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1. Introduction

- 1.1. This Planning Statement (the 'Statement') accompanies applications for Full Planning Permission and Listed Building Consent at CIS Tower, Manchester (the 'Site'). The Applicant is Devonshire (CIS Tower) Ltd (hereafter referred to as the 'Applicant').
- 1.2. The applications are for the refurbishment of the Grade II listed CIS Tower to facilitate its continued long-term use as office accommodation and complementary interventions to ensure a viable future of the building ('the Proposed Development').
- 1.3. This Statement assesses the Proposed Development against the requirements of the Development Plan and materials considerations that must inform the decision-making process.
- 1.4. The Site was previously subject to a full planning permission and listed building consent approved in March 2020 (LPA Ref. 126118/FO/2020 and 126119/LO/2020) (hereinafter referred to as 'the 2020 Consent'), which was not implemented. The current scheme represents an evolution on these proposals, and follows the same broad principles, including a 3-storey extension to the podium. The revised scheme includes the following key changes:
 - replacement of the existing single glazed façade system;
 - inclusion of a publicly accessible bar & restaurant on floors 24-25; and
 - inclusion of a communal external terrace & co-working space on Level 7.
- 1.5. These applications are driven by the need to update proposals approved under the 2020 Consent to bring CIS Tower back into viable use, which will deliver wider regeneration benefits for the NOMA and Manchester City Centre.

The Applicant

- 1.6. The Applicant is Devonshire (CIS) Tower Limited, backed by their agents Colliers Building Consultancy.

The Site

- 1.7. The Site is approximately 0.74 ha and is bound by the inner ring road (Miller Street) to the north, Dantzic Street to the West, Hannover Street to the South and Riga Street surface car park to the West.
- 1.8. The Grade II Listed CIS tower is located on Miller Street and was built between 1959-1962. The building was designed as the headquarters of the Co-operative Insurance Society (CIS), comprising of 25 floors and three basement levels, together with an atrium and an outdoor plaza. The building remained in continuous use as an office building from its construction until 2020 and was largely occupied by the Co-operative group staff.
- 1.9. CIS Tower sits within the 8.1ha NOMA neighbourhood, the historic former Co-operative estate and forms a distinct area on the northern edge of Manchester Centre. CIS tower is also the tallest building within the NOMA neighbourhood, and a prominent landmark in the north of the city.
- 1.10. Figure 1.1 below shows the red line boundary of the Proposed Development site.

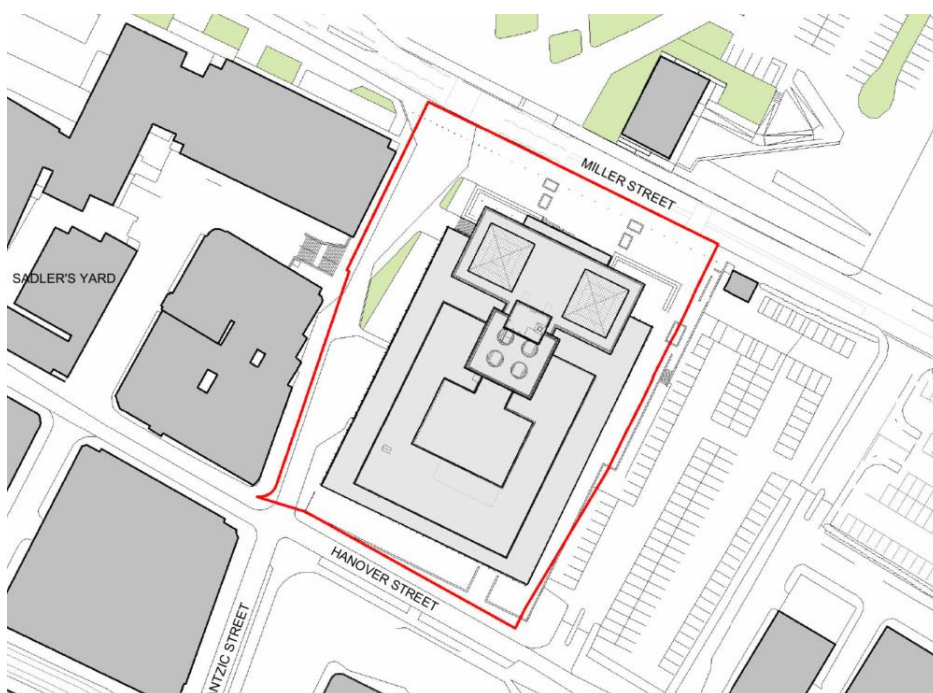


Figure 1.1: Site Boundary (Simpson Haugh Architects)

- 1.11. The Site is located on a key gateway to the city centre due to its location on the inner ring road and is in a highly sustainable and accessible location due to its close proximity to Manchester's main transport hubs such as Victoria Station and Shudehill Transport Interchange.
- 1.12. It is also located within the NOMA Strategic Regeneration Framework (SRF) masterplan area, which aims to be a place with community at its heart to provide homes, offices, shops, restaurants and bars around vibrant public realm and the intention is to create an innovative, commercially-driven and responsibly designed neighbourhood that offers strong connectivity and celebrates its rich heritage.

The Proposed Development

- 1.13. The proposed development comprises the refurbishment of the existing CIS tower to deliver office led scheme, with mixed commercial uses at ground and basement; and bar and restaurant at floors 24 and 25. Table 1.1 below summarises the proposals.

Table 1.1. Proposed Development

Details of Proposed Development	
Floorspace	A total of 60,368 sqm GIA including: • 41,462 sqm GIA of Office space at floors 1-23 (supported by ancillary uses, including ground floor reception and function space in the basement); • 874 sqm (2x units ground level) to include a mix of retail and F&B uses; • 3,541 sqm (2x basement level) to include a mix of retail, F&B and leisure uses; and • 1,968 sqm GIA of restaurant space at floors 24 and 25.
Parking	Cycle Parking: 352 cycle spaces Car Parking spaces: 2 accessible spaces

- 1.14. The Description of Development as stated on the application form for Full Planning Permission is as follows:

Planning permission for internal and external refurbishment of the CIS Tower for office accommodation on floors 1-23 (Use Class E c)); change of use to floor 24 and 25 from Use Class E c) (office) to Use Class E b) (F&B); change of use to basement and ground floor from Class E c) (office) to mixed uses (Use Class E a) (retail)/ Use Class E d) (gym) / Use Class E b) (F&B) / Sui generis (leisure); refurbishment of the external facade including replacement of the existing single glazed façade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium (Use Class Ec)) external alterations to ground floor façade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzic Street and on eastern elevation; hard landscaping and planting; removal of external signage; creation of 2x DDA parking spaces; new rooftop plant and screening at level 8; and other associated works.

- 1.15. The Description of Development as stated on the application form for Listed Building Consent is as follows:

Listed Building Consent for the wholesale internal and external refurbishment, refurbishment of the external facade including replacement of the existing single glazed façade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium; external alterations to ground floor façade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzic Street and eastern elevation; alternations to the existing public realm; new rooftop plant and screening at level 8; hard landscaping and planting; removal of external signage; and associated works.

Application Documentation

- 1.16. The application documentation as outlined in table 1.2 has been prepared in accordance with Manchester City Council's (MCC) Validation Criteria:

Table 1.2. Application Documents

Application Documentation	Author
Application Form and Application Fee	
Covering Letter	Colliers
Application Site Boundary and Location Plan	Simpson Haugh Architects
Planning Statement	
Statement of Consultation	
Existing Site Plan	Simpson Haugh Architects
Proposed Site Plans, Sections and Elevations	Simpson Haugh Architects
Listed Building Drawings	Simpson Haugh Architects

Application Documentation	Author
Demolition Drawings	Simpson Haugh Architects
Landscape Drawings	Reform
Accommodation Schedule	Simpson Haugh Architects
Design and Access Statement	Simpson Haugh Architects
Materials Schedule and Schedule of Amendments	Simpson Haugh Architects
Landscape Strategy	Reform
Ecology Assessment and Biodiversity Net Gain Assessment	Penny Anderson
Arboriculture Assessment	Bowland Tree Consultancy
Crime Impact Statement	GMP
Flood Risk Assessment and Drainage Strategy	Curtins
Heritage Assessment	Stephen Levrant Heritage Architecture
Historic Building Record	Stephen Levrant Heritage Architecture
Conservation Strategies	Stephen Levrant Heritage Architecture
Structural Statement	Curtins
Façade Options Matrix	Simpson Haugh Architects
Façade Condition Surveys	Cladtech
Transport Statement	Curtins
Framework Travel Plan	Curtins
Servicing and Waste Management Strategy	Curtins
Construction Environmental Management Plan	B&K

Application Documentation	Author
Health and Safety (CDM Plan)	B&K
Environmental Standards Statement and BREEAM Pre-Assessment	TFT
Circular Economy Statement	TFT
Energy Statement	CWC
M&E Strategy, including Ventilation and Extraction	CWC
Noise Survey	Hann Tucker
Operational Carbon Assessment	TFT
Local Labour Agreement/ Local Benefits Proposal	Colliers
Whole Life-Cycle Carbon Assessment	TFT
Heritage Views	Our Studio
Retail Marketing Strategy	Colliers
Wind Assessment	Arc Aero
CBRE Financial Viability Statement - CIS Tower, Manchester Redacted	CBRE
CBRE Financial Viability Statement - Non-Technical Statement - CIS Tower, Manchester	CBRE

Structure of the Planning Statement

1.17. The remainder of this Statement is structured as follows:

- **Section 2** – Sets out the Strategic Economic and Regeneration context for the Proposed Development;
- **Section 3** – Describes the context of the Site;
- **Section 4** – Provides an overview of the Proposed Development;
- **Section 5** – Provides a comprehensive planning assessment of the proposals with regard to the Development Plan and Other Material Considerations alongside the requirements of the Planning (Listed Buildings and Conservation Areas) Act;
- **Section 6** – Sets out the public benefits associated with the scheme; and
- **Section 7** – Concludes by summarising the case for the grant of Planning Permission and Listed Building Consent.

2. Strategic Economic and Regeneration Context

This section provides an overview of the strategic context within which the Proposed Development is brought forward, as set out in the relevant documents which capture Manchester's strategic priorities.

Introduction

- 2.1. The City of Manchester is the acknowledged capital of the north of England and the centre point of a trans-Pennine and pan-northern economy. As a primary driver of economic and employment growth, Manchester has an important role to play in providing the infrastructure capable of providing opportunities for the wider conurbation and beyond.
- 2.2. As such, Manchester City Centre is a location which has an important contribution to make the re-balancing of the national economy, and with a constrained City Centre land supply, there is a need to ensure the City Centre can provide the modern infrastructure to capture economic and employment growth.
- 2.3. In a challenging market with high interest rates, a number of new schemes with planning permission appear to have stalled in recent years, meaning that there is some risk of an acute shortage in supply of office accommodation that will meet occupier demand beyond the middle of the decade.
- 2.4. Refurbishment projects have started to emerge as an important solution to bridge the gap in supply, and it is expected that occupier demand will increasingly shift towards the best-in-class refurbished workspace. Redevelopment opportunities such as CIS Tower are well placed to capture this. The proposals will clearly provide a unique opportunity to cater to the varying office requirements and in particular the demand of large floorplates.
- 2.5. The Site's relationship to strategic regeneration aspirations in this part of the city underlines the importance of continued and sustained regeneration. The long-term viable reuse of the Grade II Listed CIS Tower represents an important further step towards delivering the full regeneration potential of NOMA, and in doing so, will make a significant contribution to a range of strategic objectives.
- 2.6. The remainder of this section considers the Site's strategic economic and regeneration context in more detail.

Manchester's Economic Context

- 2.7. Over the last twenty years, Manchester City Council has driven the physical and economic renewal of the City Centre through the development and implementation of strategic frameworks for sustained regeneration, investment, and service improvement to ensure that Manchester maintains its position as the nation's leading City Centre location. The success of this approach sees Manchester successfully compete as an international investment location and visitor destination today.
- 2.8. As a result of this long-term strategy, Manchester is one of the fastest growing cities in Europe. GVA is forecast to grow at an average annual rate of 2.4% between 2017 and 2037, a higher rate than the UK average at 1.6% and is equivalent to an additional £38.9 billion of economic activity in Greater Manchester (GM) by 2037.
- 2.9. Additionally, between the 2011 and 2021 national census, the population of Manchester increased by 9.7% between 2011 and 2021, from just over 503,100 to around 551,900. By 2030, almost 600,000 people are expected to live in the City, representing an increase of 10.8% from 2016¹. Total employment

¹ Office for National Statistics. June 2021. Data and analysis from Census 2021

is also forecast to grow at 0.6% per year equating to a net increase of 183,000 jobs between 2017 and 2030².

- 2.10. A significant proportion of this employment growth is driven by Business, Financial and Professional Services growth (accounting for 45% of the net increase in the total number of jobs in Greater Manchester up to 2037) and are sectors with a higher-than-average GVA.
- 2.11. Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy. Manchester's economy is continuing to strengthen and diversify with strong high added value growth forecast in Science and Innovation, Creative and Digital, Advanced Manufacturing as well as Culture, Tourism, Sports and Leisure sectors.
- 2.12. Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets. With a thriving private sector, the City is a leading business location and remains a top place in Europe for foreign direct investment outside of London.
- 2.13. Increasingly businesses are looking for benefits from agglomeration. Business sectors that are influenced by agglomeration (where entrepreneurs, companies, new start-ups and talented workers from disparate economic growth sectors are keen to cluster in locations which can provide business and networking opportunities) are attracted to locations where there are deep labour markets offering an exceptional range of highly qualified and skilled staff.
- 2.14. Manchester's existing business base ensures that it is in prime position to attract such companies that benefit from clustering. This is particularly prevalent in the digital and creative industries, as well as life sciences and advanced manufacturing.

Office Market Context

- 2.15. The application is supported by assessment of the office market within the report entitled 'Financial Viability Statement – Non-Technical Statement' and 'Financial Viability Statement' prepared by CBRE. As set out within this, according to research from CBRE, occupier demand remained strong in 2024 with a total of 1.22m sq ft transacted in Manchester city centre, the best performance since 2018 which saw a record take-up of 1.75m sq ft.
- 2.16. Leasing activity has started strongly in 2025 with a total of 320,000 sq ft transacted in Q1, including Autotrader's 130k pre-let at 3 Circle Square and Virgin Media committing to 50k at Island. The outlook for the remainder of 2025 is encouraging with a strong pipeline of named occupiers actively looking to secure best in class workspace against a rapidly diminishing supply of new build Grade A workspace.
- 2.17. The current office market reflects major occupiers' 'flight to quality', aligned to key drivers of demand, which include a desire to occupy space that will attract and retain the best talent, support post-pandemic workplace models, and demonstrate commitment to meeting organisational ESG targets. The success of Manchester and Salford's office market therefore hinges on providing high-quality, flexible spaces that prioritise employee wellbeing and collaborative working practices. Occupiers are drawn to buildings with strong ESG credentials, particularly those boasting certifications like NABERS, BREEAM, and WELL. However, accommodating these desirable features within a context of inflationary pressures poses ongoing challenges.
- 2.18. There is a risk that office completions will again fall away given the current cautious investment market in this sector. In a challenging market with high interest rates, a number of new schemes with planning permission appear to have stalled in recent years³, meaning that there is some risk of an acute shortage in supply of office accommodation that will meet occupier demand beyond the middle of the decade.
- 2.19. The future supply of new build accommodation remains uncertain with no speculative new build developments imminent meaning occupier demand will shift towards the best-in-class refurbished

² Greater Manchester Combined Authority. Economic Forecasts for Greater Manchester. February 2020.

³ Deloitte (2025) 'Manchester and Salford's resilience: Navigating challenges, driving growth'. Accessed at: <https://www.deloitte.com/uk/en/Industries/real-estate/analysis/manchester-and-salfords-resilience.html>

workspace. Redevelopment opportunities such as CIS Tower are well placed to capture this occupier demand.

- 2.20. Refurbishment projects have started to emerge as an important solution to bridge the gap in supply. Investors are also increasingly drawn to retrofitting existing buildings to enhance sustainability performance, whilst reaping the benefits of lower embodied carbon compared to new builds, to attract environmentally conscious tenants. In 2024, 68% of the total floorspace under construction comprises refurbishments. As a reflection of occupier demand, these schemes are also pursuing similar environmental accolades to their new build counterparts⁴.
- 2.21. This increase can be viewed as particularly positive given reported cooling-off within some segments of the investor market, fuelled by post-pandemic office trends, higher levels of office vacancies across the UK, and increasing concerns about obsolescent offices, often referred to as 'stranded assets'. Asset managers are aware that businesses continue to want Grade A workspaces, and are looking to vacate older office stock that struggles to meet the ESG expectations of eco-conscious occupiers, as businesses look to vacate older office stock that is struggling to meet the strong ESG credentials that are expected from eco-conscious businesses.
- 2.22. Conversely, there are also 'pull' factors making refurbished space more attractive, namely the sustainability benefits of reducing embodied carbon, and the potentially reduced build programme compared to new build offices, as well as the inherent character of many existing buildings, particularly those with historical significance, to create unique and highly desirable work environments.
- 2.23. The proposal for the extension to the podium will clearly provide a unique opportunity to cater to the varying office requirements of potential occupiers, and in particular the demand for large floorplates. The larger floorplates provide a style of accommodation that offers the most sought after product in any mature city centre, offering large uninterrupted floor plates of between 20,000 sq ft and 35,000 sq ft. Competing new build offices within Manchester offer high quality amenity space in order to attract tenants so the provision of a co-working area, business lounge, outdoor terrace and winter garden will be an important feature to attract tenants to the building.
- 2.24. The CIS Tower as existing provides almost 292,749 sq. ft of accommodation, is secondary in nature and requires significant capital expenditure in order to bring it up to modern office requirements to lease it.
- 2.25. The proposed refurbishment will facilitate an additional 53,015 sq. ft. office floorspace. Colliers International, the appointed Commercial Property Agents have provided advice to the Applicant since purchase of the building in 2017 and has remained as an engaged member of the project team supporting the design development to ensure that proposals directly respond to market requirements. It is envisaged that the Proposed Development will cater for high performance office space divided into four distinct areas of the building centred on a 'four buildings in one concept' providing:
- Ground/ Lower Ground (retail and leisure) – providing complementary accommodation to the office use and enabling extended activity periods within the building whilst activating Dantzic Street and contributing to the changing nature of this important thoroughfare.
 - Podium (levels 1-7) - large floorplates providing c. 180,000 sq. ft which offers uninterrupted space ranging between 20,000 sq. ft and 35,000 sq ft which is the type of floorspace in high demand within the City Centre. As outlined above, there is a limited pipeline of larger office floorplates, and so these are anticipated to address this gap in the market.
 - Lower Tower Floors (levels 8-14) - flexible floorplates providing c.73, 000 sq. ft which is anticipated to appeal to a wide range of tenants including shared workspace providers.
 - Upper Tower Floors (levels 15 – 23) – similar to the lower tower floors would provide 80,000 sq. ft which is likely to appeal to a range of businesses and can offer spectacular panoramic views of Manchester City Centre.
- 2.26. The proposals will clearly provide a unique opportunity to cater to the varying office requirements and in particular the demand of large floorplates. The building's central location and accessibility make the CIS Tower a highly attractive product to a range of occupiers. The additional floorspace proposed will

⁴ Ibid

ensure the building is well positioned within the market appropriately positioned to attract future tenants and prime office rents.

Our Manchester Strategy – Forward to 2025 (2022)

2.27. Our Manchester Strategy defines the City's vision to be in the top-flight of world cities by 2025. To deliver on this vision, the Strategy defines five priorities to create:

1. A **thriving and sustainable city** that maintains Manchester vibrancy and includes all communities in the life of the city; and has a strong, inclusive and innovative economy with diverse growth sectors.
2. A **highly skilled city** that gives Manchester's young people access to good-quality education and supports all residents to learn, progress, upskill and retrain so they can access the City's current and future employment opportunities.
3. A **progressive and equitable city** that is truly equal and inclusive, where everyone can thrive, with improved physical and mental-health outcomes and good access to integrated health and care services.
4. A **livable and zero-carbon city** with sustainable, safe resilient and cohesive neighborhoods, more affordable housing, good quality green spaces, and accessible culture and sports facilities. Green growth, sustainable design, low-carbon energy, retrofitting buildings, green infrastructure, and climate resilience will help the City achieve its zero-carbon ambitions by 2038.
5. A **connected city** will enable increased walking and cycling supported by an integrated, accessible, safe and green public transport system. Digital inclusivity will be delivered through better digital infrastructure, access to technology and skills.

Investing in Success – an Economic Strategy for Manchester (2023)

2.28. Manchester's Economic Strategy seeks to make the City's economy function as a net-contributor to UK GDP and provide the best possible opportunities for its residents. To achieve this, the Strategy aims to create an economy that:

- Is thriving and performing as well as the best international comparators;
- Creates great opportunities and increases social mobility for residents;
- Attracts the best of global business and talent; and
- Is resilient to future shocks and a changing climate and capitalises on the opportunities created by the transition to zero-carbon.

2.29. With respect to density, the Strategy says:

"The density of spaces significantly impacts the city's productivity. Manchester city centre is an exemplar of high-value activity, where tradeable services – particularly in finance and other knowledge-intensive sectors – are clustering. However, the current economic scale of the city centre is not proportionate to its potential; it only accounts for 13% of total employment in the city region (when using the Centre for Cities definition of a 0.8-mile radius), a figure considerably lower than what is observed in more affluent cities such as London, where the city centre accounts for 34% of employment.

The expansion of commercial space in the city centre is crucial for fostering economic growth. The central district of Manchester is already witnessing a surge in construction activities. However, to accommodate the influx of high-value firms and skilled workers, the city needs to make strategic decisions regarding land use, balancing commercial, residential, and retail spaces effectively. The city centre will need to expand outward and upward, utilising land on the fringes for more productive purposes, and retrofitting existing buildings where possible. This strategic development of commercial spaces is essential for attracting firms that operate in high value-added service sectors, contributing to the overall economic prosperity of the city."

Manchester Climate Change Framework 2020-25 (2022)

- 2.30. The Framework sets the vision that by 2025 Manchester will be playing its full part in limiting the impacts of climate change, with everyone who lives, works and studies here benefiting from the health, wellbeing and economic benefits that will come as a result.
- 2.31. The Framework sets four core objectives to achieve this: staying within its carbon budgets; climate adaptation and resilience; health and wellbeing; and inclusive, zero carbon and climate resilient economy.
- 2.32. The Framework also identifies the need to retrofit existing domestic and non-domestic buildings as a urgent action for Buildings (existing and new) within Manchester.

Manchester City Centre Transport Strategy (2040) (2021)

- 2.33. The Strategy supports the City's ambition to grow and become carbon neutral by 2038, whilst ensuring that it is well-connected to the wider area that it serves. The central aim of the Strategy – for 90% of all morning peak trips to the City Centre to be made by sustainable travel before 2040 – is critical to the successful and sustainable growth of the City.
- 2.34. The Strategy identifies an ambition for Manchester City Centre to be well-connected and provide high quality public transport capacity that delivers sufficient capacity at peak times on a range of public transport modes, such as Metrolink, bus and rail services.

Strategic Regeneration Initiatives

NOMA Strategic Regeneration Framework

- 2.35. NOMA is underpinned by a Strategic Regeneration Framework and Masterplan with substantial development taking place over a number of years. The NOMA SRF and Masterplan was originally endorsed by Manchester City Council in 2009, updated in 2010, 2013, 2015, and most recently in November 2020. These documents set out a commitment to create a commercially led, mixed-use destination at the northern gateway to the City Centre, covering an area of approximately 20 acres.
- 2.36. Since its inception, significant progress has been made at NOMA and the area is successfully positioning itself as an important commercial destination, which supports the City's key strategic objectives. NOMA is the key link between the City Centre and the strategic regeneration area of Victoria North including areas of Angel Meadow, New Cross, the Lower Irk Valley. Strengthening links to these areas is crucial to achieving MCC's overarching strategic ambitions for north Manchester.
- 2.37. Since endorsement of the first NOMA SRF in 2009 the development context for NOMA has evolved and NOMA has had to respond to this. For example, through the endorsement of earlier Framework updates NOMA has shifted from being a mixed residential and commercial development, to one that is now commercially led.
- 2.38. NOMA is the key link between the City Centre and the strategic regeneration area of the Victoria North (previously 'Manchester's Northern Gateway') including areas of Angel Meadow, New Cross, the Lower Irk Valley. Strengthening links to these areas is crucial to achieving MCC's overarching strategic ambitions for north Manchester.
- 2.39. More specifically, the Framework and Masterplan supports the redevelopment of the Listed Estate within NOMA. This is a historically important part of Manchester and is beginning to, once again play a more prominent and positive role after years of underutilisation.
- 2.40. The provision of high-quality office floor space has always been a key driver of the NOMA masterplan, as stated within the Executive Summary of the 2020 SRF Update:

There is an important link between economic growth, regeneration and the provision of new high quality office floorspace. As Manchester moves into its next phase of economic growth, further provision in the City Centre is required to fuel and complement the significant economic growth of the city. The regeneration of NOMA responds directly to this and supports key strategic objectives relating to place making, job creation and supporting local communities.

2.41. NOMA is also expecting to deliver a comprehensive retail and leisure offer at street level across the Area, helping to further activate the public realm and contribute towards its role as a destination within the City:

A significant level of retail and leisure space is expected to be delivered and is reflective of the shift toward a comprehensive retail and leisure offer at street level, helping to further activate the public realm and contribute towards its role as a destination within the City. This will also be supported by temporary retail and activation space which will be delivered as part of the wider public realm around NOMA.

2.42. Within the most recent update to the NOMA SRF (2020), reference is made to the 2020 Consent, granted in March 2020 for the wholesale refurbishment of the CIS Tower. The document highlights that the refurbishment of the CIS Tower represents an important further step towards delivering the full regeneration potential of NOMA, and that once reactivated it will make a significant contribution to a range of strategic objectives.

2.43. Significant progress has been made on delivering this vision, to date, including:

- Refurbishment of Grade II listed Hanover and E-Block, which has been occupied by Amazon; and restaurant 'Skof' at ground floor.
- Grade II listed Dantzig Building refurbished for commercial workspace use, providing 42,700 sq. ft of office floor space, which has now been fully occupied.
- Refurbishment of Grade II listed Redfern Building to provide 50,000 sq. ft of office space and 7,600 sq. ft of retail and leisure space. An anchor tenant, the Ministry of Justice, has now occupied the office space within the building.
- Refurbishment of Grade II listed New Century Hall to deliver a mixed-use leisure, cultural and educational facility.
- Investment in public realm spaces, including the creation of Angel Square and Sadler's Yard.
- Rerouting of the inner ring road to create a more coherent regeneration area.

2.44. At 240,000 sq. ft., 4 Angel Square was the largest office scheme delivered in the city during 2023. Permission was also obtained in 2023 for a further 395,000 sq. ft. at 2 and 3 Angel Square, which will further establish NOMA as a key commercial destination alongside the significant levels of commercial floorspace within the listed estate.

2.45. The Proposed Development will further help to anchor NOMA as a strong mixed use area which will encourage more activity and permeability through this part of the City Centre. The proposals will complement the recent refurbishment of Grade II Listed Old Bank Building, Redfern, Dantzig and Hanover, and collectively provide a strong distinct mixed-use leisure, retail offering

2.46. The Proposed Development will add to the mixed offer for office space within NOMA, which is crucial to the success and revitalisation of the historic estate, creating jobs and attracting new businesses to the area.

Victoria North

2.47. Victoria North (formerly Northern Gateway) is one of the UK's largest and most ambitious regeneration projects. It's the biggest in Manchester's history. The SRF covers approximately 155 hectares (ha) to the north of Manchester city centre between Victoria Station, NOMA and the Northern Quarter in the south-west, and Queens Park and the intermediate Ring Road (Queens Road) to the northeast.

2.48. The strategic importance of the Northern Gateway is highlighted within the Northern Gateway SRF, which was endorsed by MCC's Executive on 13 February 2019. A key aim of is to deliver significant residential-led development alongside high quality commercial development. Whilst having been on the fringe of development in recent years, it has now become a focal point for investment and the next phase of regeneration in the city centre. Over the next two decades, it will deliver 15,000 homes north-east of Manchester city centre. It will grow the population by 40,000 people, and create seven new and distinct neighbourhoods on largely under-utilised and brownfield land.

- 2.49. At the heart of the regeneration is City River Park with 46 hectares of new and improved parkland. The park will have a variety of character areas including smaller parks and green spaces. It will enhance existing wildlife habitats and create new ones – using climate positive design to be as carbon neutral as possible.
- 2.50. Victoria North will expand the city centre physically and functionally in a northern direction establishing sustainable mixed use neighbourhoods, and will build on existing and past regeneration initiatives that have sought to deliver change in neighbourhoods and communities throughout the north and east of the extended city centre, including Collyhurst, the Lower Irk Valley, New Cross, NOMA and Angel Meadow, and Ancoats and New Islington.
- 2.51. The redevelopment of the NOMA mixed use neighbourhood is therefore synonymous with these strategic objectives for regeneration of the northern edge of the city centre, to extend the economic growth to the northern edge of the City. The wider vision is to attract new business, retail and residential users, as well enhancing the public space leading into the heart of the city centre; and is aligned with NOMA's regeneration strategy.
- 2.52. NOMA will act as a key link between the Victoria North and other parts of the city centre. Linking the communities in the north to the city centre will support the wider vision for establishing a new dynamic neighbourhood, which contributes to the economic performance of Manchester.
- 2.53. Beyond NOMA, there are number of other important projects within the wider area that are being brought forward by the City Council and its private sector partners to transform the Northern Gateway and create significant regeneration benefits to the fringe areas and communities of north Manchester. Some of the key major projects include:
- **Red Bank masterplan:** FEC are on-site delivering the first 634 homes within Red Bank at Victoria Riverside. Enabling work for this scheme commenced in March 2021, with the main work starting in October 2021. Over 5,500 new homes will be built at Red Bank over the next 15 years. There'll be a range of property types and tenures. Planning permission has been granted for 4,800 homes. Of these, 1,550 have detailed consent and 3,250 have outline consent.
 - **Collyhurst Village:** The first phase of development is between Rochdale Road and Thornton Street North. Work has begun to build 244 new homes. Of these, 100 will be new Council social rent homes (76 apartments and 24 houses). And 144 will be houses for open market sale. There will also be a new park, retail unit and community space.
- 2.54. Together, these projects represent billions of pounds of public and private sector investment which will drive the regeneration of this part of the city centre. The delivery of the Northern Gateway and NOMA is key to supporting wider regeneration across the City.

3. Site Description and Context

This Section describes the Site, its context in relation to the surrounding area and its suitability for the Proposed Development.

Site Description

- 3.1. The CIS Tower is located on Miller Street and covers an area of approximately 0.74 ha. The Site is bound by Miller Street to the North, Dantzic Street to the West, Hanover Street to the South and a car park to the East. It is a building of significant scale with a total height of 118 metres, comprising of ground plus 26 storey tower and connecting service tower, a 5 storey podium and three basement levels, together with an atrium and an outdoor plaza.

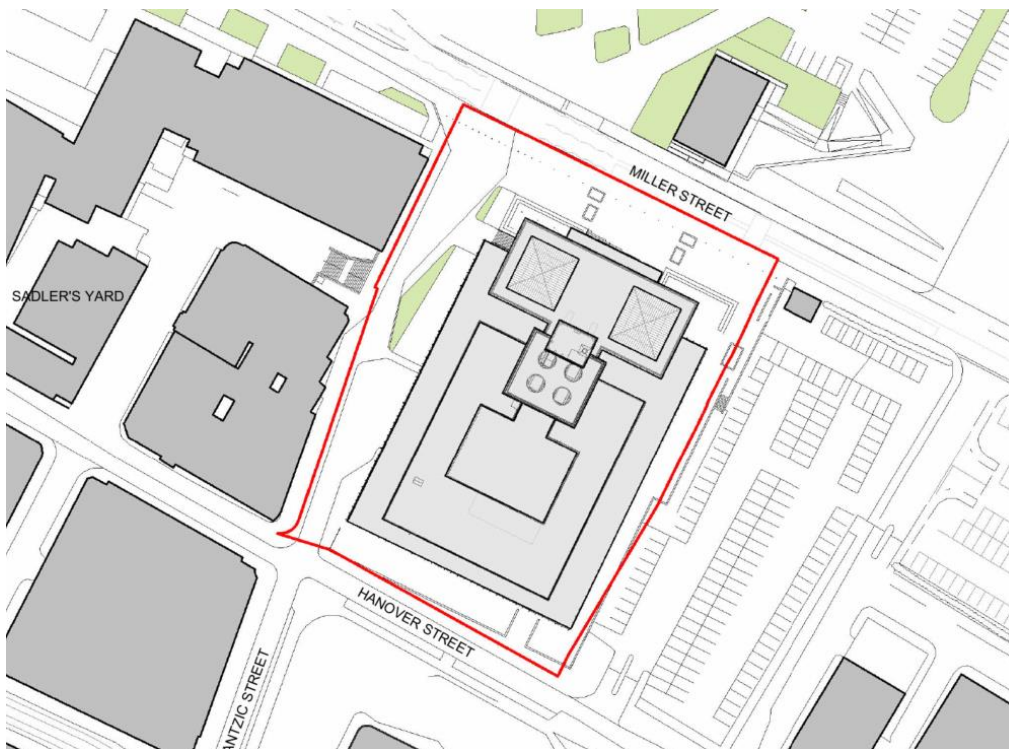


Figure 2: Site Plan (Simpson Haugh Architects)

- 3.2. The CIS Tower is one of the most recognisable and well-known buildings on the Manchester Skyline. Construction commenced in 1959 and was completed in 1962 at a cost of £4 million. The design of the building was meant to reflect the CIS values commitment to excellence in accommodation for their staff and clients and was exclusively occupied by The Co-Operative Society (CIS) from completion up until 2020.
- 3.3. The CIS Tower building is part of NOMA, which includes existing buildings predominantly grouped to the southwest of Miller Street. These buildings forms part of the former Co-operative Group's estate and date from 1903 to 1963. They were all designed by the Co-operative Wholesale Society's (CWS) in-house architect's department and have a shared architectural expression and function. For instance, the CIS Tower and New Century Hall were built as part of a single initiative and were until recently, directly connected at basement level.

- 3.4. The CIS building comprises a 5-storey podium block, with a 26-storey office tower adjoined by a 30-storey service tower and 3 basement levels. Level 25 was originally used as a Viewing Gallery and open-plan space. The tower itself is a steel and concrete frame, curtain walled in glass with black finished aluminium framing and enamelled steel spandrel panels, and silver finished aluminium feature 'T' rails.
- 3.5. The CIS Tower is Grade II listed (listing number 1270494) and there are several other statutory listed buildings within close proximity (as identified in paragraph 3.14 below). The building was first listed in 1955 with references to its architectural, interior design, artistic and design interest.
- 3.6. Due to the buildings being designed and built for one owner occupier, they function interdependently. This is demonstrated by these legacy connections at basement level and tunnels between all the buildings, sharing of facilities and workspaces, as well as shared services; particularly power and heating. The majority of the buildings are Grade II listed and therefore it is imperative that measures are taken to ensure they have a viable future and their special interest can be preserved for future generations.

Historic Use

- 3.7. The CIS Tower was originally built between 1959-1962. It was highly praised upon completion by architectural critics and won the RIBA Bronze Medal in 1962. It was also the tallest building in the country at the time, and remained the tallest in Manchester until the construction of the Beetham Tower in 2006.
- 3.8. It was designed as the headquarters of the Co-operative Insurance Society, and was intended to showcase the prestige of the Society, and create a landmark building in the City of Manchester, in addition to providing high quality office accommodation for staff and remained in continuous use as an office building since its construction until 2020-2021, largely occupied by the Co-operative group staff.

Surrounding Context

- 3.9. The Site's wider context comprises a mix of uses in keeping with its location within Manchester City Centre. The CIS Tower has the most prominent presence along Miller Street / the Inner Ring Road. Along this stretch of road are completed and emerging developments as part of the NOMA masterplan, including 4 Angel Square (completed in 2023), Moda and Angel Gardens (Completed 2020) as well as several other recently consented office schemes for 2 Angel Square, 3 Angel Square.
- 3.10. To the west lies the NOMA listed estate, which comprises a number of listed buildings as noted above. Beyond this to the south there is a surface car park which is identified as future development plot as part of NOMA.

Site Specific Environmental Designations

Air Quality

- 3.11. The Site falls within an Air Quality Management Area (AQMA) which covers most of Manchester City Centre however the application is not subject to an air quality assessment, as agreed with MCC via email correspondence on 15 April 2025.

Ecology

- 3.12. The Site is not located within a statutory or non-statutory nature conservation site and no record of protected species have been found at the Site.
- 3.13. There are 7 trees on site: one category B tree (providing moderate arboricultural quality and value) and six category C trees (low arboricultural quality and value).

Flood Risk and Drainage

- 3.14. The Environment Agency has classified the Site as falling within Flood Zone 1 (low probability) with the land having less than 0.1% (1 in 1,000) chance of flooding from rivers or the seas.
- 3.15. The site is not within a ground water Source Protection Zone (SPZ) but is located within the Conurbation Core Critical Drainage Area.

Heritage and Listed Buildings

- 3.16. The Site is not within a conservation area however it borders with the Shudehill Conservation Area to the South. Additionally, the Cathedral Conservation Area is also located approximately 190m to the West and the Smithfield Conservation Area is located approximately 100m to the East from the Site.

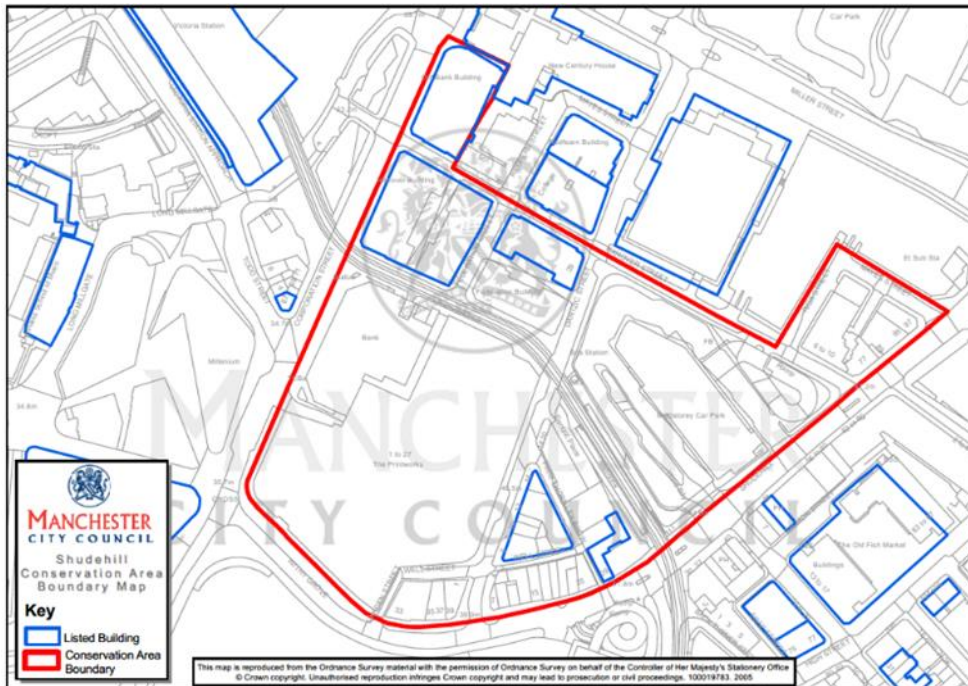


Figure 3 Shudehill Conservation Area boundary in red with Listed Buildings in blue (Source: MCC).

- 3.17. The CIS Tower was Grade II listed in November 1995 (List Entry No. 1270494) with the list entry updated in April 2013. A full assessment of the significance of the building is included within the heritage Statement prepared by Stephen Levrant Heritage Architecture, and submitted alongside this application.
- 3.18. The listed buildings in close proximity to the CIS tower are all Grade II listed and set out below. Further detail about these buildings and their relationship to the Site is provided in the Heritage Statement prepared by Stephen Levrant Heritage Architecture:
- To the West, New Century House and Hall (Grade II – ID 1255052).
 - To the West, Holyoake House (Grade II – ID 1291969).
 - To the West, Redfern (Grade II – 1247472).
 - Further to the West, Old Bank Building (Grade II listed – ID 1197765).
 - To the South-west, Hanover (Grade II – ID 1025287).
 - To the South, Dantzie (Grade II – ID 1200849).

Transport and Accessibility

- 3.19. The Site benefits from a variety of multi-modal public transport connections Shudehill Interchange Metrolink stop and bus station, and Victoria Tran Station and Metrolink stop.
- 3.20. Further services to destinations across the UK are accessible from Manchester Piccadilly Station, located approximately 15-20 minute walk to the south-east of the Site. There is a Free Bus system in operation within the City Centre. Route 2, which calls at Piccadilly and Victoria Station, provides an alternative connection to the other rail stations across the city and calls at bus stops located on Corporation Street, located a few minutes' walk from the Site.
- 3.21. Manchester Metrolink services are also highly accessible from the Site, with the nearest stop being located within Shudehill, which is located directly opposite the Site to the south. Manchester Metrolink

offers high-frequency services (up to 10 per hour) across Greater Manchester. A further stop is located within Victoria Station which is located approximately 7 minutes' walk from the Site. Manchester Victoria provides regular services to Altrincham-Bury Line, Bury-Piccadilly Line and South Manchester-Oldham Line, and is therefore one of the most highly accessible stops on the Metrolink network.

- 3.22. Cycling is an increasingly popular mode of transport and is an effective mode for short trips. There are a number of designated cycle routes and facilities in the area, including 25 designated cycle spaces within NOMA and additional bicycle storage facilities adjacent to Manchester Victoria Station. The recently announced 'Beelines' project will also encourage a new route along Dantzic Street.
- 3.23. Given the City Centre location of the building, pedestrian accessibility to the surrounding area is very good. Existing pedestrian links are present around the Site which leads to the primary routes towards the centre of Manchester along Dantzic Street and Shudehill.

Planning History

- 3.24. Historically the Site has benefitted from various Planning Permissions and Listed Building Consents mainly relating to the planned preventative operation and maintenance works associated with its use as an office. A full planning history of the Site is included at Appendix A, but the most relevant have been pulled out below.
- 3.25. One of the more relevant planning and listed building applications was granted in 2003, for the installation of photovoltaic panels (PV) on the service tower, as the original mosaic tiles had started to become detached. The service tower of the CIS was designed as a windowless structure accommodating lifts, stairs and toilets. The service tower was clad with some 14 million individual pieces of ceramic Italian mosaic tiles. The tiles were intended to enable it to express a subtle degree of light movement across its façade while clearly expressing the functional character of this ancillary structure. The cladding was therefore partially a means to protect the original tiles which remain underneath the PV cladding (LPA reference: 067163/FO/CITY1/03 and 067164/LO/CITY1/03).
- 3.26. It is understood that only one elevation of the service tower is connected with the other two being dummy-panels designed to maintain a uniform appearance to the elevations. The PV panels are laid horizontally (1200mm wide X 530 mm high) with cables from the PV panels passing through core drilled holes at every second floor and connected to inverters located in the ceiling void of the Service Tower. The existing panels consequently changed the character of the Service Tower but retain a consistent and uniform appearance to the elevations of the window-less system.
- 3.27. In 2013, Listed Building Consent was granted for refurbishment of lifts including of 9 lift cars, erection of 14 operating panels and insertion of 4x emergency doors. (LPA reference: 101971/LO/2013/C1).
- 3.28. As noted in the introduction, in 2020, two applications comprising a full planning permission and Listed Building Consent (LBC) (LPA Ref. 126119/LO/2020 and 128841/LO/2020 – Approved 24/03/20) were granted for a comprehensive refurbishment of the existing CIS tower.

4. Proposed Development

This section summarises the key elements of the Proposed Development and should be read in conjunction with the submitted application drawings, Design and Access statement and all other supporting materials.

- 4.1. The Proposed Development seeks to secure the long-term viable use of CIS Tower through refurbishment to provide retail space at ground and basement floor and enhancing the building to transform it into a high-quality Grade A office space, including flexible workspace, taking into account the highly constrained nature of the building which has been altered significantly over the years.
- 4.2. The proposals seek to provide a number of necessary upgrades to deliver office accommodation in line with modern safety, thermal and performance requirements, whilst being sympathetic to the special interest of the building. This Section should be read in conjunction with the submitted application drawings and Design and Access Statement prepared by Simpson Haugh architects.
- 4.3. Optimising the building's wider regeneration context within NOMA has also been an important factor. The brief sought to provide a viable use for this heritage asset alongside new active uses which will further contribute to the regeneration of NOMA, anchoring it as a commercial-led mixed-use neighbourhood.
- 4.4. Alongside a carefully considered refurbishment scheme, the proposals seek to integrate the CIS Tower with the existing public realm and enhance connectivity with the historic NOMA area; putting placemaking at the heart of the public realm proposal.

The Proposed Development

- 4.5. The Proposed Development requires a number of alterations to the Grade II Listed building. These are detailed fully within the Design and Access Statement (DAS) prepared by Simpson Haugh Architects, together with the Heritage Statement prepared by Stephen Levrant Heritage Architects; and the Structural Report prepared by Curtins submitted with the applications for Planning and Listed Building Consent.
- 4.6. The Proposed Development seeks to secure the long-term viable use of CIS tower through a comprehensive refurbishment. The scheme represents a development of the design approved under the 2020 Consent. As with the scheme approved under the 2020 Consent, the Proposed Development comprises a full refurbishment of the building to adapt the building to accommodate multiple tenants, provide an extension to the office provision via a podium extension; refurbish key elements of heritage space; and revitalise the streetscape and public realm.
- 4.7. Underpinning proposals is the shift from a single occupant building to multi-tenanted one, and the need to provide office floorplates which meet the expectations of modern occupiers, ensuring that the space on offer is both fit for purpose now and future proofed to allow a range of business sizes to take the space and minimise vacancy periods.
- 4.8. The design has progressed from that approved under the 2020 Consent, within the context of a post-pandemic environment and updated market trends. These market insights alongside further technical studies and surveys, have informed the need for the proposed interventions required to secure the building's long-term future through a comprehensive refurbishment to deliver best in class office accommodation and amenity space, and a focus towards net zero carbon development.
- 4.9. In light of this, the key changes from the 2020 Consent proposed within this application comprise:
 - Replacement of the existing single glazed façade system, to deliver the necessary safety, thermal and performance requirements, whilst being sympathetic to the special interest of the building. This has developed through a robust options appraisal undertaken with input from

both MCC and statutory consultees, including Historic England and the Twentieth Century Society.

- Incorporation of a Bar and Restaurant space at Level 24-25, offering a publicly accessible space to encourage increased interaction and appreciation of the heritage asset;
- Updated designs for the office accommodation, to suit a post-pandemic market and up-to-date environmental expectations; and
- Inclusion of a communal external terrace, a business lounge and co-working space on Level 7

Use and Amount

- 4.10. The CIS Tower is a highly constrained building that has been altered considerably over the years to accommodate changes in the operational and business use (as was intended by its flexible interior design). This has resulted in changes to the function and fabric of certain parts of the building, but the fundamental architectural and historic elements of the iconic building remain intact.
- 4.11. Taking this into consideration, the proposal seeks to deliver a comprehensive refurbishment scheme for the entire building to provide 41,462 sqm of high-quality office floorspace (levels 1-23) in line with modern day standards, whilst being sympathetic to the historic and special interest of the building.
- 4.12. The total quantum of development is 65,315 sqm GEA, with 4,692 sq m GEA that is newly created.
- 4.13. The development comprises 60,368 sqm GIA floorspace, comprising the following:
- 41,462 sqm GIA of Office (Use Class Ec) on Levels 01-23. These have been designed to British Council for Office (BCO) standards. This includes high-density podium floor plates and a podium extension, of which Level 7 provides a communal external terrace, co-working and business lounge spaces;
 - 8,227 sqm GIA office ancillary, including entrance hall, function space at B1 lower, back of house spaces, and cycle storage;
 - 874 sqm (2x units ground level) to include a mix of retail and F&B uses;
 - 3,541 sqm (2x basement level) to include a mix of retail, F&B and leisure uses;
 - 1,968 sqm GIA of restaurant space at floors 24 and 25; and
 - 1,686 sqm GIA of Office Amenity / Gym Space (Use Class E d) at Basement Level 1 lower

Materials

- 4.14. The proposed materials have been chosen to conserve and harmonise with the listed building. The new extension facade will be capped curtain walling elevations. A detailed Materials Schedule has been prepared and sets out all the proposed materials to be used internally and externally which will be agreed formally with the Local Planning Authority via condition discharge.

Ground And Basement Level

- 4.15. As part of the refurbishment, the proposals seek a change of use at ground and basement levels to accommodate flexible retail and leisure uses at ground level; alongside a bar and restaurant at floor 24 and 25. In line with discussions with MCC, there will be suitable ventilation and extraction capacity to support the potential F&B uses within Retail Unit 1 and 2, and one of the leisure units. Please refer to the Design and Access Statement prepared by Simpson Haugh, and M&E and Ventilation Statement prepared by CWC.

Ground Floor

- 4.16. The proposals include external alterations to the ground floor façade; including introducing an improved and enhanced extension to the ground floor entrance lobby. The entrance hall is within a 'pod' projecting out from the main façade but located under Level 2 of the tower. It comprises a single glazed, aluminium framed facade, natural silver anodised colour with a flat roof. It is proposed to enlarge the reception and entrance lobby area which will be formed by a new curtain wall glazing.

- 4.17. As existing, the ground mezzanine level contains now defunct executive level car parking. As part of the reconfiguration of the main entrance, it is proposed that sections of floor slab at Level 1 would be removed, in order to create a double-height space in the reception area. As proposed, a portion of this floorplate is removed to create a double height volume for one of the retail units and a leisure entrance. This will increase the sense of volume and space restoring the original grandeur within the reception lobby.
- 4.18. The majority of the original finishes to the ground floor reception have already been replaced, for instance the timber veneered panels and the black aluminium clad columns have been replaced with stone, and the ceiling and projecting lights replaced with a flat standard office suspended ceiling with flush light fittings. The proposals seek to introduce contemporary yet sympathetic design finishes which complement the volume and character of the main entrance and reception lobby. Final finishes will be agreed in consultation with Manchester City Council via of a condition discharge.
- 4.19. Within the proposals to enlarge the Entrance Hall, it is proposed to re-site the William Mitchell mural to sit adjacent to one of the entrance points to the hall, but also a position one structural bay west; to allow the artwork to be viewed externally from the heavily trafficked Dantzic Street.
- 4.20. In addition to the works proposed at the Entrance Hall, the most significant intervention at ground floor is the provision of two units, suitable for either retail or F&B, providing street level activity to Dantzic Street and part of Hanover Street. There are also entrances at this level for two retail/ leisure/ F&B units which are located at B1 level.
- 4.21. In line with discussions with MCC, there will be suitable ventilation and extraction capacity to support F&B use in both ground floor units, with routes to the new plant at level 8. Please refer to the M&E and Ventilation strategy prepared by CWC.
- 4.22. It is anticipated that a suitably worded condition would be attached to a future consent in relation to the fit out of the retail units at this level, to allow desired flexibility, as this will be dependent on the future tenant and use.
- 4.23. In order to 'open up' the building and the streetscape around the Dantzic Street / Hanover Street corner, it is proposed to remove some existing wall panels at ground level, to be replaced by a glazed façade incorporating new pedestrian entrances to the newly created retail and leisure unit. The proposals will introduce active frontages to both Miller Street and Dantzic/Hanover Street and improve the limited frontage to the building as existing.

Basement Level 1

- 4.24. Two units are proposed at basement level 1, which could support a mix of uses. across retail, leisure, or F&B. To create the new units, it is proposed broadly to follow the existing division of B1 Level providing a function space to the north of the core and leisure accommodation to the south of the core, with the leisure accommodation delivered as two separate tenancies. These two leisure units would have entrances at ground level from Dantzic Street and eastern elevation.
- 4.25. In line with discussions with MCC, there will be suitable ventilation and extraction capacity to support the F&B use in both units, with routes to the new plant at level 8. Please refer to the M&E and Ventilation strategy prepared by CWC.
- 4.26. The function space is proposed to provide additional office amenity that is bookable for events, companywide meetings and other larger gatherings. Full interior design will be developed at later stages of the development, to be agreed via condition discharge.
- 4.27. As noted in further detail below, the Barry Daniels artwork will be relocated within this space, and will be installed within some of the elm timber panels that currently sit within the Level 5 Ballroom; to create a backdrop and setting for the artwork that references the original space. This will enable the landlord to retain control of the Barry Daniels Artwork, and office tenants and visitors to benefit from access to this. As this space will be accessed directly from the reception area, it will also allow for interested members of the public to arrange access.

Basement Level 2

- 4.28. Basement 2 level is formed from a building that pre-dates the CIS Building, referred to as the 'bunker' and previously accommodated a staff gym and recreational facilities. Given the cellular nature of the existing space, it is proposed to ensure limited alterations.
- 4.29. If a suitable occupier can be identified, it is proposed that the lower ground floor utilised as a building user gym to provide a beneficial use to the building under the context of a modern office development. It is proposed that this space is to be utilised as an office amenity or building user gym to provide a beneficial use to the building under the context of a modern office development. Alternatively, occupiers of the office floors may use this space as additional archive/ storage space.
- 4.30. This space is to be turned into shell space, with further fit out designs to follow in subsequent applications. It is anticipated that a suitably worded condition would be attached to any future consent that would require submission of further technical details of ventilation and acoustic treatments required to support gym use, should this be taken forward, to allow desired flexibility.

Basement Level 3

- 4.31. This level would be retained as per its existing use as a plant level. The structure for the bank of four new passenger lifts and escape stair is proposed to be brought down through this level to terminate at slab level. This addition does not affect the original control room, an area that is identified as being of high significance.

Level 1 to level 23

- 4.32. Levels 1 to 22 of CIS tower comprises predominantly office accommodation and, in line with the 2020 proposals, the 2025 proposals will largely continue this precedent. The Design Brief is to provide an internal environment that provides best in class office space and meets environmental standards as part of a comprehensive refurbishment of the floors.
- 4.33. The refurbishment works are necessary to achieve these standards are set out at Appendix B. Please refer to the Schedule of Amendments within the DAS, which is submitted in support of this application.
- 4.34. Level 23, which retains internal finishes of higher significance, will remain largely untouched in its cellular format, save for changes to non-original elements such as floor and ceiling treatments, to retain the character of the original interior design by Professor Micha Black and the Design Research Unit.
- 4.35. It is anticipated that a condition would be attached to a future consent requiring submission of a full Tenant Fit Out Guide in relation to these areas, please refer to the section on the Tenant Fit out Guide Strategy within the DAS for an outline of the proposed content.
- 4.36. It is proposed that internal cellular layouts with details of partition locations and specifications would be agreed via a separate tenant LBC application, prior to tenant fit out, to allow desired flexibility for future occupier.

Restaurant at Level 24 and 25



- 4.37. Under the 2020 Consent, levels 24 and 25 were to be retained as additional office floorplates. The Applicant has identified the opportunity for a unique F&B offer at this level, with views across the city,
- 4.38. Level 24 will have some non-original elements of fabric and now defunct spaces removed, resulting in a floor that is unique in its character, providing open plan floor space within the setting of the retained original cellular meeting rooms also designed by Professor Micha Black and the Design Research Unit.
- 4.39. In line with discussions with MCC, there will be suitable ventilation and extraction capacity to support the proposed F&B use. Please refer to the Design and Access Statement prepared by Simpson Haugh, and M&E and Ventilation Statement prepared by CWC.
- 4.40. A new stair will be introduced between levels 24 and 25, however the design and exact location will be dependent of the requirements of the future occupier. An indicative fit out layout for both levels is provided within the Tenant Fit Out section of the DAS, including proposed 'zones' for the stairway. It is anticipated that a condition would be attached to a future consent in relation to the fit out of the restaurant.

Level 25 Glazing

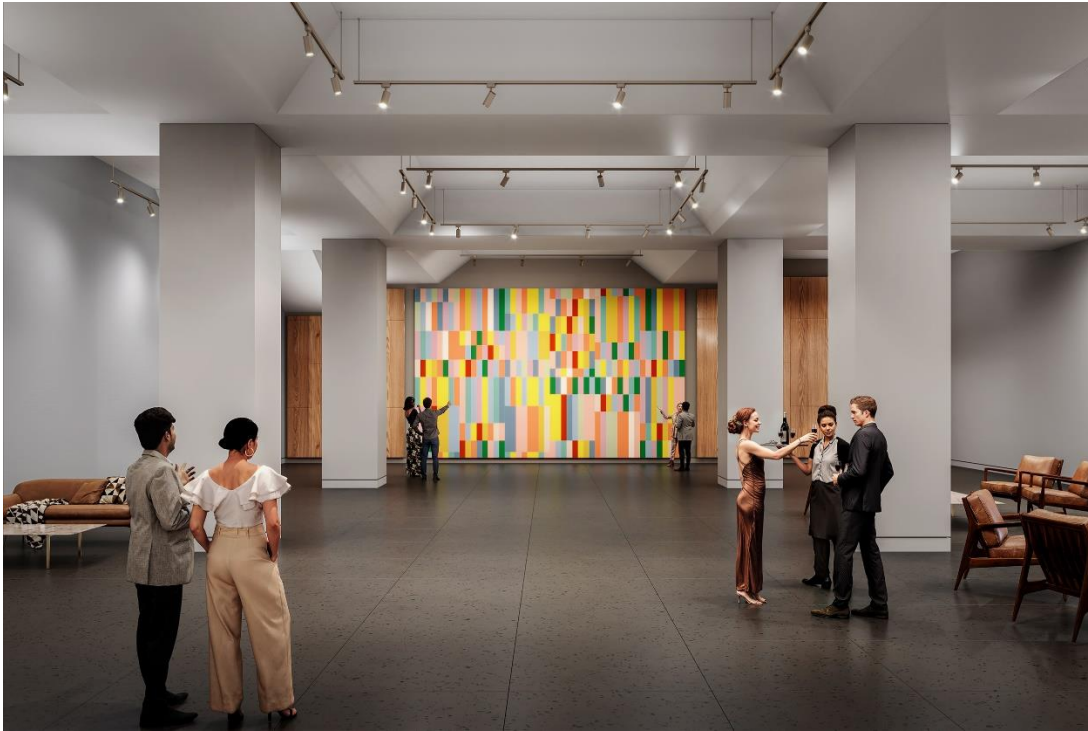
- 4.41. In line with the 2020 Consent, it is proposed that the cill level of the Level 25 glazing is dropped, to create a spandrel between Levels 24-25 that is of the same height as all other floors below. This is proposed as the existing fenestration position renders the space currently unlettable; on the basis that the views are only available when standing.
- 4.42. The proposed alterations intend to retain a single banding 'crown' to the top of the building, retaining a different proportion and point of difference from the rest of the tower façade detailing. This would enhance the spatial quality of Level 25 by increasing the height of the existing strip windows and providing exemplar views across the city. This would therefore support the ambition to secure an occupier for the restaurant at levels 24 and 25.
- 4.43. In addition, it is proposed that the existing the pyramid rooflights are stripped back to substructure for refurbishment, removing the non-original lighting and to replace the small format, translucent glazing with larger format, clear glazing. This will allow for the unique qualities of height at level 25 to be better embraced, whilst celebrating the architectural expression of the two original pyramid rooflights.

Podium Extension

- 4.44. A new three-storey extension is proposed to the rear of the building, which will form an extension to the existing podium creating additional space for office use. This new element will be stepped back from the existing building line as not to detract or undermine the presence of both the podium and tower. Its scale, massing and materiality have all been carefully considered to complement the character and special interest of the building.
- 4.45. The new mass tiering replicates the existing language of the podium. The proposed elevational treatment to the new extension will rationalise the appearance of the building and in particular align with the reinstated transparent glazed façade as originally designed.
- 4.46. The proposed extension will provide 4,652 sq. m additional office floorspace which meets an identified demand in the market and aligns with the vision to deliver unique office space for target occupiers in this area of NOMA. To accommodate the new build element, the existing plant structures will be removed and consolidated to form a more compact plant area on top of the new extension at level 8.
- 4.47. A roof terrace and 'wintergarden' are proposed at level 7, which will be accessed from a co-working space open to all tenants within the office floors of the building. The provision of a co-working area, business lounge, outdoor terrace and winter garden will be an important feature to attract tenants to the building.

Relocation of the Barry Daniels artwork

- 4.48. Alongside consolidation of plant areas, the new extension requires the removal of the existing fifth floor structure and previous recreational space. The artwork in this space will be repaired and relocated to the basement with an associated new space. This will provide an appropriately prominent location for the art within a space that will allow the full proportions to be revealed and appreciated.
- 4.49. It should be noted that the current condition of the recreational space is poor and has been altered, primarily due to its most recent use as office space for the Co-operative Bank IT department. In addition, a portion of the artwork in the existing location is currently covered. Relocating the art would provide the opportunity for the artwork to be revealed to a far greater number of people than if it is retained within its existing location as discussed in further detail in section 5 of this statement.
- 4.50. This relocation strategy is proposed as the Level 05 Ballroom, which currently houses this artwork, is currently not publicly accessible, there are additional viability constraints around retaining the ballroom and/or the artwork in situ or within the podium extension. As a result, the only existing space within the building that can house the artwork is Basement Level 01 following the removal of the archive floor grating at Basement Level 1 Upper.
- 4.51. Basement Level 1 currently provides a canteen space, which is heavily altered from its original condition and is now defunct in use on the basis of a multiple tenant office use. The proposal to move the artwork within a space at Basement Level 01 is intended to make the artwork more publicly accessible, with a space that suits a modern office and as a part of this relocation, the artwork is to be restored.
- 4.52. This space is proposed to be visitable to the public, via the front desk, providing a public benefit to the change. This strategy simplifies the potential security considerations and enables a wider group of people to view the artwork than at present.



Façade

- 4.53. Occupiers are increasingly seeking highly sustainable buildings, as set out at Section 2 and within the Non-Technical Summary Financial Viability Assessment and Market Report by CBRE. Tenants see their responsibility to respond to the climate crisis and reduce their energy consumption and therefore many companies have set ambitious environmental, social and governance (ESG) targets. Real assets, such as buildings and floorspace, are often some of the highest sources of carbon emissions for a business and is why there is an increased focus on the choice of spaces. The proposal seeks to improve the environmental performance of the façade to bring it up to both modern safety requirements and thermal performance levels.
- 4.54. The existing façade is now largely 63 years old, discounting localised repairs and the photovoltaic (PV) installation. In addition, as the glass is not currently safely laminated it offers little to no protection from risk of falling. Initial inspections of the façade have revealed corrosions of fixings which suggest the façade is currently operating beyond its design life. Asbestos has also been identified throughout the façade construction which will also require careful removal.
- 4.55. The proposals therefore seek to replace the existing single glazed façade system with a like for like to support modern safety requirements and ensure an improvement of the internal environment to modern standards due to the increased thermal performance offered by the double glazing, whilst maintaining the external appearance and profile of the façade.
- 4.56. Due to CIS Tower's Grade II listing, the process of façade replacement has been tested across a number of areas of consideration as agreed with Manchester City Council. The façade renewal element of the proposals is supported by a detailed options appraisal submitted as part of the planning application, the Façade Option Matrix.
- 4.57. All technical disciplines were asked to assess the impact of various interventions. The matrix was a live document which was continually updated as further information was provided or additional studies undertaken. These interventions or 'options' were discussed with the various stakeholders, as set out in the submitted Statement of Consultation. Further discussions focused on the technical elements to be specifically assessed, for example aesthetics, buildability, cost.
- 4.58. This extensive options appraisal identified the most suitable approach to the replacement of the curtain walling system. The improved environmental performance will meet occupier requirements and aesthetically, the like-for-like replacement system will retain the historic appearance of the building and make a positive contribution to the conservation area. This option is the most likely to attract long-term

occupation of the building, thus facilitating job creation, increased activity and footfall in the area, overall creating the best viable future for the CIS tower. The full public benefits of this option are set out in Section 6.

- 4.59. As part of the fire strategy, it is also proposed to replace a portion of the existing solar panels (PVs) due to the risk compartmentation and potential risk of rapid fire spread, these will be removed and replaced on a like-for-like basis. This removal comprises the full removal of panels on the north façade and a horizontal strip on the west and west facades that are nearest to the office floor plates.
- 4.60. It is intended that these panels will be replaced and it is anticipated that a condition would be attached to the consent. These replacement panels will be in the form of a 'dummy' panel of PPC finished rainscreen panel.

Roof Plant and Screen

- 4.61. The plant requirements for modern office accommodation are significant and in order to minimise their impact on the existing building various strategies have been implemented. To reduce loss of historic fabric and intrusive intervention within the building, the roof plant has been consolidated and located as on the roof space of the new extension. The extension along with the plant will be stepped back creating a tiered effect minimising the visual impact of the plant.
- 4.62. Plant screening is provided which has a vertical emphasis to again continue the architectural language of what is proposed across the podium extension.

Public Realm

- 4.63. Rooted in modernist principles, the expansion of the Miller Street entrance plaza improves the arrival experience with symmetrical planting beds and reduction of clutter such as the lighting surrounds creating a more inviting environment. The increase in pedestrian interaction is linked to a greater quantity of active facades, access points and new building uses; such as the retail units and restaurant entrance. The proposals integrate into the previous local public realm improvements and also work with the existing plinth, incorporating listed features such as street signage.
- 4.64. The proposals are focused around improving accessibility to the building entrances and improving connections to Dantzig Street and Sadler's Yard. The redesign of Dantzig Street accommodates access to the new commercial units, including step-free access, for a more open and accessible streetscape,
- 4.65. An increase in planted landscaping is provided to create a softer urban environment that promotes pedestrian use and increased dwell time. Terraced planting softens the verticality of the plinth and extends onto Dantzig Street, seamlessly integrating level changes between the plaza and the street, while reinforcing a strong green presence at ground level. Imposing shrub planting is replaced with textural hedge, grass and perennial planting, preserving sight lines and guiding movement. Existing stone seating is retained and complemented by new seating within the planted terraces. While three low-value trees are removed, seven new trees—three on Dantzig Street and four on Miller Street—are introduced, balancing planting within the constraints of the site.
- 4.66. The roof terrace incorporates a well-structured layout that defines a series of 'garden rooms' with raised planters and textural planting. A variety of seating types will also be provided, to cater to a broad range of users and uses to create a versatile and inviting outdoor space.
- 4.67. For further information on the Landscaping, please refer to the accompanying Landscape Statement (Ref. RF24-1129-WP03-Landscape Statement).

Access

- 4.68. The proposals have been designed to be legible, easy to navigate and accessible by users. The landscaping proposals are focused around improving accessibility to the building entrances, improving connections to Dantzig Street and Sadler's Yard, whilst working with the existing plinth.
- 4.69. A key challenge has been improving the existing access for wheelchair users, given the 2m level difference between public realm and entrances to the building. Currently wheelchair users must either use service doors or take an external route around the building to access entrances. The proposed design will ensure the same entrances are available to all users.

- 4.70. The main entrance will be provided from Miller Street and will provide level access for users with disabilities. A secondary entrance from Dantzic Street will also be accessible to wheelchair users and will be access controlled. This entrance will also allow users of the building to access office areas. There will be a secure line within the reception lobby to provide secured access to the remainder of the building for future occupiers.
- 4.71. Entrances on Dantzic Street elevation will provide direct level access to the newly created retail alongside stepped access to the leisure units in the basement floors.
- 4.72. Means of escape will be provided from Dantzic Street and the newly created entrance on the eastern elevation of the building as well as Hanover Street to the rear of the building.

Servicing, Deliveries and Waste

- 4.73. The building will be serviced from a newly created layby located on Hanover Street with refuse/deliveries being transported from within the building and directly onto Hanover Street via a service lift. Full details on this are provided within the Waste Management Strategy and Proforma prepared by Curtins.

Signage

- 4.74. The proposal includes internal signage, which will be provided at every floor and for the newly created retail and leisure units. Final details for internal signage will be provided prior to the occupation of the building.
- 4.75. The CIS Tower will also require a comprehensive rebranding exercise which will be progressed at a later stage. As part of the current proposals, the existing (non-original) external 'CIS' sign at the top of the tower will be removed.
- 4.76. It is also anticipated that signage locations will be proposed on the service tower and on the ground floor, behind the glazing line for the primary building entrance as well as the real estate and leisure entrances and for the existing canopy of the Miller Street Entrance.
- 4.77. Separate planning applications for external signage will be submitted at a later date.

Lighting

- 4.78. It is also the intention remove the existing uplighters on Miller Street. Photos taken of the building not long after the completion do not show these uplighters, suggesting that they are not original. These will be replaced with updated, more efficient energy efficient lighting for the building.
- 4.79. A detailed lighting strategy is to be developed and it is anticipated that the following areas are to include new lighting:
- At the top of the service tower as a 'halo' above the signage zone;
 - To the ground floor soffits and canopies to aid activation of facades proposed at street level;
 - Up-lighting of the office facades ;
 - back illumination to all signage; and
 - ground floor and terrace landscaping.
- 4.80. Within the public realm, uplighters, wall mounted lighting and soffit lighting will focus on illuminating key movement corridor and structural public realm features such as trees and steps to create an easily legible and safe nighttime environment.

5. Statutory, Development Plan and Material Considerations

The following section sets out the Statutory, Development Plan and Material Considerations and assesses the Proposed Development against these.

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 5.2. Works for the alteration and demolition of listed buildings are subject to the provisions of Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that:

"...no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised."

- 5.3. Further to this, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Statutory Development Plan

- 5.4. This chapter details the relevant documents that make up the Development Plan such as guidance and material considerations and relevant strategic objectives, that are relevant to the proposed development. This comprises three levels of adopted policy and guidance at National, Regional and Local levels.
- 5.5. A detailed assessment of the Proposed Development against the relevant policies included within the Development Plan and material considerations are provided within this section of this Statement.
- 5.6. The adopted Statutory Development Plan for the Site and Proposed Development is comprised of the following:

Table 5.1. Planning Framework

ADOPTED DEVELOPMENT PLAN:			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012) ⁵	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS:			
NATIONAL	National Planning Policy Framework (NPPF) (2024)	Planning Practice Guidance (PPG)	
	National Design Guide (2019)		
REGIONAL	Design Guidance for Net Zero		
LOCAL	NOMA Strategic Regeneration Framework (NOMA SRF)	Guide to Development in Manchester SPD (2007)	

5.7. The Proposed Development is assessed with reference to these documents in respect of the following relevant planning considerations:

- **Principle of Proposed Development**
 - Overall case for development
 - Office
 - Retail and leisure use
- **Design and Appearance**
 - Architectural Quality
 - Accessibility and Inclusive Design
 - Landscaping and Public realm
 - Climate change and energy
 - Safety and security
 - Waste and servicing
- **Heritage**
 - Heritage
- **Environmental Considerations**
 - Traffic and Transport
 - Flood Risk and Drainage

⁵ The Core Strategy was adopted on 12 July 2012, and was updated in March 2024, after the Places for Everyone joint development plan was adopted, as a number of Core Strategy policies have been partially replaced by Places for Everyone (PfE) policies. These are set out in the Addendum to the Manchester Core Strategy 2024.

- Ecology and Biodiversity
- Noise and Vibration
- Wind
- **Other Considerations**
 - Construction management
 - Operational management

Principle of Proposed Development

Overall Case for Development

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-Strat1: Core Growth Area
 - JP-Strat2: City Centre
 - JP-S1: Sustainable Development
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J3: Office Development
 - JP-P2: Heritage
 - JP-P3: Cultural Facilities
- Manchester Core Strategy (2012):
 - SP1: Spatial Principles (partially replaced by PfE Policy JP-S1)
 - EC1: Employment and Economic Growth in Manchester (partially replaced by PfE Policies JP-J3 and JP-J4)
 - EC2: Existing Employment Space
 - EC3: The Regional Centre
 - CC1: Primary Economic Development Focus: City Centre and Fringe
 - CC8: Change and Renewal

Material Considerations

- NPPF (2024)
- NOMA SRF

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- 5.8. At the heart of the NPPF lies the ‘presumption’ in favour of sustainable development (Para. 11); the core principle running through plan-making and decision taking.
- 5.9. NPPF Paragraph 210 notes that in determining applications, local planning authorities should take account of both *‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’* and *‘the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality’*.
- 5.10. At a regional level, Places for Everyone (PfE) Policy JP-Strat1 ‘Core Growth Area’ (which includes Manchester City Centre) states *“the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided”*.
- 5.11. PfE JP-Strat2 emphasises the City Centre’s significant economic role, having a primary focus *“business, retail, leisure, culture and tourism activity”* and identifies the need for both a broad range of commercial accommodation to be delivered and the need to complement, protect and enhance the City Centre’s historic environment and assets, and support Greater Manchester’s economic growth.
- 5.12. PfE Policy JP-S1 ‘Sustainable Development’ states *“development should aim to maximise its economic, social and environmental benefits simultaneously, minimise adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives”* and for previously developed sites, attention should be paid to ensure sites can be brought back into use effectively.

- 5.13. At a local level, the Site falls within the City Centre and Regional Centre meaning that policies relevant to both in the Core Strategy apply with specific reference to the principle of development. Those most relevant include Policy CC1, which notes the City Centre and City Centre Fringe is a strategic economic location and focus on employment growth; and Policy EC3, which promotes employment generating uses including offices within the Regional Centre, particularly locations that are well connected and of appropriate scale and type.
- 5.14. Policy CC8 'Change and Renewal' notes that developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character.
- 5.15. Continued use of existing employment floorspace is also strongly supported within the Core Strategy: Policy EC2 notes that the Council will seek to retain and enhance existing employment space and sites. It goes on to note that the Council seeks to provide a wide choice of business space, type, size, quality and cost.

Compliance of the Proposed Development

- 5.16. The refurbishment of the CIS Tower is a long-standing key strategic priority for MCC. At one stage the tallest building in the city, the CIS Tower is a landmark on the Manchester skyline but has been vacant for several years, and its external visual appearance has started to deteriorate.
- 5.17. CIS Tower was developed specifically to provide high-spec office space for a singular occupier and was in continuous use as an office since its construction, up to the Co-operative's decant in 2020. The principle of office use is therefore established, but the current building does not serve the modern office market. Without extensive refurbishment to bring it up to modern standards, the building is unlikely to attract new tenants, become unviable and fall into further disrepair.
- 5.18. The proposals seek to refurbish the existing office use in line with market demand and fully utilise the Site, bringing currently unused floorspace back into active use. This will essentially bring 'new' office floorspace in the city, given the length of vacancy of the CIS Tower. By continuing the established office use and delivering permanent new jobs, the proposal will directly address the requirements of Core Strategy Policy EC1, EC3, EC8 and CC1. Delivery of these desirable office floorplates in a highly accessible area aligns with the aspirations for the city centre, and the Council's vision for economic growth.
- 5.19. The Proposals also respond to the vision set out within the NOMA SRF and masterplan as required by Core Strategy Policy SP1 to support regeneration framework areas. The provision of high-quality office floor space has always been a key driver of the NOMA SRF and masterplan, and bringing the CIS Tower back into active use is a clear priority within the most recent update to the NOMA SRF.
- 5.20. CIS Tower is also a Grade II listed structure and the proposed refurbishment will enable it to be brought back into optimum viable use; a clear heritage benefit. As defined in the Planning Practice Guidance:
'the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use.'
- 5.21. Office use is also considered to be the use which will best preserve the elements of heritage significance. The main office floorplates of the CIS tower were designed to be open plan, and openness and flexibility of the layout on these floors considered to be of high significance. The fittings and fixtures on these floors have been altered extensively through a programme of refurbishments during its lifetime. However, Proposed Development will celebrate the original open plan design principles for these floorplates, and maintain the historic circulation patterns, through retention of the lift cores within the service tower and elevators at lower floors. The compartmentalised planform, materiality and finishes on the executive floor at level 23, considered to be of high significance, will also be retained and refurbished.
- 5.22. The key risk to the CIS Tower is that, in its current condition, it is not a viable heritage asset, because occupiers are not willing to pay sufficient rental levels for a product which does not meet the requirements, particularly in the comfort levels, energy use and welcoming environment. Unless it is upgraded to meet market demand, the building is likely to deteriorate further. Whilst it is acknowledged

that the façade renewal is an intrusive intervention the new glazing system will be like-for-like. As such the renewed façade will restore the aesthetics of the building and result in lower energy usage.

- 5.23. The proposed podium extension, including demolition of the existing recreation suite at level 5, would result in the loss of a notable, but heavily altered staff recreation rooms. As set out within the ‘Non-Technical Summary Financial Viability Assessment and Market Report’ submitted as part of the application, the additional floorspace created by this extension is required for the development to be economically viable. As outlined in Section 2, there is a limited pipeline of larger office floorplates, and so these are anticipated to address this gap in the market. These larger floorplates provide a style of accommodation that offers the most sought-after product in any mature city centre. Competing new build offices within Manchester offer high quality amenity space in order to attract tenants so the provision of a co-working area, business lounge, outdoor terrace and winter garden within the podium will be an important feature to attract tenants to the building.
- 5.24. Alongside the delivery of Grade A office accommodation, the Proposed Development also comprises a restaurant at the 24 and 25 floors. This again celebrates the historic use of these floors, bringing a dining function back to the top of the tower: the 24th floor originally formed the executive dining rooms; and the 25th floor was originally known as the observation floor and was an open-plan space used by workers for viewing the city and relaxing. Furthermore, as the proposed restaurant and bar use will be publicly accessible, it will encourage wider engagement and appreciation of this historic asset.
- 5.25. The proposals will also establish retail and leisure uses that will activate the area support the refurbishment and long-term viable re-use of CIS Tower. These ground floor uses are a key feature of bringing a new amenity offer to CIS Tower, increasingly sought after by office occupiers. The opportunity to improve and activate the public realm and encourage more people to visit the NOMA area and engage local communities.
- 5.26. The key interventions have been made solely to ensure the sustained reuse of the building with a deep consideration for the historical and architectural interest of the building. The proposals have sought to overcome the highly constrained nature of the building which has been altered considerably over time by maximising the opportunities to restore and conserve features of high significance. The Applicant is fully committed to seeing the sympathetic restoration of the CIS Tower whilst delivering a unique office product together with new active uses.
- 5.27. In accordance with the above Development Plan policies and NOMA SRF, the principle of office development, with supporting retail, F&B and leisure uses, is wholly appropriate.

Office Use

Relevant policies and guidance:

Development Plan

- Places for Everyone (PfE) Joint Development Plan (2024):
 - JP-Strat1: Core Growth Area
 - JP-Strat2: City Centre
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J3: Office Development
- Manchester Core Strategy (2012):
 - SP1: Spatial Principles (partially replaced by PfE Policy JP-S1)
 - EC1: Employment and Economic Growth (partially replaced by PfE Policies JP-J3 and JP-J4)
 - EC2: Existing Employment Space
 - EC3: The Regional Centre
 - CC1: Primary Economic Development Focus: City Centre and Fringe
 - CC8: Change and Renewal

Material Considerations

- NPPF (2024)
- NOMA SRF

- 5.28. The CIS Tower is currently used as office floorspace (Use Class Ec) which will be continued as part of the refurbishment proposals. Job creation is a core development principle, as is placemaking and support for local communities.

- 5.29. Paragraph 85 of the NPPF states, *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 5.30. Policy JP-Strat1 states *“the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided”*. Policy JP-J1 ‘Supporting Long-Term Economic Growth’ identifies the need to maintain a *“high level of economic diversity”* and facilitate the development of several *“high value clusters in key economic sectors”*.
- 5.31. Core Strategy Policy EC1 states that Manchester City Centre is a key location for the most significant employment generating uses. Furthermore, Manchester Core Strategy (MCS) Policy CC1 ‘Primary Economic Development Focus: City Centre and Fringe’ sets out that the City Centre is a strategic economic location and focus of employment growth in the City and City Region, albeit the specific distribution figures are now superseded by PFE Policies JP-J3 and JP-J4.
- 5.32. Furthermore, the provision of high-quality office floor space has always been the key driver of the NOMA SRF, as stated within the 2020 NOMA SRF Update; *‘There is an important link between economic growth, regeneration and the provision of new high-quality office floorspace.’* The NOMA SRF identifies the CIS Tower for wholesale refurbishment for use as an office would be delivered.

Compliance of the Proposed Development

- 5.33. The proposal provides an opportunity to attract new quality businesses to the City Centre, the refurbishment will provide opportunity for multi-occupier use, and therefore will attract quality employment opportunities. The reuse of this building will further the momentum of previous regeneration within the NOMA SRF and contribute to economic growth within the City.
- 5.34. The proposal will support the need for office development within the city centre and the regional centre. It will enable better access to employment opportunities as a result of the building being well connected to other parts of the city centre, along with residential areas. Based on the Homes and Communities Agency Employment Density Guide, the office floorspace could be expected to support a total of c. 2,400 Full Time Equivalent (FTE) jobs, depending on final occupiers.
- 5.35. In particular, as set out at Section 2, over the recent years inward investors have chosen the larger floorplate buildings and the city requires this product to keep it ahead of other regional cities. CIS Tower is therefore well positioned to provide much needed sizeable floorplates to meet future occupier demand and is one of the only opportunities within the city to deliver this size of floorplate within an established location.
- 5.36. The proposal to refurbish CIS Tower, and delivery of the building for contemporary office use together with supporting retail and leisure uses will make a significant contribution to NOMA SRF and the role of the city centre as a whole in respect to employment.

Retail, F&B and Leisure Use

Relevant policies and guidance:

Development Plan

- Places for Everyone (Pfe) Joint Development Plan (2024)
 - JP-Strat1: Core Growth Area
 - JP-Strat2: City Centre
 - JP-J3: Supporting Long-Term Economic Growth
 - JP-J4 ‘New Retail and Leisure Uses in Town Centres
- Manchester Core Strategy (2012):
 - SP1: Spatial Principles
 - CC2 retail
 - CC7 Mixed Development
 - CC8: Change and Renewal

Material Considerations

- NPPF (2024)
- Planning Practice Guidance (PPG)

Relevant policies and guidance:

- NOMA SRF
- Homes and Communities Agency Employment Density Guide

- 5.37. The refurbishment of the site to provide predominantly office-space with food and beverage, retail and leisure uses, as supported in policy and by the material considerations..
- Policy JP-Strat2 'City Centre' notes Manchester City Centre will be the primary focus for "business, retail, leisure, culture and tourism activity", and Policy JP-J4 Identifies Manchester City Centre as at the top of the hierarchy for retail and leisure uses to be enhanced.
- 5.38. Policy JP-P3 'Cultural Facilities' identifies ambitions to develop and support cultural attractions and cities through the protection of existing heritage assets and to maximise opportunities for redundant heritage assets to play a role in economic and social well-being.
- 5.39. Policy CC2 (Retail) states that the "Council will promote the growth and improvement of retail provision in the city centre". Across the city centre, retail will be supported where it would serve a local community or contribute to the area's character. The Council is particularly supportive of the growth of the independent retail sector.
- 5.40. Policy CC8 'Change and Renewal' states that developments which make significant contributions to the City Centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character.
- 5.41. Policy CC10 'A Place for Everyone' notes the City Centre will develop as a location which appeals to a wide range of residents and visitors.

Compliance of the Proposed Development

- 5.42. The Proposed Development includes 374 sqm of retail space and F&B space at ground floor, and 3,541 sq m to support mix of retail, F&B and leisure space at basement level, which will create active frontages, enhance natural surveillance and also provide a number of full and part time jobs. The newly created mixed use floorspace is fully in accordance with the aspirations of Policy CC2 to encourage and support active uses that contribute towards the creation of a vibrant employment destination.
- 5.43. The exact number of employees will depend on the final occupier(s), however based on the Homes and Communities Agency Employment Density Guide the proposed mix of retail, F&B and leisure uses could provide in the region of 200-250 FTE jobs depending on the end use. The provision of active ground floor retail and leisure uses will add to the area's amenity offer and provide further ground floor activity throughout the day and will bring increased vibrancy and activity to the area.
- 5.44. The 2020 NOMA SRF update also emphasises the benefits of delivering a comprehensive retail and leisure offer at street level across the NOMA Area, helping to further activate the public realm and contribute towards its role as a destination within the City: *"A significant level of retail and leisure space is expected to be delivered and is reflective of the shift toward a comprehensive retail and leisure offer at street level, helping to further activate the public realm and contribute towards its role as a destination within the City"*. Since endorsement several ground floor units have been completed and are fully occupied providing a diverse food and beverage offer. The provision of retail and F&B uses at ground floor will build on this activation of the neighbourhood.
- 5.45. The proposals will provide increased activity, through improved accessibility and legibility around the site and contribute positively to reinvigorating this area of the city. The reuse of this building will further the momentum of previous regeneration within NOMA and contribute to economic growth within the City. As these uses will be publicly accessible, they will also enhance the appreciation, understanding and character of this landmark building.
- 5.46. On this basis, the relevant planning policy and material considerations support the office-led use with ground floor retail/F&B as being an appropriate use. The principle of the development in ensuring a vacant building is brought back into meaningful use and new active frontages are introduced is also supported.

Design and Appearance

Architectural Quality

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012):
 - CC9: Design and Heritage
 - EN1: Design Principles and Strategic Character Areas
 - EN3: Heritage
 - DM1: Development Management

Material Considerations

- NPPF (2024)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- Design Guidance for Net Zero
- NOMA SRF
- Guide to Development in Manchester SPD

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- 5.47. Core Strategy Policy CC9 ‘Design and Heritage’ notes that development in Manchester City Centre should preserve or enhance the heritage assets, including listed buildings, conservation areas and scheduled ancient monuments.
- 5.48. Core Strategy Policy EN1 states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
- 5.49. Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detailing as well as the impact on the surrounding areas in terms of the design, scale and appearance.

Compliance of the Proposed Development

- 5.50. The proposal seeks to preserve and enhance the Grade II listed CIS Tower. The proposed interventions are considered necessary to the preservation and sustainable reuse of the building. The applications are supported by a Heritage Statement, which sets out a detailed assessment of the proposals.
- 5.51. The architectural quality of the proposed refurbishment has been extensively tested to ensure minimal disruption/alteration to the visual amenity of the existing CIS Tower but enable comprehensive updates to the energy and efficiency of the building as a whole. The architectural amendments include comprehensive refurbishment of the façade; a sensitive approach to the increase in podium height; and changes in the cill on level 25.
- 5.52. This approach aims to both preserve and enhance the heritage asset that is CIS Tower, whilst enabling the building to be brought back into active and valued use.
- 5.53. Attention to detailing will be maintained through the subsequent detailed design stages to ensure an exemplar of good design. This will be controlled through a condition requiring agreement to external materials and the production of a full-scale mock-up panel to be agreed with the LPA in advance of works commencing for the main build stage.
- 5.54. The supporting Design and Access Statement produced by Simpson Haugh Architects sets out further details.

Accessibility and Inclusive Design

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012):
 - CC10: A Place for Everyone

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- Design for Access 2 (2003)
- Guide to Development in Manchester SPD (2007)
- Design for Access 2 Manual (20

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- 5.55. Core Strategy Policy CC10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing standards of accessibility to buildings and across spaces.
- 5.56. NPPF Para. 135 advises that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.57. The Design for Access 2 manual provides a practical and clear set of best practice standards supporting equal access to facilities in building and measures that should be incorporated into schemes to increase their accessibility.

Compliance of the Proposed Development

- 5.58. As explained in Section 6 of the Design and Access Statement the proposals has been designed to be legible, easy to navigate and accessible by users with mobility, hearing and visual impairments.
- 5.59. The Site is also very well connected to a range of public transport nodes, being in close proximity to national and regional rail, tram and bus links, including Shudehill Interchange and Victoria Station.
- 5.60. The development provides two additional accessible bays on Dantzic Street, whilst these works will be delivered as part of the forthcoming scheme, these will be progressed under s.278 agreement. These will add to existing on-street pay-and-display parking provision and five parking bays for disabled people along the eastern side of Dantzic Street, south of the site. Two of these existing accessible bays are located adjacent to the site.
- 5.61. The redesign of the public realm on Miller Street and Dantzic Street will significantly improve access to the building, including ramped access to the new commercial units, and improved access to the main entrance off Miller Street, for a more open and accessible streetscape.
- 5.62. Internally, the refurbishment works will seek to improve accessible access where possible, within the constraints of the existing building. The distance of travel to WCs exceeds 40m (accessible) and 100m (general access) as a result of the existing layout on podium floors. Approved Document M allows "*a greater distance can be agreed with the building control body on the grounds that the circulation route is unobstructed, e.g. by the installation of doors with hold-open devices*". In 2020, an approach was agreed with the Approved Inspector at that time, that an extended distance was appropriate on the basis that the provision is an uplift on the existing provision and that management of individual user requirements may be required by tenants.
- 5.63. It is anticipated that a compliance condition will be included on the consent to ensure that the Proposed Development includes for disabled access to be provided to all areas of public realm and via the main entrances and to the floors above

Landscaping and Public Realm

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-P1: Sustainable Places
 - JP-G2: Green Infrastructure Network
 - JP-G7: Trees and Woodland
- Manchester Core Strategy (2012):
 - CC9: Design and Heritage
 - EN1: Design Principles and Strategic Character Areas

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- NOMA SRF (2020)
- GM Streets for All Design Guide
- Design for Access 2 (2004)

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- 5.64. PfE Policy JP-P1 (Sustainable places) states that development should incorporate high quality and well managed green infrastructure and quality public realm, including high quality landscaping in schemes. JP-G2 notes where that practicable, opportunities to integrate new and existing green infrastructure into new development should be taken to protect, enhance and expand the green infrastructure network.
- 5.65. PfE Policy JP-G7 (Trees and Woodland) notes that where development would result in the loss of existing trees, replacement is required on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.
- 5.66. MSC Policy EN1 states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.

Compliance of the Proposed Development

- 5.67. The proposed landscaping and public realm will provide a significantly enhanced environment, which will integrate well with the wider public realm within the NOMA SRF, delivering an improved user experience overall.
- 5.68. In its current form, the building offers virtually no active frontage to the streets surrounding it, reflective of the single tenancy occupation the building presents only one main entrance frontage onto a plaza on Miller Street. Miller Street is on a relatively steep incline, and falls by nearly a storey height across the width of the building so the plaza level adjacent to Dantzig Street is c. 2m above the street level. This difference in level is addressed by a high wall, capped with a planter, however, this creates a visual and physical barrier to the main entrance to the building when approaching from that corner. The internal ground floor of the building is considerably higher than street level along Dantzig Street and is further separated from the street by 2m high walls around the lightwell for the basement.
- 5.69. The proposed new landscaping seeks to improve the setting of the building, using new hard and soft landscaping which create an improved pedestrian experience within the immediate surrounds of the building as well as connecting to other publicly accessible areas of NOMA such as Sadler’s Yard. The reconfiguration of the main entrance area and creation of new entrances along Dantzig Street will provide an active frontage and improved permeability for pedestrians using both Miller and Dantzig Street as a thoroughfare into the city centre. It is considered that improvements to Dantzig Street in particular will encourage pedestrian movement through to Sadler’s Yard as well as linking the adjacent 1 Angel Square and into residential areas further north including Angel Meadow.

- 5.70. Terraced planting softens the verticality of the plinth and extends onto Dantzic Street, seamlessly integrating level changes between the plaza and the street, while reinforcing a strong green presence at ground level. Imposing shrub planting is replaced with textural hedge, grass and perennial planting, preserving sight lines and guiding movement.
- 5.71. An Arboriculture Assessment has been prepared by Bowland Tree consultancy. It identifies 7 trees currently on the Site, one category B tree and six category C trees. The Proposed Development aims to retain as much vegetation as possible, however, to facilitate the Proposed Development three trees are required to be removed (1x Category B and 2x category C), located along the eastern boundary and at the junction of Dantzic Street and Miller Street. To mitigate the removal of these trees, there will be seven new trees planted to the west and north. The replacement ratio therefore exceeds the 2:1 requirement set out in PfE policy JP-G7.
- 5.72. These removals are required to accommodate the proposed changes along the ground floor of the existing building, including new entrances off Dantzic Street and the eastern facade, which are required to create active frontage in these locations. In addition, improved accessibility has been a key consideration of the public realm proposals. The removal of the Category B tree on Miller Street (referenced as T2 in the Arboriculture report) will improve accessible access to the main entrance off Miller Street. This can only be achieved through removal of the existing tree, or a more intrusive change to the original plinth.
- 5.73. The redesign of Dantzic Street accommodates access to the new commercial units, including step-free access, for a more open and accessible streetscape. There is currently no accessible access to this side of the building. The two pine trees (Category C trees) on Miller Street are proposed to be removed to accommodate improved access to the western façade, responding to a number of new entrances to the building from Dantzic Street and local changes in level. The extension of the plinth at this corner will allow for level access between the units on Dantzic Street and the main office building.
- 5.74. The replacement tree species have been selected for their robustness, with particular consideration to wind, light and pollution to ensure their success and longevity. Although opportunity for planting at public realm level is limited, it has been considered to have as high an impact as possible
- 5.75. The Proposed Development includes improvements to the existing street scene along Dantzic and Miller Street. The proposed public realm has been designed to complement the character of the CIS Tower as a building of significant scale and stature, and will reinforce Dantzic and Miller Street as important thoroughfares, whilst creating a meeting and socialising space via the landscapes steps around the building entrance.
- 5.76. In addition, the reconfiguration of the existing entrance will provide better visibility of the artwork within the ground floor entrance creating an attractive feature for both further occupiers and pedestrians to enjoy. The increase in pedestrian interaction is linked to a greater quantity of active facades, access points and new building uses; such as the retail units and restaurant entrance.
- 5.77. Four trees will be introduced along Miller Street and replace the existing tree located on the eastern corner of Miller Street. The new trees will anchor the public realm and emphasise the sense of symmetry along the main entrance of the building.
- 5.78. The existing 3no. trees along Dantzic Street will be retained and further soft landscaping and planting incorporated along the stepped entrance providing an improved environment whilst 3no. existing trees are proposed for removal. An increase in planted landscaping is provided to create a softer urban environment that promotes pedestrian use and increased dwell time. The creation on planted steps also provides opportunity to enhance biodiversity including tree planting will both enhance existing green infrastructure and create a welcoming new space for all to use.
- 5.79. The proposed new public realm and landscaping seeks to create an attractive and pedestrian friendly environment that is accessible to all, including future occupiers of the building. The high-quality public realm and enhanced connections will unify the wider area and help make the site become a place of social interaction. The proposals are focused around improving accessibility to the building entrances, and improving connections to Dantzic Street and Sadler's Yard.

- 5.80. It is anticipated that a condition will be applied to the consent which requires the final landscaping details to be agreed with the LPA, including the provision of samples, in advance of occupation to ensure design quality is maintained.
- 5.81. On this basis, the development is considered to be consistent with and in compliance with the Development Plan and Material Considerations policies.

Climate Change and Energy

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
 - JP-S3: Heat and Energy Networks
 - JP-S5: Clean Air
 - JP-S6: Waste
- Manchester Core Strategy (2012):
 - EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (partially replaced by PfE Policy JP-S2)
 - EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies (partially replaced by PfE Policy JP-S2)
 - EN8: Adaption to Climate Change (partially replaced by PfE Policies JP-S2, JP-S4 and JP-G8)

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- Manchester Climate Change Framework 2020-2025

- 5.82. NPPF Paragraph 167 notes: *‘Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic. Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.’*
- 5.83. A Climate Emergency was declared by Manchester City Council on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In March 2020, the Executive adopted the Manchester Climate Change Framework 2020- 2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicle Vehicles, and seeking 100% renewable energy. Whilst this has not been formally adopted into the Local Development Plan, it is a material consideration for development proposals.
- 5.84. The PfE Policy JP-S1 states that all developments should aim to maximise its economic, social and environmental benefits simultaneously in order to tackle climate change.
- 5.85. The PfE Policy JP-S2 ‘Carbon and Energy’ states the aim to deliver carbon neutral to Greater Manchester by 2038 and the promotion of / support for the retrofitting of existing buildings to improve energy efficiency.

Compliance of the Proposed Development

- 5.86. An Energy Statement has been prepared by Crookes Walker Consulting in support of the application. In addition, an Operational Carbon Assessment, Circular Economy Statement and Whole Life-Cycle Carbon Assessment as well as an Environmental Standards Statement and BREEAM Pre-assessment has been prepared by TFT and is submitted in support of this application.
- 5.87. The proposal to replace significant elements of the facade has undergone extensive interrogation to ensure the proposals are proportionate and appropriate. The building is therefore considered to be a refurbishment scheme. The proposals address resource efficiency through the application of circular economy principles, for example by reusing the existing structure and designing for future disassembly.

- 5.88. The scheme will be designed to address efficient use of energy and water during construction and operation. The specification and design of energy efficient building solutions, systems and equipment that support the sustainable use and management of energy during the building's operation has been integral part of the building services strategy.
- 5.89. The façade renewal will see a dramatic increase in the weather, thermal and air-tightness performance of the façade. This sustainability enhancement will be further supplemented by new plant and M&E systems. The building will be all-electric with highly efficient air source heat pumps providing heating and cooling, which will reduce energy demand and carbon emissions. Overheating is one of the main climate change risks, which has been addressed through improvements to thermal comfort and solar gain that the new façade provides and carefully designed cooling systems.
- 5.90. The operational sustainability credentials have been central to design development of the Proposed Development, with a number of targets being set. The predicted energy use intensities for all uses are lower than the UKNZCBS 2025 and 2026 targets. The proposals will target targeting a BREEAM Excellent rating, and an Energy Performance Certificate (EPC) A rating is targeted.
- 5.91. The Whole Life-Cycle Carbon Assessment has been undertaken at RIBA Stage 2 and summarises the findings for the WLC assessment. The report concluded the following:
- The total upfront embodied carbon emissions (modules A1-A5, excluding sequestration) are 27,000 tCO₂e, equal to 530 kgCO₂e/m² (GIA). The building meets the UKNZCBS 2026 target for office retrofits (<575 kgCO₂e/m²); and
 - For the lifecycle embodied carbon emissions (A-C modules, excluding modules B6 & B7 and including sequestration), that the building meets RIBA's 2030 Climate Challenge "Business as Usual" target for non-domestic (new build offices).
- 5.92. The Statements summarise the relevant regulatory and planning policies applicable to the Proposed Development and how it will achieve the relevant policy targets. They respond to the UK planning and regulatory framework, and specifically to the Manchester Core Strategy policy documentation.
- 5.93. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of climate change and energy, when taken as a whole.

Safety and Security

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012):
 - DM1: Development Management

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)

- 5.94. The NPPF Para. 96 states the importance of creating places and buildings that are:
- 5.95. *"Safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas."*
- 5.96. Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.

Compliance of the Proposed Development

- 5.97. The Proposed Development will incorporate significant measures to minimise the risk of crime and is supported by a Crime Impact Statement, which has been prepared by Greater Manchester Police Secure by Design team in consultation with the design team. The report confirms that there will be no issues subject to compliance with their recommendations.

- 5.98. In addition, there will be inherent benefits that the Proposed Development will provide in delivering additional activity, oversight and natural surveillance of the area and the proposed public realm at all times of the day and night.
- 5.99. We would anticipate that a planning condition will be applied to the consent requiring the development to be carried out in accordance with the recommendations of the Crime Impact Statement and within three months of the first occupation of the development requiring the LPA acknowledgement that it has received written confirmation of a Secured by Design accreditation.
- 5.100. Therefore, the Proposed Development is considered to comply with the relevant statutory considerations and local and national planning policy in respect of design and appearance when taken as a whole.

Waste Management and Servicing

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S6: Resource Efficiency
 - JP-C1: An Integrated Network
- Manchester Core Strategy (2012):
 - EN19: Waste
- GM Joint Waste Development Plan (2012)

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)

- 5.101. A Waste Management Strategy and Waste Management Pro-forma have been prepared by Curtins in accordance with GD04 and are submitted in support of the application. The documents set out the procedures for servicing the Site, including for waste collections, based on the anticipated demand for deliveries and typical waste generation.
- 5.102. The building will be serviced from a designated layby area located on Hanover Street with refuse/deliveries being wheeled from the basement and into the service lift at the south of the building.
- 5.103. The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00 and further supported by the estimations set on the Code of Practice BS 5906:2005.
- 5.104. This therefore accords with the relevant policy, as set out above. It is anticipated that a Condition is included on the subsequent consent which requires the final Waste Management Strategy for the units to be agreed with the Local Planning Authority in advance of the operation of each unit.

