affect the setting of the nearby listed buildings and would aesthetically assimilate with the character of the building. Therefore, it is considered that the proposed works will fall well below the NPPF's threshold of "less than substantial harm" and are thus in accordance with Policies JP-P1 and JP-P2 of the PfE Plan, Policies CC9, EN1, EN3 and DM1 of the Core Strategy, and DC18 and DC19 of the UDP.

We therefore conclude that planning permission should be granted in accordance with paragraph 11 of the NPPF.

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely



Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning