ATELIER TWO
ARCHITECTURE

# Design and Access Statement
## inc. Heritage Statement

Proposed Storage Development

Sherborne Street
Manchester, M8 8LR

For World Metal Recycling Ltd

July 2025

2444 RP100

Rev. B

## 1.0 Introduction

This Design and Access Statement has been prepared on behalf of World Metal Recycling Ltd, to accompany a planning application for the development of 20no. B8 commercial storage units off Sherborne Street, Manchester, M8 8LR. The application is to create a B8 industrial commercial units with above-standard levels of insulation and performance to meet and exceed current standards of construction to enable a sustainable approach work.

The accompanying planning application has been prepared in light of paragraph 38 of the National Planning Policy Framework which encourages Local Planning Authorities to approach decisions on development proposals in a positive and creative way.

Section 2 of this Statement outlines the site and surrounding area, considering site constraints and planning history. The proposed development is outlined at Section 3. Relevant planning policy at both national and local level is set out at Section 4. Section 5 provides the Heritage Statement.

Section 6 concludes this Planning Statement by addressing the issues pertinent to the determination of the accompanying planning application, including any heritage aspects, having regard to the Development Plan and other material considerations.

This Planning Statement should be read in conjunction with the following documents that accompany the planning application:

| | |
|---|---|
| Architecture | |
| 2443 PL200 | Proposed Site Layout |
| 2443 PL201 | Proposed Ground Floor |
| 2443 PL202 | Proposed First Floor |
| 2443 PL300 | Proposed Elevations and Section 01 |
| 2443 PL301 | Proposed Elevations and Section 02 |
| 2443 RP200 | Energy Statement |
| | |
| Drainage | |
| LACE-25-075-500B | Drainage GA Layout |
| LACE-25-075-501A | Drainage Details |
| LACE 25-075 CAL001 | Drainage Calculations |
| | |
| Highways | |
| | Transport Statement |
| | |
| Ecology | |
| MB0144-PEA-01 | PEA inc. BNG Calculations |
| | |
| Other | |
| 2444_CIS_01 | Crime Impact Assessment |
| GD04_Waste_Proforma | Waste Management Strategy |

## 2.0 Site Context

### Site Characteristics

The application site is located to the east of Sherborne Street, located towards the northern edge of large commercial and industrial development. The site is bounded by Sherborne Street to the east, with Cheetham Park beyond, a derelict and vacant mosque to the north, new industrial development to the east, and existing commercial development to the south. The site rectangular in form with a previously formed concrete slab located within the western sector at ground level. The existing boundary conditions of the site feature timber boarded fencing to the north, east, and south, with welded mesh metal fencing to the west. There are minor level differences between the application site and surrounding land.

The application site has previously been used for commercial and industrial purposes but has been left vacant and subsequently cleared following a historic fire on the site.

The application site is neither listed nor located within a conservation area. The application site is not located within a landscape designation, either of national or local importance. Opposite the site to the west, on the opposite side of Sherborne Street lies Cheetham Park, which contains a Grade II listed bandstand.

As part of prior approval 135974/FO/202, The City Council agrees with the previous assessment that the heritage asset is of low to medium significance. It is further considered that given the separation distance between the heritage asset and application site, the screening provided by trees within the park and the surrounding context which is dominated by built form and warehouses buildings of low architectural significance, the proposed development will have minimal impact upon the heritage asset. The bandstand is viewed within the setting of a park, for which views will be largely unaffected. On this basis, the impact of the development upon the asset is considered to be of a low or neutral impact.

In summary, it is considered that the proposed development will have a neutral or less than substantial impact to the setting of the nearby listed structure and the public benefit derived from the proposed development outweighs any less than substantial harm.

### Planning History

The application site has a short planning history; the following paragraphs set out the planning history of relevance to the consideration of the application proposal.

| | |
|---|---|
| Application Ref: | 135974/FO/2023 |
| Proposal: | Erection of 9 cash and carry units with trade counter on the ground floor and storage on the first and second floors (sui generis) with associated car parking, boundary treatment and bin stores |
| Decision: | Approved |
| Decision Date: | 21 July 2023 |

This approval provides precedent for the development and usage, albeit at a far larger scale, of industrial units within this application site.