Heritage

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-P2: Heritage
 - JP-P3: Cultural Facilities
 - JP-S1: Sustainable Development
- Manchester Core Strategy (2012):
 - CC9: Design and Heritage
 - EN3: Heritage (partially replaced by PFE Policy JP-P2)
- Saved Unitary Development Plan (UDP) Policies (1995):
 - DC18.1: Conservation Areas

Material Considerations

- NPPF (2024 Update)

Relevant policies and guidance:

- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- NOMA SRF (2020 Update)

- 5.105. NPPF Paragraph 207 notes 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.'*
- 5.106. Paragraph 213 states that: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 5.107. NPPF Paragraph 215 states that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*
- 5.108. Historic England's Advice Note 2 promotes positive, well-informed and collaborative conservation, the aim of which is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure that people can continue to use and enjoy them.
- 5.109. PfE Policy JP-P2 states that opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. It notes that the positive management and integration of our heritage includes: *'delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.'*
- 5.110. MCS Policy CC9 'Design and Heritage' notes that development in Manchester City Centre should preserve or enhance the heritage assets, including listed buildings, conservation areas and scheduled ancient monuments.
- 5.111. MCS Policy EN3 'Heritage' notes that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
- 5.112. Saved UDP Policy DC18.1 'Conservation Areas' states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

Compliance of the Proposed Development

- 5.113. The proposal seeks to preserve and enhance the Grade II listed CIS Tower, and have been developed with a detailed understanding of the architectural and historic significance of the building, as set out within the Heritage Statement. The proposed interventions are considered necessary to the preservation and sustainable reuse of the building.
- 5.114. The applications are supported by a Heritage Statement prepared by Steven Levrant Heritage Architecture, which sets out a detailed assessment of the proposals, prepared in accordance with the requirements set out within the NPPF (Chapter 16 'Conserving and enhancing the historic environment') and the Historic England's guidance on the form of 'Statements of Heritage Significance' and 'Historic England Advice Note 2'.
- 5.115. It utilises a tailored evaluation method looking at direct and indirect heritage impact, proportionate to the circumstances of the scheme. The Heritage Statement provides an appraisal of the significance of the building as a heritage asset and other nearby heritage assets, in compliance with the requirements of Paragraph 207 of the NPPF.

Direct Impacts

- 5.116. The significance appraisal within the Heritage Statement revealed the extent of alteration and thereby reveals the character-defining components of the building. Most of the original building components, especially those externally, are beyond their intended design life. During the building's life, there have

also been many piecemeal and unsympathetic alterations which have degraded the original design intent of the building.

- 5.117. The impact assessment within the Heritage Statement identifies the cumulative impact of the proposals on the significant components of the historic environment. Of most significance are the proposals which will result in the replacement of the external façade of the building. As set out in detail within the Façade Options Matrix, this is the result of a robust options analysis, and has been demonstrated to be required to achieve the environmental and sustainability credentials required to secure future occupiers of the office floorplates.
- 5.118. In accordance with the fire strategy, a number of the existing PV panels (which is defined as not being of special interest in the listing) will be removed and replaced on a like-for-like basis and therefore constitute minor alteration to non-original fabric.
- 5.119. The proposals require the demolition of the Level 5 recreation area and podium plant to allow the creation of new open-plan office space. The existing recreation area has been heavily altered, and the original purpose of the recreation suite has been long redundant. Careful consideration has been given to its form and massing which are the result of an iterative design process. A key consideration with the extension proposals is the implication on the existing Level 05 Ballroom and Barry Daniels artwork within the space. This will be given a new focus in a display space at level B1, as detailed in Section 4, a more publicly accessible part of the CIS building.
- 5.120. Alterations to Miller Street and Dantzic Street, which include alterations to the entrance plinth and the existing steps to Dantzic Street to facilitate the ramped access and the new entrances formed by the adaption of the former post-room windows.

Indirect Impacts on Other Designated Heritage Assets

- 5.121. The building is simply read as a significant landmark, which anchors the area within the city's skyline. The CIS Tower is not located within a designated conservation area, but its rear elevation (facing Hanover Street) abuts the northern boundaries of the Shudehill Conservation Area. The grouping of Cooperative Buildings has a relationship with the CIS Tower, as part of the history of the Cooperative Society development. However, the modern Metrolink and bus station within the Conservation Area physically interrupt the flow between the Coop buildings and the CIS Tower.
- 5.122. A Visual Impact Assessment has also been undertaken to assess the impact of the Proposed Development, in line with the revised Historic England guidance on the settings of historic buildings (2017). The location of viewpoints has been informed by the preparation of a Zone of Theoretical Visibility and have been discussed and agreed with Manchester City Council during pre-application discussions.
- 5.123. The overall impact is considered to be negligible, although the Dantzic Street streetscape would be greatly enhanced by its revitalisation. The proposals therefore avoid any compromise to the character of the setting of these listed buildings or the ability to appreciate or experience their special interest. The Proposed Development would demonstrably enhance the character and setting of the Grade II CIS Tower, as demonstrated by the assessment of visual impact within the Heritage Statement, it will be clear that the proposals will result in an overall beneficial impact on the architectural appearance and setting of the building. The proposals present a sustainable long-term use for the building which will make a positive contribution of the character of the NOMA area.

Summary

- 5.124. The Heritage Statement concludes that the proposed refurbishment will reflect its original design and thus secure the building's optimum viable use, alongside additional accommodation that has been carefully integrated into the building without compromising its existing physical or visual characteristics.
- 5.125. As much significant historic fabric as possible has been retained, while accommodating and improving the setting and condition of the most significant features including the distinctive artworks. The proposed works have thus been designed to fulfil the NPPF policy requirement to conserve heritage assets in a manner appropriate to their significance. The proposals clearly require interventions to adapt the CIS Tower to a sustainable new use and a future as a multi-tenanted, multi-use, and more accessible landmark building. However, the proposed alterations and adaptations are considered overall to be

sensitive to the architectural and historical interest of the building, which will be conserved (in accordance with Historic England's guidance) by facilitating its continued active use as a commercial office building.

- 5.126. Consequently, 'great weight' should be given to bringing forward a viable and deliverable scheme, which will secure the continued use of the building. Significant investment is being made to ensure the building's surviving fabric and architectural integrity is preserved. Great consideration has been given to sensitively restoring the building whilst enhancing key operational aspects including efficiency, accessibility and environmental performance.
- 5.127. ***The Heritage Statement concludes that the overall heritage impact of the Proposed Development would equate to "less than substantial harm"***, as defined in paragraph 215 of the NPPF. Within this context, the Local Planning Authority must weigh up the perceived heritage harm brought about by the development with the public benefits of the development, and also consider if the proposals are the optimum use of the building.
- 5.128. A Public Benefits Statement is set out at Section 6 and outlines the public benefits directly associated with the Proposed Development, including benefits directly related to the affected heritage assets. Intrinsic to the design-development has been the objective of maintaining components, which define the architectural integrity and special interest of the CIS Tower. The proposals would specifically deliver the following key heritage benefits:
- Facilitate a sustainable use for the CIS Tower which has been significantly altered whilst continuing its intended use as office accommodation;
 - Increase access and knowledge of this Grade II listed building;
 - Preserve and enhance the external architectural expression of the building and maintain significant original fabric;
 - Ensure the appropriate adaption of significant interior spaces to respond to the contemporary requirements of the operation and functionality of the building;
 - Retain and restore significant historic fixtures, fittings and equipment including both William Mitchell and Barry Daniels artworks; and,
 - Enhance physical and visual accessibility internally and externally and maintain historic circulation patterns.
- 5.129. The proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy. Overall, the beneficial impacts across the Site are seen to enhance the appreciation, understanding and character of this landmark office building, and returning a longstanding, semi-derelict site back into an active use. In this regard, the proposals accord with conservation best practice that the ideal use for a historic building is that for which it was originally designed.
- 5.130. The proposed changes to the CIS Tower are integral to ensuring the building continues in its original office use, which is also considered to represent the 'optimum viable use' of the building.
- 5.131. Accordingly, the proposals address the requirements of the NPPF and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice as set out by Historic England.

Environmental Considerations

Traffic and Transport

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-Strat14: A Sustainable and Integrated Transport Network
 - JP-C1: An Integrated Network
 - JP-C8: Transport Requirements of New Development
- Manchester Core Strategy (2012):
 - CC5: Transport
 - T1: Sustainable Transport 9partially replaced by JP-C1)

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)

- 5.132. PpE Policy JP-Strat14 'A Sustainable and Integrated Transport Network' states "*higher densities will typically be appropriate in locations with good access to rapid transit connections*" and that "*new development will have a significant role in delivering our future sustainable and integrated transport network*" to reduce car dependency and increase levels of active transport (walking and cycling) and public transport use.
- 5.133. Policy JP-C8 'Transport Requirements of New Development' states that new development is to be "*located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments*".

Compliance of the Proposed Development

- 5.134. This section should be read in conjunction with the Transport Assessment prepared by Curtins, which fully considers the transport implications of the Proposed Development, and the Interim Travel Plan, which provides details of measures to encourage alternative modes of transport to the private car.
- 5.135. The proposals will also provide an opportunity to make office space available in a highly accessible area which can be reached by walking and cycling. Given the site is located within Manchester City Centre, it is therefore benefitted by existing pedestrian facilities that are generally of a high standard.
- 5.136. It is also easily accessible via a range of public transport modes, being located within walking distance of Victoria Station and Shudehill Interchange, which provide connection to local and national sustainable transport networks such as Metrolink, Metroshuttle, rail and bus services.
- 5.137. The proposals will provide 352 new secure cycle spaces, and shower and changing facilities will be provided, to support uptake of active travel to the office. This greatly exceeds MCC's requirements for 1 space per 200m² GFA for office uses (equating to 197 spaces for 33,386m² GFA). The site is in close proximity to the 'Bee Network' in Manchester City Centre, allowing future site users to benefit from the public realm improvements for better safety and quality of commute.
- 5.138. It is proposed that the development would not provide any car parking spaces, with the exception of two accessible bays on Dantzic Street for disabled users.
- 5.139. It is not considered that the additional traffic from the proposed refurbishment would have a significantly detrimental impact on the surrounding highway network; and that the impact on city centre car parking would be insignificant.
- 5.140. A Framework Travel plan has been submitted alongside the application, and identifies that initiatives may include:
- Production of Welcome Packs, to be supplied to all employees.
 - Measures to encourage walking.

- Measures to encourage cycling, including the provision of high quality and secure facilities for cyclists.
- Measures to encourage use of Public Transport.

5.141. Travel surveys will be undertaken within three months of first occupation of the Proposed Development to set measures against which the initiatives can be judged. It is expected that the provision of a final Travel Plan would be enforced by condition attached to any subsequent Planning Permission.

5.142. The Proposed Development is therefore in accordance with the Local Development Plan and the NPPF by promoting the use of sustainable transport methods and reduces the reliance on private vehicles.

Flood Risk and Drainage

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S4: Flood Risk and the Water Environment
- Manchester Core Strategy (2012):
 - EN14: Flood Risk

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- Historic England's Guidance Note 4 Tall Buildings (2022)
- Design Guidance for Net Zero
- Guide to Development in Manchester SPD

5.143. MSC Policy EN14 notes that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SuDS) and the appropriate use of green infrastructure.

5.144. A drainage strategy has been produced by Curtins and is enclosed as part of this application. As the proposals are for refurbishment works, the existing drainage system is proposed to be reused where possible.

5.145. The strategy aims, in accordance with the guidance provided by Manchester City Council, to achieve a 50% reduction of the existing flows for external areas where possible. Due to the spatial limitation and other constraints around the building SuDS are not considered to be feasible at this site.

5.146. Further surveys may be required to identify the existing drainage infrastructure to the external spaces on site and its condition. Once this has been completed a more detailed analysis will be carried out to identify if the existing drainage system on the site can attenuate the proposed external works element of the development. The final design of the drainage networks shall be in accordance with the legislation set by the Environment Agency, Manchester City Council and United Utilities.

5.147. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of flood risk and drainage, when taken as a whole.

Ecology and Biodiversity

Relevant policies and guidance:

Development Plan

Relevant policies and guidance:

- Places for Everyone Joint Development Plan (2024)
 - JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Core Strategy Policy EN15 – Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G8)
- Manchester Core Strategy (2012):
 - EN15: Biodiversity and Geological Conservation (partially replaced by PfE Policy JP-G8)
 - EN9: Green Infrastructure

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- Guide to Development in Manchester SPD

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- 5.148. PfE Policy JP-G7 (Trees and Woodland) states that where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.
- 5.149. Core Strategy Policy EN9 Green Infrastructure outlines that new developments are expected to maintain existing green infrastructure in terms of its quantity, quality, and multiple function and that where the opportunity arises the Council encourages developers to enhance the quality and quantity of green infrastructure.
- 5.150. Core Strategy Policy EN15 Biodiversity and Geological Conservation outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the development on biodiversity including European, national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 5.151. Chapter 15 of the NPPF Conserving and enhancing the natural environment (paragraphs 170 to 183), identifies numerous ways in which planning policies and decisions can contribute to and enhance the natural and local environment. It states that new development should minimise impacts on ecology, and developments should be encouraged to incorporate biodiversity improvements in and around developments.

Compliance of the Proposed Development

- 5.152. In line with MCS Policy EN9 and the PfE Policy JP-G8 listed above, the full impact of the Proposed Development on ecology and biodiversity has been assessed within the ecology assessment and BNG Assessment prepared by Penny Anderson and is submitted in support of this application.
- 5.153. The baseline ecological value of the Site is relatively low, with the area predominantly consisting of hardstanding, and the limited existing ornamental vegetated habitat within the site was of negligible ecological value.
- 5.154. The Proposed Development has sought to maximise biodiversity delivery by incorporating an extensive area of soft landscaping within the new, accessible public realm, and planting of 7 new trees. There will also be planting introduced at the new roof terrace at level 7. With the current proposals, it is anticipated that the development would deliver a biodiversity net gain of 29.66%.
- 5.155. As a result, the Proposed Development is therefore considered to be in accordance with relevant planning policy and guidance in respect of ecology and biodiversity, when taken as a whole.

Noise

Relevant policies and guidance:

Development Plan

Relevant policies and guidance:

- Manchester Core Strategy (2012):
 - DM1: Development Management
- Saved Unitary Development Plan (UDP) Policies (1995):
 - DC26.1: Development and Noise

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
- Guide to Development in Manchester SPD

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- 5.156. Saved UDP Policy DC26 Development and Noise outlines that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- the effect of new development proposals which are likely to be generators of noise; and,
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 5.157. An Environmental Noise Survey and Noise Impact Assessment has been prepared by Hann Tucker Associates and is submitted in support of the Proposed Development.
- 5.158. The report assesses the potential noise impact the operation of development may have on nearby existing noise sensitive receptors. Plant noise and commercial egress have been assessed against the requirements set by the Local Planning authority and operational internal noise limits have been developed on achieving noise break-out criteria. The assessment concluded that the site is suitable for commercial development in terms of noise.
- 5.159. This approach is considered to be in accordance with the statutory development plan and material considerations.

Wind

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012):
 - DM1: Development Management

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)

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- 5.160. A Wind Microclimate Assessment prepared by Arcaero has been submitted in support of this application.
- 5.161. The report concluded that the conditions at ground level and all raised levels meet the LLDC Lawson Safety Criteria and that at ground level (entrances and throughfares) and raised levels meet the requirements for their intended uses and that overall, the conditions seen within and around the site meet the LLDC Lawson safety and comfort criteria.
- 5.162. This approach is considered to be in accordance with the development plan policy and material considerations identified for the application site.

Ventilation

Relevant policies and guidance:

Development Plan

Relevant policies and guidance:

- Manchester Core Strategy (2012):
 - DM1: Development Management

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)
- National Design Guidance (2019)
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- 5.163. A Ventilation Strategy prepared by Crookes Walker Consulting explains the proposed ventilation. Generally the existing supply and extract ventilation system will be stripped out and replaced with new systems.
- 5.164. Consideration has been given to the potential occupants of ground floor Retail Units 1 and 2 as well as the two proposed leisure units on level B1 to be provided with safeguarded routes to podium plant level 8 for extract and heat rejection to support potential food and beverage use. The proposed restaurant and bar space at levels 24 and 25 will have plant and associated kitchen extract at levels 26. These locations have been developed to reduce the impact on potential receptors and to allow ample space for the incorporation of air treatment plan.
- 5.165. This approach ensures optimal and effective ventilation to all areas of the building, whilst minimising energy use and heat loss. Whilst some intervention into the building fabric will be required, where possible intervention has been designed to limit the amount of intervention into the historic fabric. The heating, cooling and ventilation for the retail and leisure units will be a tenant's fit out item, and it is anticipated that an appropriately worded condition will be attached to the consent.
- 5.166. As a result, the Proposed Development is considered to be in accordance with relevant planning policy and guidance in respect of ventilation, when taken as a whole

Other Considerations

Outline Construction Management Plan

Relevant policies and guidance:

Development Plan

- Places for Everyone Joint Development Plan (2024)
 - JP-S6: Resource Efficiency
 - JP-C8: Transport Requirements of New Development
- Manchester Core Strategy (2012):
 - DM1: Development Management

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)

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- 5.167. MCS Policy DM1 'Development Management' requires that all development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.
- 5.168. An Outline Construction Management Plan has been prepared by B&K, which outlines how the construction of the Proposed Development would be managed to minimise any potential adverse impact to the local community.
- 5.169. Construction activity will generally take place in line with MCC's requirements for noise from building sites: 7.30am to 6pm Monday to Friday and 8am – 2pm on Saturdays, with any works outside of these hours being subject to prior approval from MCC in order to protect residential amenity.

5.170. Details of the procedures to be undertaken as part of the construction phase will be provided once an appointed contractor has been identified and will be agreed with the Local Planning Authority via condition discharge.

Operational Management

Relevant policies and guidance:

Development Plan

- Manchester Core Strategy (2012):
 - DM1: Development Management

Material Considerations

- NPPF (2024 Update)
- Planning Practice Guidance (PPG)

5.171. The Proposed Development is supported by an Operational Management Statement prepared by Colliers, which sets out the general management principles for the new and existing uses. The Operational Management Statement sets out how the building will be managed to ensure its successful operation which future occupiers will be expected to adhere to.

5.172. The following operational hours are proposed for the proposed uses within the building:

- Use Class Ec) Office Use and ancillary: 24-hour access.
- Use Class Eb); Ed); Sui Generis 0700 – 0100 (opening hours may be subject to change once future operators are confirmed and will be agreed with the Local Planning Authority via condition discharge).

6. Public Benefits

- 6.1. The purpose of this Section is to provide a detailed assessment of the economic, social, and environmental benefits associated with the Proposed Development. Importantly, these benefits are explained with reference to Manchester’s overall strategic policy and economic context. This Statement should be read in conjunction with the supporting technical documents, and with the planning and strategic context set out within Section 2.
- 6.2. The Heritage Statement submitted as part of the application concludes that on balance the proposals will cause ‘less than substantial harm’ to the heritage asset.
- 6.3. Within the National Planning Policy Framework (NPPF) (2024), it is stated at paragraph 215 that:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*
- 6.4. Historic England’s Advice Note 2 promotes positive, well-informed and collaborative conservation, the aim of which is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure that people can continue to use and enjoy them. It goes on to state:
- “Change to heritage assets and their settings is, of course, acceptable where it is sustainable in terms of the NPPF; change is only unacceptable where it harms significance without an appropriate balance of public benefit”.*
- 6.5. Paragraph 020 (ID: 020-20190723) of the National Planning Practice Guidance sets out that public benefits “could be anything that delivers economic, social or environmental objectives”.
- 6.6. It goes on to state that: “benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”. Examples of heritage benefits may include:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation
- 6.7. These public benefits are inter-related and multifaceted, as such, they need to be seen as part of the planning application as a whole. This Statement and the benefits discussed should therefore be read in the context of the other submitted documents.
- 6.8. This Section sets out a detailed assessment of the economic, social, and environmental benefits associated with the proposals. Importantly, these benefits are explained with reference to Manchester’s overall strategic policy and economic context, which has been set out in Section 2 of this Statement.

Environmental

- 6.9. Manchester City Centre has gone through significant change over the past twenty years, as a result of transformative investment and regeneration. The need for investment to lead to the creation of a high-quality built environment and contribute to a strategic approach to place-making has been a priority throughout this period and continues to be essential for emerging development proposals.
- 6.10. In addition, the Council has also declared a Climate Emergency, requiring all development proposals to support the Council in achieving its 2038 Net Zero Carbon target, as well as seek to increase green and blue infrastructure where feasible. Against this context, the environmental benefits of the Proposed Development are set out below.

Sustainable Design

- 6.11. The CIS Tower was completed 63 years ago and the accommodation reflects that most of the original building components, especially those externally, are beyond their intended design life. During the building’s life, there have also been many piecemeal and unsympathetic alterations which have

degraded the original design intent of the building. Despite these ad-hoc repairs, the building is in poor condition – particularly the curtain walling system, as set out in the façade condition survey report submitted with this application.

- 6.12. A key challenge to the successful occupation of the CIS Tower is both the building's physical limitations restricting its adaptability for future tenants but also its sustainability credentials. Taking the sustainability point first, the existing building is currently extremely thermally inefficient. Compounding the issue, the poor weather and thermal tightness of the curtain walling which causes significant difficulties in respect of energy consumption and user comfort.
- 6.13. The existing condition survey of the façade prepared by Cladtech highlights that the façade is past its design life. Furthermore, the technical analysis in the assessments undertaken by the technical team (please reference the Options Matrix submitted with the application), indicates the poor sustainability credentials - which that the building does not appeal to future tenants, both in terms of the tenants meeting their ESG credentials and also in terms of energy consumption costs. The overall quality of both the external and internal space places it behind others in the local office market.
- 6.14. The proposals will address this fundamental issue, to improve the efficiency and marketability of the office space. The proposals for improvements both internally and externally have been developed with consideration for sustainable design and construction principles. The proposed interventions to the façade in particular have many sustainability benefits such as reducing the demand on energy for thermal regulation. The existing poorly performing single-glazed façade will be replaced with a modern, double-glazed system which will not only reduce energy consumption but also carbon emissions over its lifetime.
- 6.15. The façade renewal will see a dramatic increase in the weather, thermal and air-tightness performance of the façade. This sustainability enhancement will be further supplemented by new plant and M&E systems. The building will be all-electric with highly efficient air source heat pumps providing heating and cooling, which will reduce energy demand and carbon emissions, and improve air quality.
- 6.16. The Manchester City Council Climate Change Emergency and the Manchester's Net Zero Carbon Strategy have also been considered during the early design stage for the CIS Tower development, by assessing the development against the UK Net Zero Carbon Buildings Standard (UKNZCBS) with the aim of improving the energy efficiency of the building and reducing operational carbon emissions. The operational sustainability credentials have been central to design development of the Proposed Development, with a number of targets being set. The predicted energy use intensities for all uses are lower than the UKNZCBS 2025 and 2026 targets with a minimum improvement against these targets of 29% and 27%, respectively. The proposals will target targeting a BREEAM Excellent rating, and an Energy Performance Certificate (EPC) A rating is targeted.
- 6.17. The proposals address resource efficiency through the application of circular economy principles. For example, by reusing the existing structure and designing for future disassembly. As the development is a refurbishment, there is naturally extensive re-use of the existing structure and materials on site. The open plan layout of the office floorplates will allow the building to be adaptable in the future, which is critical given the constant evolution of our workplaces in terms of form, function and layout.
- 6.18. Overall, these will ensure the building meets the market demand for more sustainable buildings and therefore be key in facilitating the occupation of the building. The Proposed Development will result in an adaptable, sustainable, and innovative office led development.

Improvements to local environment

- 6.19. There is a need for schemes to contribute to their overall placemaking objectives to allow Manchester to continue to be architecturally distinctive and align with the high standards of cultural heritage that Manchester already has to offer.
- 6.20. The Site is located on the northern boundary of Manchester City Centre, as defined by Manchester City Council's Core Strategy (2012) and is located within the NOMA Framework area as defined in the NOMA Strategic Regeneration Framework (SRF) 2020 endorsed by Manchester City Council.
- 6.21. NOMA is a strategically important regeneration area, and significant progress has been made to date to establish NOMA as a commercially led, mixed-use destination, as outlined within the NOMA SRF (2020). Furthermore, the routes around the Site provide critical connections between emerging employment,

and residential areas north including Angel Meadow, Lower Irk Valley, New Cross and Collyhurst. NOMA is the key link between the City Centre and these strategically important areas and will be a catalyst for wider regeneration and the benefits will flow to communities throughout the city. Connectivity to these areas is now even more important than ever to ensure the communities can truly benefit from Manchester's current cycle of economic growth.

- 6.22. Over the past 10-15 years there has been significant investment in the listed buildings which comprise the historic Co-operative Group estate, including:
- Refurbishment of Hanover and E-Block, which has now been occupied by Amazon;
 - The Grade II listed Dantzic Building has been refurbished for commercial workspace use, providing 42,700 sq. ft of office floor space;
 - The refurbishment of the Grade II listed Redfern Building. An anchor tenant, the Ministry of Justice, has now occupied the office space within the building; and
 - Refurbishment of the Grade II Listed New Century Hall to deliver a mixed-use leisure, cultural and educational facility;
- 6.23. Investment to date is starting to pay off as the clustering of tech and digital businesses within NOMA is strengthening and becoming synonymous with innovation. CIS Tower is one of the last buildings that is yet to see holistic refurbishment, and has stood vacant for five years. This has a negative impact on the vibrancy and overall environment of the local area, through lack of footfall and animation at ground floor level, and through deteriorating external appearance.
- 6.24. The façade renewal will therefore also offer the aesthetic benefit of remedying years of piecemeal repairs and poorly applied finishes. The proposals will enhance the environment surrounding the Site and ensure the longevity of the CIS Tower.
- 6.25. In addition, the reconfiguration of the existing entrance will provide better visibility of the artwork within the ground floor entrance creating an attractive feature for both further occupiers and pedestrians to enjoy.
- 6.26. Proposed improvements to the public realm, including additional planting, will improve the appearance of the local public realm. The proposed landscaping improvements have been designed to complement the character of the CIS Tower as a building of significant scale and stature and is focused on decluttering the immediate surrounds whilst reinforcing the principles of symmetry and regularity. It will reinforce Dantzic and Miller Street as important thoroughfares, whilst creating a meeting and socialising space via the landscaped steps around the building entrance.
- 6.27. The proposals will include introduction of new planting, including new trees along Miller Street and Dantzic Street, and new shrubbery and planting. This will also contribute to an overall BNG of 29.66%.
- 6.28. This pedestrian connection will be greatly enhanced as part of the proposed public realm. Dantzic Street will be clearer and more legible, emphasising its importance as a key connection route into and out of the City Centre. The reconfiguration of the existing building entrance to provide an active frontage and responds directly to the challenges relating to the difference in topographic levels and obstructions presented in the landscape will be addressed.
- 6.29. The redevelopment of the Site will strengthen local streetscape, enhancing local character and sense of place, and will generate vitality and animation making a further positive contribution to local streetscape and aid legibility. The improved environment from will have wider benefits through creating a more pleasant space for the surrounding uses, including New Century Hall; and occupiers in Redfern and Dantzic buildings.

Economic

- 6.30. As demonstrated through the Strategic Context (Section 2), there is a clear requirement for economic benefits to be maximised by the future proposals through major reinvestment into CIS Tower to drive forward the regeneration objectives of the NOMA SRF and support the wider strategic objectives of Manchester City Council and the Greater Manchester region.

- 6.31. The delivery of the Proposed Development will act as stimulus to economic growth, delivering contemporary office-led development which will deliver wider regeneration benefits to NOMA, the Victoria North and Manchester City Centre resulting in clear economic public benefits resulting from the proposals.

Construction

- 6.32. Much of the economic benefit associated with the direct investment will impact the local region through the supply of local labour and engagement with Manchester's Work and Skills team will help to maximise social value by ensuring contractors draw on the local labour pool. The use of local labour during the construction phase will increase local expenditure of those working onsite over the course of construction period. Where possible, local supply chains will be utilised by the appointed contractor to strengthen the commitment to local jobs and skills.

Operation

- 6.33. Manchester City Centre is the primary driver of economic growth in the GM Region. More specifically, the economic health, vitality, and competitiveness of the city which is the focus for the largest regional concentration of financial and professional services in the UK, is crucial to the long-term economic success of Manchester and the wider region.
- 6.34. There continues to be a strong demand for office floorspace within Manchester City Centre. In particular, there is a demand for buildings which promote agility and cater to needs of hybrid occupiers. In order to continue to grow the economic output of the GM Region, it is considered essential for the city to keep ahead of changes in demand from occupiers for new workspace and new working environments.
- 6.35. The City Centre must continue to provide a variety of accommodation types and floorplates, and encourage the growth of indigenous, regional, national and international businesses, through implementation of the economic development strategy established in the Manchester Core Strategy, which aims to maximise the agglomeration benefits of key employment locations. To continue to grow the economic output of the Greater Manchester Region, it is considered essential for the City Centre to keep ahead of changes in demand from occupiers for new workspace and new working environments.
- 6.36. Asset out in Section 2, refurbishment projects have started to emerge as an important solution to bridge the gap in supply. The key challenges around reuse of existing assets is ensuring that they address the 'flight to quality' seen in the office market. The 'flight to quality' from occupiers has accelerated over recent years and this is not only in relation to the high-quality building specification and on site building amenities expected, but as importantly, a building's sustainability credentials to meet an occupiers ESG goals. This is evident throughout not only Manchester City Centre but in all UK key regional cities and is continually being reinforced by Colliers's occupier clients.
- 6.37. In order to fully utilise the office floor space, the Applicant has undertaken detailed market analysis to understand the demand for office floor space in the City Centre. There are several office buildings across the City which have recently or are in the process of undergoing redevelopment to bring them to in line with market demand. There is therefore a need to ensure CIS Tower would be in a competitive position in the market as a result of the refurbishment works. The Applicant's market analysis has ensured that the office will meet requirements of future occupiers including suitable floor plate sizes and high-quality facilities.
- 6.38. In repositioning and presenting office accommodation at the CIS Tower, it is imperative that this iconic building is repositioned to provide 'best in class' office space, to meet today's occupational demand. It will be attractive to potential occupiers and therefore a viable development. As set out within the 'Non-Technical Summary Financial Viability Assessment and Market Report' submitted as part of the application, the additional floorspace to be created by the podium extension is required for the development to be economically viable, and would meet the identified need for large format floorplates in the city centre.
- 6.39. A comprehensive removal of the existing façade and replacement of a new façade, would have numerous benefits, providing a highly energy efficient solution and EPC A rating. In addition, the overall aesthetic design and environment from within the office space would provide for a more modern design, maintaining an open plan feel to the individual office floor, appealing to

prospective occupiers. In comparison, the installation of secondary glazing would create a more dated design and feel to the office floors, as set put within the Façade Options Matrix.

- 6.40. The occupier target audience is to be kept open, as demand will come from a diverse range of customers from all sectors and scales of businesses. The Proposed Development is likely to accommodate high productivity businesses across a range of sectors including financial, digital, tech and professional services businesses, key growth sectors for Manchester. Businesses such as these not only help to create high value, high growth operations within the city, but also help to coordinate and radically improve the productivity across all business sectors by increasing innovation and raising levels of export and investment. In turn, the region strengthens its position as a UK leader of business growth in specific sectors to help encourage further businesses to locate here.
- 6.41. The refurbishment of CIS Tower will bring currently unused floorspace back into active use and therefore what is essentially 'new' office floorspace, given the length of vacancy of the CIS Tower this will bring 'new' office floorspace to the Manchester market. The location of the CIS Tower therefore provides the opportunity to provide high quality office space in a location where development of new office floorspace may otherwise be difficult to achieve due to limited brownfield sites within Manchester City centre. During the operational phase, the scale of commercial space will support circa 2400 FTE jobs.
- 6.42. The proposal will repurpose the includes 374 sqm of retail space and F&B space at ground floor, and 3,541 sq m to support mix of retail, F&B and leisure space at basement level; in addition to the creation of a destination restaurant at floors 24 and 25, with views across the city. The retail and leisure floorspace is expected to potential occupiers looking for location within the City Centre. In addition, this will continue to build on the success to date of the NOMA neighbourhood which, following occupation of Skof; the food hall at New Century; and All Press Café, has started to establish itself as a cultural destination.
- 6.43. The retail and leisure units will cater to the growing demand for food and drink, and retail offer and contribute to making the City Centre an attractive place to live and work. The wider NOMA neighbourhood will also benefit from agglomeration benefits and bring additional footfall to the area, thus benefiting the existing retail and leisure units.
- 6.44. The Proposed Development, providing office floorplates to suit a wide range of occupiers, and flexible commercial and leisure spaces at ground and basement levels, would also provide a range of opportunities for local residents across a variety of skills levels and occupations, contributing to the inclusive growth ambitions in the Our Manchester Industrial Strategy.

Catalytic benefits

- 6.45. The proposals will not only transform and enhance this Site, but they will also deliver major public realm improvements which will enhance the experience on the human-scale, creating a more active, accessible and inclusive environment for pedestrians. The scale of investment will also serve to provide wider investor confidence in the area. The investment into the area will reinforce the NOMA neighbourhood as a sustainable employment growth location, and add to the attractiveness of the area for new and existing businesses and residents, as a prime location to live and work.
- 6.46. The CIS Tower was designed for a single occupier, which is reflective of the single entrance onto Miller Street. At this time, Dantzic Street was very much a secondary street, utilised primarily by the CIS Tower as a service road. Dantzic Street's importance to the CIS Tower has increased since the completion of the building and progress made within NOMA. This importance has been enhanced by recent and future developments as above and in Section 2.
- 6.47. The improved landscape design will direct people towards the new office lobby and retail units on Dantzic Street, and the reconfiguration of the existing plinth will provide a visual link between the building, Miller Street and Dantzic Street creating a more desirable environment and better sight lines into the City Centre. Trees, planting and green wall will enhance the appearance of the building's entrance which currently lacks an active frontage. Active uses at ground level will create informal surveillance and indirect lighting to the public space encouraging people to stay and spend money.
- 6.48. The proposal will repair the street scene along Miller Street and Dantzic Street, bringing light, activity and definition to these important pedestrian routes. This will significantly enhance attractiveness of the

area. The creation and enhancement of quality pedestrian around the Site will therefore have significant economic benefits.

- 6.49. Overall, supporting the economic growth of the City Centre has wider economic benefits for members of the public, including drawing new businesses to the City and in turn the creation of jobs, in turn helping to drive higher average incomes and therefore increased disposable income. The proposals will feed into the strategic vision of both MCC, and also the GMCA. It is recognised that nurturing and growing the economic strength of the City Centre is vital to ensure that it performs its role as the key economic driver in the Greater Manchester City Region.

Social

- 6.50. The Applicant fully understands the need for major investment to realise social benefits and positively contribute to the wider sustainable growth of the city centre. In this context, the proposals will deliver a range of direct interventions that will result in associated social benefits.

Creation of 'Place'

- 6.51. From the outset placemaking has been key to the NOMA vision and masterplan. NOMA has adopted a neighbourhood-led approach to placemaking that focuses on creating opportunities for people to participate and connect with the development. This has included provision of improved public realm, and improving pedestrian connections through the neighbourhood. Future development should therefore continue to build on success to date.
- 6.52. Extensive landscaping across the ground floor public realm and roof terraces of the office building will contribute to the character of the area, as well as climate change mitigation and will promote health and wellbeing of the occupants of the buildings, as well as creating an attractive, sustainable place that people want to visit and spend time in. This will build on improvements to date to the public realm in NOMA (including Sadlers Yard and Angel Square), and improve the link between the City centre and the Victoria North.
- 6.53. The active ground floor use of the Proposed Development will improve legibility in the area, with the proposed mix of uses at ground and basement floors (including potential retail/ food and beverage offering/ leisure uses), will creating a nodal point and destination within the local area. The footfall generated by the Proposed Development from residents, office users and the ground floor active uses, will bring animation to Dantzic Street which is currently lacking.
- 6.54. This is beneficial as it increases footfall and number of users of the space, increasing its overall vibrancy and perceived level of safety. This will create a more attractive environment for pedestrians and help to increase the permeability of the north-south connections.

Connecting the City

- 6.55. The NOMA SRF (2020) notes: *'There is a lack of physical connection between the historic estate and new development plots north of Miller Street.'* Miller Street lies in the centre of the NOMA framework area and *'provides a distinction and an unfortunate physical barrier between the historic estate and new development plots to the north'*. CIS Tower is the only building within the historic estate which faces outwards onto Miller Street, and therefore its current vacant state detracts from potential connectivity between the two parts of the NOMA neighbourhood.
- 6.56. The proposals will emphasise the connection between the historic estate and new build plots, specifically through new public realm improvements along Miller and Dantzic Street. Currently, the pedestrian user experience along the Dantzic Street and Miller Street is relatively poor. The Proposed Development will improve this experience and create a unique place identity, embracing the Site's potential as a key regeneration site. The sense of place will be supported by the provision of ground floor activity and publicly accessible food and beverage spaces, and leisure uses – activity generated through this type of development will also help to support investment made in the public spaces surrounding the area.
- 6.57. Linking the two distinct parts of NOMA will contribute significantly to the existing pedestrian infrastructure and create a stronger connection into Sadler's Yard, will also emphasise the north-south connections into the city centre through NOMA and into surrounding neighbourhoods to the north.

- 6.58. This will allow NOMA's full regeneration impact to be realised, better connecting the city centre, Victoria Station and NOMA through to Victoria North and New Cross; creating a seamless pedestrian transition from surrounding northern neighbourhoods into the city.

High Quality, Sustainable Workplace

- 6.59. The wellbeing of occupants is a key consideration with WELL enabled certification being targeted together with the provision of winter gardens and a high-quality indoor environment.
- 6.60. The Proposed Development is designed to be accessible to all users, enhancing physical and visual accessibility, while maintaining historic circulation patterns through the building. These include the creation of a new main entrance off Miller Street, providing level access. This will ensure that the building is accessible for all, in line with the Equality Act, and help to foster inclusivity.
- 6.61. The proposals will also provide an opportunity to make office space available in a highly accessible area which can be reached by walking and cycling, in addition to a range of public transport modes. Sustainable forms of transport such as walking and cycling will be encouraged by creating improved routes to key areas of the City, therefore leading to potential wider health benefits. Altogether, these will create an improved level of working conditions for the future tenants having positive impacts on their physical and mental wellbeing.

Local Job Creation

- 6.62. Whilst job creation is a clear economic benefit, the creation of jobs is also a social benefit. For example, developing skill sets to provide access to future jobs and providing income. With regard to local labour sources, the Applicant has submitted a signed form that agrees to the principle of MCC's local labour objectives for CIS Tower and will engage with relevant Officers to agree the details prior to commencement of the development. This will include working with the future tenants to set local targets for the employment of new workers who are native to Manchester, helping the local community to grow and develop. Together, the Applicant and the future tenants will provide new job opportunities targeted to local people but will also be committed to facilitating where possible work experience placements and apprenticeships.

Heritage

- 6.63. The Proposed Development would demonstrably enhance the character and setting of the Grade II CIS Tower and present a sustainable long-term use for the building which will make a positive contribution to the character of the NOMA area. The poor condition and sustainability of the building has contributed to CIS Tower failing to attract occupiers, and it has been vacant for nearly 5 years following decant in 2020. The lack of occupation has led to further deterioration to the upkeep of the building and, as a result of the limited active frontages, there is limited footfall around the building. Overall, this means that the heritage significance of the building is not being appreciated by either passers-by or occupiers.
- 6.64. The key risk to the CIS Tower is that, in its current condition, it is not a viable heritage asset, because occupiers are not willing to pay sufficient rental levels for a product which does not meet the requirements, particularly in the comfort levels, energy use and welcoming environment. Unless it becomes a viable asset, the building is likely to deteriorate further.
- 6.65. The proposals have been considered holistically to ensure that they address the key issues cited by potential occupiers and which balance the sensitivities of a listed building. These interventions have undergone detailed assessment and are considered to be necessary to facilitate the future occupation of CIS Tower. The most notable interventions are:
- High-quality refurbishment of CIS Tower to create an environmentally conscious building, that responds to the needs of occupiers, including adapting the building to accommodate multiple tenants. This will bring new life into the building and update the floorplate and fit-out to that demanded by modern office occupiers. This is to be in a sensitive manner, preserving and enhance the external architectural expression of the building and maintain significant original fabric;
 - Renewal of the façade in order to improve environmental efficiencies, the lifespan of the building and meet contribute to NZC targets. This will preserve external architectural expression of the building, with an almost like-for-like replacement of the facade system, with replacement glazing

and spandrels, alongside refurbishing of existing finishes. This has been developed following a detailed options appraisal, this submitted with the application;

- Reactivation of the external public realm, through improved landscaping. The alterations to the 'plinth' will provide level access from Miller Street;
- Reconfiguration of the floorplates and improvements to amenity provision on each floor to create attractive spaces for occupiers, including of a communal external terrace, a business lounge and a co-working space on Level 7. This responds to the contemporary requirements of the operation and functionality of the building, to secure the long-term future of the building;
- Ensure the appropriate adaption of significant interior spaces, retaining significant historic fixtures, fittings and equipment, where feasible, including restoring and enhancing the accessible display of the two artworks; and
- Retail / leisure use to be implemented at ground floor to further enhance activation.