## 3.0 The Development Proposal

The aim of this development is to regenerate the existing vacant site to provide 20no. two storey B8 commercial storage units with increased performance and energy efficiencies by comparison to standard regulations. This proposal has been designed to meet the high standard of energy efficiency construction to provide a series of sustainable storage spaces based on the principles of Fabric First construction and passive ventilation system integration in conjunction with renewable technologies. This will create and facilitate a more modern, sustainable,

and suitable series of storage units. This proposed layout has been developed in response to the climate emergency.
In addition to the storage units, separate structures have been provided for ancillary use such as bin storage and cycle parking in close proximity to Sherborne Street. New formalised access to the site is included within the proposal, in addition to new formalized parking bays with EV and disabled provisions, including wc and security provisions for associated use.

The application site is surrounded by significant masses of development; To the north of the application site is an existing partially-completed derelict brick mosque, and to the east is a recently completed commercial three storey commercial unit. The south comprises single and double storey flat roof commercial developments and add to the perceived increase of massing immediate to the application site. This massing is shown within the sections to clearly illustrate that the massing of the proposal has been developed in a scale that is suitable for its context.
An existing 1.8m high timber fence wall is located along the length of the southern, eastern, and northern boundaries which currently provides separation between the level of the application site, and the slightly varied level of the surrounding topography. To the west, facing Sherborne Street, the application site is enclosed by a welded mesh metal fence. The newly located access gates will need to be incorporated within the existing metal fence in order to facilitate safe and secure access as shown within the site layout. These boundaries are proposed for retention, with remediation or enhancement where required for the purpose of security.

There are no trees or planting on site. Existing trees are located on adjacent land beyond the southern and eastern boundaries of the site. Considering the existing trench's proximity existing landscape beyond the northern boundary, it is considered this will suitably restrict any encroachment of the surrounding landscaping into the site. The established trees have historically grown in proximity to the existing trench and as such any development within proximity of the trench is not considered to create any additional impact on the quality or development of surrounding trees.

Externally, on road parking can be seen along the length of Sherborne Street. Currently cars will park along the length of the site on both sides of the highway. The provision of parking within the application site will act to both provide formalized parking spaces for those using the industrial units, and restrict on-road parking to provide safer highway conditions in the vicinity of the application site.

19no. standard parking bays, 1no. disabled parking bay, 3no. motorcycle bays, and turning areas been provided to service the storage units. EV charging points are proposed to 4no. bays which will support the use of electric vehicles at the workplace, with ducting provided to all bays for future connections subject to all relevant consents. The parking bays will be accessed via newly formed dropped kerb to Sherborne Street, formed in two-wat traffic widths, and will exit via the same access.

The proposed parking provision for storage units of the scale proposed are seen to be reasonable, and have been provided in line with standards. The proposed parking arrangement, provided in a secured courtyard arrangement, results in the buildings frontage to be positioned away from the highway frontage in order to align with the existing surrounding commercial and industrial units. This separation, plus the gable-facing massing to Sherborne Street, will also drastically reduce the visual impact considering the height of the surrounding developments and proposed materiality.

**Appearance**

The units, subject of the accompanying planning application, will create a building with above-standard levels of insulation and performance in order to provide a sustainable and efficient construction. As set out below, the design has taken cues from the existing contextual commercial and industrial buildings such as the inclusion of brickwork and gabled forms, whilst refining the sustainability of the design and allowing for maximum natural daylighting and PV optimisation throughout the year wherever possible

The proposal will be of a simple traditional pallet of materials, consisting of a dark grey vertical profiled metal cladding forming the walls. Steel dark grey doors and shutters are proposed, deeply recessed, to provide further articulation to the elevation and reflect the detailing seen locally. These materials are in keeping with the surrounding industrial units and will suit the varied vernacular of the local context.

Brickwork has been proposed to two gables positioned fronting Sherborne Street, in a maner which reflects the historic brickwork industrial vernacular which can be seen within the area. The brickwork has been included to add visual interest, and provide a historic character to Sherborne Street which is reflective of the character of the area.