- 6.66. Whilst it is acknowledged that the façade renewal is an intrusive intervention the new glazing system will be like-for-like. As such the renewed façade will restore the aesthetics of the building and vastly improve the energy demand of the building. Furthermore, as demonstrated by the assessment of visual impact within the heritage Statement, it will be clear that the proposals will result in an overall beneficial impact on the architectural appearance and setting of the building, including nearby listed buildings.
- 6.67. Furthermore, it will be viable as an office use – the original use of the building. Therefore, the proposals will secure the optimum viable use for CIS tower, a clear heritage benefit. As set out in Planning Practice Guidance *'Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.'*
- 6.68. By transforming CIS Tower into a viable building, the long-term preservation and maintenance of the heritage asset will be secured. The applicant is committed to the ongoing maintenance and upkeep of the building to continue to preserve and, where possible, enhance the heritage significance. By re-activating an existing heritage asset this will draw people into the area to appreciate and understand the value of this historic asset, in addition to securing ongoing retention and maintenance.
- 6.69. This is of particular relevance to the restaurant, as attracting the right operator is predicated on a successful office product. This facade option will achieve the right tenant requirements and is therefore more likely to attract a restaurant operator and therefore secure restoration and refurbishment of the high significance 24 and 25 floors; this also has an inherent heritage benefit in increasing access to, and appreciation of, the heritage asset to a new audience.
- 6.70. Further to this, as is demonstrated in the Visual Impact Assessment (within the Heritage Statement) prepared by Stephen Levrant Heritage Architecture, the Proposed Development would demonstrably enhance the character and setting of the Grade II CIS Tower and present a sustainable long-term use for the building which will make a positive contribution to the character of the NOMA area.

Summary

- 6.71. In summary, the Proposed Development will deliver an exceptional range of short and long-term, environmental, heritage, economic and social benefits that are significant at the local and regional scale, in terms of the positive contribution to surrounding streets, enhancements to the City's built environment and the strategic contribution to the objectives of the City Council and the GMCA.
- 6.72. The Heritage Statement concluded that Proposed Development would constitute as 'less than substantial' harm. This 'less than substantial' harm will be demonstrably outweighed by the public benefits including heritage benefits outlined above.

7. Summary and Conclusion

- 7.1. The long-term viable reuse of the CIS Tower represents an important further step towards delivering the full regeneration potential of NOMA, and will make a significant contribution to a range of strategic objectives. The proposals are part of a unique opportunity to refurbish this iconic heritage asset, which will further anchor NOMA as an important commercial-led mixed-use neighbourhood in Manchester City Centre. The Applicant is fully committed to seeing the sympathetic restoration of the CIS Tower whilst delivering a unique office product together with new active uses.
- 7.2. Located in the heart of the NOMA SRF area surrounded by a rich historical quarter, the refurbishment proposals seek to optimise the scale, character and special interest of the building. The proposals will mark the historical legacy of the CIS Tower as being part of the former Co-operative Group whilst delivering an important transition for the building from single occupant to multi-tenanted. In doing so, this will help position the building more appropriately within the market by delivering 332,100 sq. ft of both contemporary and flexible office floorspace, that will facilitate its optimal and viable use.
- 7.3. The delivery of this project will support the City's need for high quality office provision, supporting Manchester's continued economic growth. This, alongside new retail, F&B and and leisure facilities at ground and basement level, and restaurant at level 24 and 25 will unlock the potential of the building and deliver significant regeneration benefits in line with the key objectives for NOMA and Manchester City Centre.
- 7.4. The key risk to the CIS Tower is that, in its current condition, it is not a viable heritage asset, as occupiers are not willing to pay sufficient rental levels for a product which does not meet the requirements, particularly in the comfort levels, energy use and welcoming environment. Unless it is upgraded to meet market demand, the building is likely to deteriorate further. Whilst it is acknowledged that the façade renewal is an intrusive intervention the new glazing system will be like-for-like. As such the renewed façade will restore the aesthetics of the building and result in lower energy usage.
- 7.5. The Heritage Assessment concluded that Proposed Development would constitute as 'less than substantial' harm. In line with NPPF Paragraph 215, the public benefits of the scheme have been considered within Section 6 of this statement, and it has been demonstrated that the proposed development will deliver overarching economic, social and environmental public benefits. It is considered that this 'less than substantial' harm is therefore demonstrably outweighed by the public benefits.
- 7.6. In summary, the heritage and public benefits associated with the proposed scheme are:
- **Refurbishment of the listed building** – holistic approach to the refurbishment, which will involve significant investment in the building with the aim of returning many elements to a state more in line with their original condition, and will secure the long-term the optimum viable use for CIS Tower by transforming it into a desirable and attractive office space. This will address the key issues hindering the viability of the CIS Tower as a heritage asset, ensuring its long-term preservation. By re-activating an existing heritage asset this will draw people into the area to appreciate and understand the value of this historic asset, in addition to securing ongoing retention and maintenance.
 - **Delivers on strategic ambitions** – the full refurbishment of the CIS Tower, bringing it back into use is in line with MCC's strategic ambitions for the area. This would build on the progress made to date within the SRF area, and strengthen NOMA's position as a sustainable employment growth location. External refurbishment will remedy years of piecemeal repairs and poorly applied finishes, making a positive contribution to the NOMA area.
 - **Economic growth** – Brings currently unused floorspace back into active use, providing 'new' office floorspace to the Manchester market, meeting the demand for high-quality office space in a prime location, attracting a diverse range of occupiers from various sectors. Delivery of this floorspace in

a highly accessible and sustainable location will help to drive forward the City's competitive offer as the main destination for inward investment in employment, retail and leisure and deliver added value economic growth.

- **Sustainability** – improvements to the façade and building fabric would address building's current poor thermal efficiency and sustainability credentials, targeting a BREEAM Excellent rating and an Energy Performance Certificate (EPC) A rating. Provision of commercial/ employment floorspace in a highly accessible and sustainable location, close to public transport and including extensive cycle facilities is in line with MCC policy, which emphasises importance of increased use of sustainable transport within the city centre.
- **Placemaking** – Redevelopment of the Site will continue to establish a strong commercial identity for the NOMA neighbourhood. There is an opportunity to activate the ground floor through supporting businesses such as restaurants, shops, and bars, connecting into the wider NOMA neighbourhood. This will strengthen the connection between the historic estate and new build plots, improving pedestrian flow and permeability, which in-turn would enhance activity and pedestrian footfall in the area.
- **Public realm** – the redevelopment of the Site would include high-quality public realm, which will also enhance connections to the surrounding areas, including pedestrian routes along Miller Street, generating vitality and animation, and making a positive contribution to the local streetscape and aiding legibility. New planting will contribute to an overall Biodiversity Net Gain (BNG) of 29.66%.
- **GVA creation** – Creation of temporary jobs during the construction period, and long-term employment once operational. Will provide local employment opportunities through the use of local labour and engagement with Manchester's Work and Skills team, utilises local supply chains where possible to further support the local economy.

- 7.7. The proposal has been the subject of multiple pre-application discussions with MCC, Historic England and the 20th Century Society. Consultation feedback has informed the final design and detailed comments have been considered and addressed in the application submission.
- 7.8. In line with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Proposed Development will preserve as far as possible the significant elements of the building, including features of special architectural and historic interest. The delivery of the scheme will ensure that the CIS Tower is maintained and preserved, opening up the building to the public, increasing access to this heritage asset.
- 7.9. The proposals are supported by planning policy at all levels and are in accordance with the requirements of the NPPF, the local Development Plan, and the NOMA SRF, which has been endorsed by MCC. The proposal takes into consideration key development management requirements and is supported by technical reports which set out how key amenity issues will be managed.
- 7.10. On this basis, the proposals merit the support from the Council and the grant of Planning Permission and Listed Building Consent.

Appendix A – Planning History

A planning history search for the site has been undertaken using MCC's Planning Public Access Portal. The Planning Permissions and Listed Building Consents of most relevance for the Site are set out in the table below.

Reference	Description	Status
067163/FO/CITY1/03	Planning Permission for re-cladding of service tower in glazed photovoltaic panels	Approved – 20/03/03
067164/LO/CITY1/03	LISTED BUILDING CONSENT Re-cladding of service tower in glazed photovoltaic panels	Approved – 20/03/03
101971/LO/2013/C1	Listed Building Consent for refurbishment of lifts including of 9 lift cars, erection of 14 operating panels and insertion of 4 x emergency doors.	Approved – 09/05/13
105512/LO/2014/C1	LISTED BUILDING CONSENT for replacement of existing concrete paving slabs with granite paving slabs in same formation.	Approved – 25/06/14
111985/FO/2016/C1	Erection of a temporary boiler flue (5 months) to allow removal of asbestos from existing flues.	Approved – 07/06/16
113865/LO/2016	Application for Listed Building Consent for the Installation of a new air conditioning plant within the CIS Tower.	Approved – 28/10/16
115920/FO/2017	Retention of flue on Dantzig Street elevation of CIS Tower for a further temporary period until 31 October 2017	Approved – 02/06/17
115921/LO/2017	LISTED BUILDING CONSENT Retention of flue on Dantzig Street elevation of CIS Tower for a further temporary period until 31 October 2017	Approved – 02/06/17
126118/FO/2020	Construction of a 3-storey extension to the Podium for additional office accommodation (Use Class B1) and refurbishment of the CIS Tower (to include the refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzig Street and on the eastern elevation of the building; provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level) and and change of use to basement and ground floor from B1 office to Class A1 (Shop) , A3 (Food and Drink) , B8 (Storage and	Approved – 24/03/20

Distribution), D1 (Non Residential Institutions) (flexible events and conference facility or medical centre) and D2 (Assembly and Leisure) (gym or cinema), and the provision of new landscaping and associated works

126119/LO/2020	Listed Building Consent for wholesale internal and external refurbishment of the building for office accommodation on level 1-25 (to include demolition of existing recreational space on the fifth floor, refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzig Street and on the eastern elevation of the building; and works associated within the construction of a 3-storey extension to the Podium for additional office accommodation (Use Class B1) provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level) and removal of external signage and associated works.	Approved – 24/03/20
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128841/LO/2020	Removal of internal fabric and services across levels 2 and 3 in the podium and levels 14 and 15 in the tower to allow for additional surveying of the building to facilitate the future implementation of the approved Planning and Listed Building Consent references 126118/FO/2020 and 126119/LO/2020.	Approved – 10/02/21
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Appendix B – Proposed Floorplans

Proposed Floorplans

Table 4.1 below outlines the individual floor plans proposed for each office floor.

Floor	Proposal
Level 01	- Open Plan high density floorplate - The most significant intervention is the consolidation and rationalisation of the core; alongside refurbishment works - Incorporation of a bank of four new passenger lifts - Removal of non-original stair core within north-eastern portion of floorplate as well as a service stair to southeast - Existing stair core to the south-west is to be retained with a new goods lift abutting it - Raise access floor inclusion, ramps will be required to work with existing floor and lift levels – in this instance, the use of existing trunking enables ramps not to be required - With the increase of height of the Entrance floor at ground level, Level 01 will have a small portion of its floorplate removed to create the double height volume at the hall and installation of curtain wall glazing to provide environmental separation
Levels 02-04	- Open plan high density floorplate - Most significant intervention so the consolidation and rationalisation of the core; alongside refurbishment works previously discussed. - Incorporation of a bank of four new passenger lifts - Removal of non-original stair core within north-eastern portion of floorplate as well as a service stair to southeast - Existing stair core to the south-west is to be retained with a new goods lift abutting it - Raise access floor inclusion, ramps will be required to work with existing floor and lift levels – in this instance, the use of existing trunking enables ramps not to be required - Levels 02-04 will have commonalities and will be refurbished in a consistent manner.
Level 05	- Existing level 05 podium accommodation will be demolished and replaced with a new build, three storey extension accommodating office use with an open-air plant above. - The existing artwork and some of the timber panelling will be relocated into Basement level 01 Function space. - The internal arrangement of the podium accension at Levels 05 and 06 is to provide new office accommodation; following the same fit out principles elsewhere within the office accommodation, but without the fire boarding detail. - Cores, risers and stairs are to be continued from below and new WCs blocks incorporated - Levels 05 and 06 have the same footprint which is set in from the existing podium footprint, as previously described. At Level 05 this enables the existing building maintenance unit (BMU) track to be retained and rerouted, with the unit itself rehoused in a room off the existing core in a manner which allows for a symmetrical footprint to be achieved for the podium extension. - Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed. - Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required.

Floor	Proposal
	The Level 05 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner
Level 06	- Follows the same principles described in Level 05 - Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original parameter risers and stair lobbies; alongside the refurbishment works previously discussed. - Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required. - The Level 06 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner
Level 07	- Level 07 extension footprint reduces to form the middle tier of the overall mass. This reduction is equal on the east and west, maintaining a symmetrical footprint on the north-south axis and has a larger set back to the south from Hanover street. This step back at this level creates the external terrace spacing. - The external is to be paired with an internal wintergarden, which acts as a transitional space between the terrace and co-working space and a business lounge. - A central corridor separates these two spaces and provides direct access for office users to the wintergarden and terrace from the cores. The flanking areas of roof provide fire escape only. - The new goods lift does not extend to level 07, with this level being serviced from the existing tower core. - The internal general arrangement of the podium extension at Level 07 will initially be in the same manner as the new Level 05 and 06 office accommodation below, with a subsequent high-quality tenant fit out providing an exciting building amenity in the form of a co-working space and business lounge. Cores, risers and stairs are continued from below and new WCs blocks are incorporated. A fire escape is created, connecting into the existing tower stair. - Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed. - Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required. - The Level 07 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner
Level 08	- The Level 08 podium extension sets back for a final time and provides an open-air plant enclosure, which is accessible from both cores. A small internal plant enclosure is also included within the footprint, alongside a stair overrun. The plant enclosure features a full height vertically orientated louvre screen. - Within the tower floor plate and core, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed. - Due to the possible (see Tenant Fit out Guide section) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required. - The Level 08 tower floor plate will have commonalities with other floors and will be refurbished in a consistent manner
Levels 09-22	- At Levels 09-22, to provide an open plan floor plate, the most significant intervention is the rationalisation of the non-original perimeter risers and stair lobbies; alongside the refurbishment works previously discussed. - Due to the possible (see Tenant Fit out Guide section of the DAS) raised access floor inclusion, ramps will be required to work with existing floor and lift levels. In the instance of utilising the existing trunking, said ramps would not be required. - Levels 09-22 will have commonalities and will be refurbished in a consistent manner
Level 23	Levels 23, 24 and 25 have the same footprint as the lower tower levels; an office floorplate adjacent to back of house accommodation located within the service tower. Subsequently, there are aspects of the lower

Floor	Proposal
	floor refurbishments which are common at this level, such as the addition of a new accessible toilet and the replacement of the existing toilets at half landing level. - Given the original interior features and layout of Level 23, the proposals are to work with those original features. With an office use, as per the 2020 consents, this level is intended to provide a unique offer to the office market. - It is proposed that the cherry timber finishes to the walls, doors and ceilings will be refurbished with other ceiling finishes and the carpets replaced. This includes the retention of the green glazing and the lift lobby. Floor finishes and ceiling replacements would form part of a tenant fit out, with all other works undertaken as base build. - In line with the overall proposed building services strategy for the building the 'Weathermaster' system will be removed and a new perimeter cill detail provided in its place. Details of the new comfort cooling interfaces and finishes for this level are yet to be fully developed but what is known is that it will be necessary to provide two vertical services risers adjacent to the service core stair lobby entrances. - The level of refurbishment of high significance features will be determined by a full and detailed future condition survey of them
Level 24	- In 2020, the consented scheme proposed to utilise Level 24 for office use. As part of these proposals, Level 24 is to be used as a restaurant. This change brings dining back to the top of the tower and provides public benefit. The floor is to be a tenanted space and linked with Level 25, which is intended to become a bar as part of the same tenancy. Direct access from ground floor is provided to this space, through the conversion of the existing evacuation/ goods lift. - With regard to the internal fabric, the approach matches that of the Level 23 floor plate and lift lobby, with the refurbishment of the teak veneered timber partitions and doors, and the replacement of ceilings and floor finishes. The removal of some original and non-original partitions is also required to open up the kitchen area into one space and to provide a dining floor on the eastern side of the floor plate. The original partitions mainly sit within the wider kitchen area. - This is a similar strategy and approach to the 2020 consents, with the retention of additional kitchen partitions given the change of use - Floor finishes and ceiling replacements would form part of a tenant fit out, with all other works undertaken as base build. - In line with the overall proposed building services strategy for the building the 'Weathermaster' system will be removed and a new perimeter cill detail provided in its place. Details of the new comfort cooling interfaces and finishes for this level are yet to be fully developed. - Dedicated risers are created on floor, extending up to roof level and serving both Level 24 and 25; enabling the tenant to service the spaces appropriately. These risers have been located to take future fit out layouts into account, alongside existing layout and building structure. - Aligned with the WC strategy below, the half landing WCs are to be replaced and an on floor accessible WC is to be included within the lift lobby. These are all anticipated to be under tenant fit out conditions to suit the forthcoming tenant designs for the restaurant. Due to occupancy and staffing conditions, additional on floor WCs are anticipated as part of the tenant fit out. - The stair core finishes are to be approached as below, however a different approach to decoration to suit the tenant fit out is anticipated. - With regard to improving user experience, an additional lobby is created from the lift serving the space, with fit out details to be developed by the tenant. - On floor, as per the 2020 consents, an allowance is made for the creation of a void with a platform lift and stairs between Levels 24 and 25, to aid the accessibility and escape strategy, alongside better linking of the two floors as one tenancy. Four potential locations are demonstrated, with the detail of the fit out to be provided, via condition, by the tenant
Level 25	- In 2020, the consented scheme proposed to utilise Level 25 for office use. As part of these proposals, Level 25 is to be used as a bar. The floor is to be a tenanted space and linked with Level 24, which is intended to become a restaurant as part of the same tenancy. Direct access from ground floor is provided to this space, through the conversion of the existing evacuation/ goods lift and extension of the shaft. - With the floor plate being clear of original fabric, the proposal is to remove all original partitions, floor, wall and ceiling finishes; to provide an shell space ready for tenant fit out.

Floor	Proposal
	• Dedicated risers are created on floor, linked with Level 24 and extending up to roof level; enabling the tenant to service the spaces appropriately. These risers have been located to take future fit out layouts into account, alongside existing layout and building structure. • Aligned with the WC strategy below, the half landing WCs are to be replaced and an on floor accessible WC is to be included within the lift lobby. These are all anticipated to be under tenant fit out conditions to suit the forthcoming tenant designs for the restaurant. Due to occupancy and staffing conditions, additional on floor WCs are anticipated as part of the tenant fit out. • The stair core finishes are to be approached as Level 24, with a different approach to decoration to Level 23 and below, to suit the tenant fit out is anticipated. • With regard to improving user experience, an additional lobby is created from the lift serving the space, with fit out details to be developed by the tenant. • On floor, as per the 2020 consents, an allowance is made for the creation of a void with a platform lift and stairs between Levels 24 and 25, to aid the accessibility and escape strategy, alongside better linking of the two floors as one tenancy. Four potential locations are demonstrated, with the detail of the fit out to be provided, via condition, by the tenant. • The roof lights are proposed to be stripped back to structure, with non-original light fittings removed. The structure is then to be overclad with a modern structure glazing system, which will introduce larger format glazing and improve daylighting level. Similarly, the perimeter glazing cill level is proposed to be lowered to enlarge the window apertures; maximising the views out and the overall user experience. • The tenant fit out of Levels 24 and 25 is anticipated to be covered by condition. An indicative fit out layout for both levels is provided within the 'Tenant Fit Out Areas' section. This layout is only to test conceptual space planning. A conceptual visualisation of how Level 25 could be approached and its spatial qualities is provided overleaf.