**Scale**

The scale of the proposal as viewed from Sherborne Street to the west, in the context of the surrounding industrial units, is considered to be appropriate for both the wider context and the site whilst relating to the respective and varied scale and mass of the surrounding properties. The courtyarded frontage will provide a visual reduction of massing upon approach from both north and south in order to avoid a planar frontage.

The proposal is located to the north of the industrial and commercial development area, and as such is located closer to other uses such as residential. Within close proximity of the site, even the residential developments located due north exhibit 4-storey development and are significantly more massive than the proposal. The scale of the proposal has been developed to reflect the fringe position of the application site.

As shown in the site layout, the 45 degree rule has been observed to avoid any injury to neighbour daylighting, considerate of any existing built structures on site, and has been used to establish the proposed footprint of the development.

**Layout**

The layout of the storage units has been designed to provide an efficient approach to portal framed construction. The orientation of the roofs, rooflights, and PV arrays, have been designed to maximise the amount of on-site energy generation and natural daylight into the units as reasonably possible.

A mezzanine is provided to each of the units in order to maximise, within reason, the useable floor areas whilst also providing suitable external areas and not overdeveloping the footprint of the proposal within the site.

The module of the unit has been standardized in order to provide an efficient layout and reasonable width, while also allowing for the massing of the building to be articulated to accommodate the layout of the external works and increased parking depths and turning areas, creating a design in which the external works and proposed industrial unit are considered together.

**Sustainability**

The proposed industrial units have been designed with full regard to the designer's duty to respond positively to the climate emergency we are currently facing.

The emerging Core Strategy requires a demonstration of how a proposal has encompassed sustainable development principles and construction methods in its design. The applicants are keen to develop the site with these principles in mind by use of thermal performance in excess of requirements in order to provide a Fabric First approach to the shell of the construction, with PV panels as required in order to reduce the Primary Energy Demand of the units, and also the incorporation of high performance glazing with passive ventilation strategies considered to avoid any use on mechanical ventilation systems wherever possible.

The driver behind the proposal is the creation of storage units, with the application of Fabric First principles to create lower energy units. This is to include higher levels of insulation, higher performance openings and improved levels of renewable performance including passive ventilation, ASHP, and PV arrays to achieve levels of thermal performance and energy reduction in excess of the current standards

The development is proposed to be constructed of steel portal framing which have the benefit of providing excellent flexible and future-proofing to any subsequent uses, and also allows for a number of different shell insulation methods which will ultimately provide low energy usage and therefore lower running costs. The

incorporation of increased roof glazing provides excellent opportunities to maximise use of natural light and passive solar gain into the upper level of the proposal without inhibiting the amount of PV array able to be incorporated.

Mains electricity, water, and drainage are all believed to be currently available to the site and it is not proposed to include any alternative systems. It is proposed that the existing services will be capped prior to demolition, then reconnected into the new proposal. Similarly, all external SW gullies and FW manholes are to be retained for connection and reuse by the proposed development, wherever possible, to avoid additional works and loading into the current system.

**Landscaping**

The existing surrounding landscape features an established planting beyond the northern boundary. The existing landscaping beyond the application site will help to soften and screen the proposed development from the adjacent uses, without damaging the existing biodiversity of the site.

The application site as surveyed is considered to be exempt from any mandatory increase in Biodiversity Net Gain due to the lack of existing (<25sqm) habitiat on site.

Hard landscaping, including planters is to be provided to the parking courtyard pedestrian area which will be formed of high quality materials. Separate drainage-suitable materials will be provided to the perimeter walkway and parking bays to visually demarcate the extent of each and provide a safe pedestrian route throughout the site.

The existing pedestrian pavement fronting Sherborne Street will be retained and made good as appropriate following the new dropped kerb to allow access to and from the application site. The pedestrian kerb will be retained in its entirety.

Site boundaries will be retained with repairs and reinforcement made as required unless mentioned.

**Drainage**

The outline drainage strategy confirms that infiltration is not considered suitable at this location. As such, suitable attenuation has been incorporated into the proposed layout to provide an acceptable design to be connected into the existing surface water sewer located in Sherborne Street,

Foul water connections are required to provide servicing to the public WCs and security enclosures towards the south west corner of the site and are shown within the supporting drainage design to be connected into the existing FW sewer located within Sherborne Street.

Future provisions for FW connections have been provided into each proposed unit which will be suitably capped and concealed within the slab of the proposal to the engineers design. Any use of these futureproofing connections are understood to be subject to all relevant consent and permissions being obtained.

**Access**

Vehicular access to the site will be solely from Sherborne Street through incorporation of a dropped kerb to the western boundary frontage. Inward opening gates are proposed at the site entrance to replace the exiting in order to provide a secure site when not in operation. A raised concrete kerb is to be positioned to the front of all standard parking bays to avoid encroachment onto pedestrian area to reinforce user safety. Clear signage at height, visible for vehicular users will be provided to each bay. All disabled bays and turning areas will be provided with level access to provide ease of use in line with requirements.

Currently the site frequently has cars parked on Sherborne Street along the length of the boundary. This proposal will remove the need for parking on the road and will provide suitable parking within the boundary of the application site.

The proposed development, will comply with Part M of the Building Regulations with regard to level access to ensure a non-discriminatory design approach is maintained as required.

**4.0 Planning Policy Considerations**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the operative development plan unless material considerations indicate otherwise. This section provides an overview of planning policy and guidance relevant to the proposed development.

**National Planning Policy**

The National Planning Policy Framework (NPPF) was revised and re-issued in January 2024. It sets out the Government's planning policies for England and how those policies are expected by the Secretary of State to be applied.

The NPPF promotes a presumption in favour of sustainable development: 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: 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; or specific policies in this Framework indicate development should be restricted.

Section 186-7 of the NPPF summarises that local authorities should approach decision taking in a positive way: "Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible"..

Section 6 of the NPPF sets out the national planning policy on housing provision. It states that: "Housing applications should be considered in the context of the presumption in favour of sustainable development".

Paragraph 7 sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, with paragraph 8 setting out that the planning system has three overarching objectives that are interdependent: economic, social, and environmental.

As set out at paragraph 10, so that sustainable development can be pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out that plans and planning decisions should apply a presumption in favour of sustainable development and for decision taking, this means approving development proposals that accord with an up to date plan without delay.

Paragraph 124 sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

Paragraph 127 sets out that planning decisions should ensure that, among other things, developments:

- Function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging innovation or change.

**5.0 Heritage Statement**

**Introduction**

This appraisal has been carried out to assess the impact of proposed redevelopment to a derelict site which is located due-east of a designated heritage asset (DHA). The appraisal is concerned with the process of conserving the architectural and historic interest of the DHA, its character, and appearance of its setting.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and also the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications 'Historic Environment Good Practice in Planning' notes 1 'The Historic Environment in Local Plans, GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

Local level planning policy for the site comes from Manchester's Core Strategy. Planning Policy comprises of the 'Core Strategy' which was adopted in 2012. The proposals have been assessed with consideration given to Core Planning Policy EN3 –' Heritage', and saved UDP policy DC19.1 – 'Listed Buildings'.

The author Ceri Turner-Hill has over 15 years' experience working with historic buildings. He is a registered Architect, having practiced as Associate Director at an award winning conservation based architectural office in the South East. He is a member of the Royal Institute of British Architects, and is a registrant member of the RIBA's Conservation Chartership and certified Passivhaus Designer.

A site survey and visual inspection of the site and surroundings was carried out in June 2025. This was limited to the vacant application site as presented, and access to the wider park within which the DHA is located. It should be noted the DHA has protective hoarding to its perimeter for protection and anti-vandalism measures.

Background research was conducted using historic mapping databases, archived material, and through discussions held with the owner and respective land agent. The assessment of the proposals will be conducted with reference to a range of texts, particularly the Historic England good practise guides and local authority's appraisal of the building and conservation area.

Site Context

The application site comprises a rectangular shaped vacant site to the eastern side of Sherborne Road, approximately 55m from the bandstand DHA, with established tree screening located between the application site and DHA.

There are two vehicular access points from Sherborne Road which are proposed to be removed and a new singular vehicular access formed onto Sherborne Street, centred along the western boundary

The surrounding area is zoned for commercial development, and contains established commercial and warehousing premises of generally low architectural quality.

## Listing and History

| | |
|---|---|
| Heritage Category | Listed Building |
| Grade | II |
| List Entry No | 1197787 |
| Date first listed | 06 June 1994 |

*'Bandstand. c.1890-1910; restored. Cast-iron, wrought-iron and wood, with slate roof. Hexagonal plan. Brick plinth, cast-iron columns, wrought-iron railings bowed in profile, with simple Art Nouveau inverted heart-shape panels, C20 steps at north corner; simple iron brackets to purlins; wooden ribbed and boarded under surface to swept slated canopy roof with apex finial'*

Cheetham Park (also known as Elizabeth Street Park) is a park in Cheetham Hill, was opened in 1886 as a community space, featuring the listed bandstand and viewing shelter. When opened the park was located at the heart of the textiles industry in the nineteenth century, in an area that encompassed clay quarrying, brick works, and terraced workers houses.

Once a central hub, the park faced neglect after slum clearances but has since seen community-led efforts, including an art and heritage project in 2013, aimed at revitalizing it as a valuable community resource. The park is a modest 5.5-acre site, historically offering amenities like a bowling green, gymnasium, and rockery to serve the local population

The bandstand has now been fenced off for health and safety reasons and to discourage anti-social behaviour and vandalism. The temporary metal fencing and lack of maintenance to the hard surfacing within the fenced area detracts from the appearance of the structure.

## Assessment of Heritage Value

An appraisal of the heritage values associated with the building has been carried out. This process relates to the range of heritage values as outlined by Historic England; formerly English Heritage in the 2008 guidance document.

These values are distilled under the following considerations: evidential value, historic value, communal value, and aesthetic value. The purpose of assessing these values is to enable an assessment of the asset's significance - whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for the change to the building.

Essentially this follows the approach generally advocated by Historic England, whereby necessary change in the historic environment is intelligently managed. A brief summary of the heritage values associated with the site, and more specifically those parts due to change under the proposals being considered, is given below, together with an indication on how these values contribute to the appraisal of significance.

In its current form, the bandstand building in particular is of poor and derelict quality of appearance which is considered to reduce the perceived heritage value which can be currently attributed to the DHA, when considered with its original heritage significance and listing.

The architectural significance of the existing bandstand, in its current dilapidated condition, is considered to be low. The overall historic significance of the site and building within national context has been evaluated and is considered to be Low.

## Assessment of Heritage Impact

Having assessed the heritage values associated with the adjacent DHA site, it is possible to take a more informed approach to the assessment of site significance. This is usually done by attributing levels of significance to the various aspects/parts of a building or site whereby, for example, more modern or unsympathetic additions, or current conditions, to an historic building are deemed of less significance than, say, original features.

The western boundary of the application site is located approximately 55m from the listed bandstand location. The established existing mature trees within Cheetham Park forms the character and context within which the bandstand is read, and as such the proposed development within the application site is not considered to impact the existing setting of the bandstand.

The existing character of the immediate environs of Cheetham Park exhibit a range of uses, comprised of a broad range of masses, materials, and styles of construction which is reflective of the development zoning of the area. The proposed development, being in line with the zoning and surrounding uses, is therefore considered to provide a positive impact to the character and appearance of the area.

The proposed commercial development has been specifically treated with shouldered brick gables fronting Sherborne Street in order to reflect surrounding traditional brick vernacular industrial built forms, and is considered to provide a positive impact to the character and appearance of the street scene. The proposed development is considered to have a neutral impact on the character and setting of the listed bandstand.

In addition to the positive contribution to the street scene, the separation distance between the proposed development and the listed bandstand is considered sufficient that the bandstand, nor its setting, will not experience any harm as a result of the proposal.

The heritage significance of the bandstand is considered to be low in its current state, and with the proposed development considered to have a neutral impact on the character and setting of the DHA, the proposal is considered to be acceptable and compliant with policies EN3 and DC19.1 of the Core Strategy.

Heritage Conclusion

As evidenced previously, the proposal is supported by policies EN3 and DC19.1 of the Core Strategy, along with Section 16 of the NPPF, which underline the need for due consideration to be given to the impact of new developments on heritage assets.

Guidance contained at paragraph 194 of the NPPF states that:
*'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset's importance'.*

Paragraph 197 states further:

'in determining applications, local planning authorities should take account of:

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

4.20 NPPF Paragraph 199 states that:-

"*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".*

NPPF Paragraph 202 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 benefit of the proposal including, where appropriate, securing it's optimum viable use".*

The Planning Guidance Notes attempt to discuss the term 'public benefit':-

*"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework"* (paragraph 7).

*"Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits".*

*"Public benefits may include heritage benefits, such as:-*

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

Public benefit will be derived from the development in that it will bring considerable economic and physical investment and significantly improve the visual amenity of the area to the benefit of this established employment generating part of Manchester. The proposed development will make use of a vacant site within a sustainable location and add to the vitality of the area and provide employment opportunities.

The bandstand is situated approximately 50 metres to the west of the application site and is currently in a neglected and dilapidated stated, presently surrounded by protective fencing for health and safety reason and to provide security.

Owing to its current state of disrepair, the heritage value associated to the bandstand DHA is considered to be low. This is furthered by the combined impacts of the separation distance, screening of the existing trees within the park, and the low quality architectural significance of the surrounding development.

The bandstand is viewed within the setting of a park, for which views will be largely unaffected by the proposal. The proposed development, mindful of the exiting surrounding architectural pattern and use, is considered to be appropriate for the application site, and is considered neutral, and does not introduce any harm to the setting or character of the DHA.

If less than substantial harm is considered to be caused then the public benefits, namely economic, social, and environmental, which would result from the proposal will outweigh the perceived less than substantial harm.

**6.0 Summary**

The proposed development of 20no. B8 commercial storage units, subject of the accompanying planning application, will create a unit with above standard levels of insulation and performance to meet and exceed current construction standards.

The current proposal will, however, result in a positive legacy for future generations in a manner that embodies Fabric First construction and renewable energy incorporation (and generation), helping the council with its objectives in addressing our Climate Emergency in a manner that cannot be achieved primarily with the existing fabric. This is a fundamental point when having regard to the Council's declaration of a Climate Emergency.

With all the above in mind, it is clear the proposed industrial development will fully conform to Policy EN4, 'Reducing Co2 emissions by enabling low and zero carbon development', with particular emphasis on policies, EN8, and EN6, of the Manchester City Council Core Strategy 2012-2027 which collectively seek to secure new development meets all required sustainability and amenity requirements.

The presumption in favour of sustainable development is at the heart of the Framework. As set out within this statement, the proposal seeks to replace a building of poor thermal qualities with one that far exceeds modern requirements. The proposal will not prejudice future generations' ability to make changes and in that regard there are no logical arguments against the proposition that the proposal represents sustainable development.

The client's design brief for the B8 commercial storage development is unambiguous in that it is essential that the building be reconstructed in a manner that fully utilises a Fabric First approach and that the design and functioning of the building responds, in a practical manner, to the climate emergency we face.

The following principles have been considered in the development of the current application

- Minimise both energy demands and energy loss
- Maximise passive solar lighting and controlled ventilation
- Maximise resource efficiency
- Incorporate the use of recycled and energy efficient materials where possible
- Incorporate the use of locally sourced building materials where possible
- Reduce waste and pollution and making adequate provision for the recycling of waste
- Make use of sustainable drainage methods
- Reduce the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, and planting (for example); and,
- Make use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.

Overall, it has been demonstrated within this Planning Statement that the proposed development meets the requirements of the Local Plan and will contribute to the achievement of sustainable development.

It is, therefore, concluded that in accordance with the requirements of the National Planning Policy Framework planning permission ought to be granted without delay.