AshtonHale

Planning Statement

Fabric Church, Former Ardwick Barracks, Manchester

May 2025

Executive Summary

This Planning Statement has been prepared by AshtonHale Limited ('AshtonHale') on behalf of the Manchester CCRC Trust LTD ('the Applicant') in support of full Planning and Listed Building Consent applications submitted to Manchester City Council ('MCC') for internal and external works to the former Ardwick Barracks building ('the site').

The description of development as set out in the application forms is as follows:

> *"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site"*

These applications are accompanied by a suite of supporting plans and reports which should be read alongside this Planning Statement.

These applications follow previous permission that were granted at the site in 2023 which permitted the change of use of the former Army Barracks building to a worship space with ancillary community uses. The approved application was supported at that time by appropriate technical documents relating to the use of the site which covered technical aspects relating to parking and waste management.

The purpose of these applications are therefore to build on the established use for the whole building and propose a series of internal and external alterations to the listed fabric of the site to ensure that the ongoing use meets all necessary safety, access and fire standards.

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

It is clear that the principle of development at the site accords with the relevant policies of the Development Plan and the necessary planning balance as required by the NPPF, with regard to design, heritage and technical matters, and there are no constraints that would prevent the development coming forward.

The proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits which should be afforded considerable weight in the determination of this planning application.

It has been demonstrated within this Statement that the proposed development is in accordance with the Development Plan, therefore clause (c) of Paragraph 11 of the NPPF applies and the application should be approved without delay.

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For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Planning Statement has been prepared by AshtonHale Ltd ('AshtonHale') on behalf of Manchester CCRC Trust LTD ('Fabric Church' or 'the Applicant'), in support of full planning permission and Listed Building Consent applications submitted to Manchester City Council ('MCC') for internal and external works at the former Army Reserve Centre, located in Ardwick Green, Manchester, M12 6HD.

1.2 The application proposes the following description of development:

> *"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site''*

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

1.4 The purpose of this Planning Statement is to provide a detailed description of both the application site and the development proposals, detail the potential heritage impacts of the scheme, and assess the proposed development against all relevant policies of the Development Plan and other material considerations.

1.5 This application has been submitted to MCC to seek planning permission and Listed Building Consent for the proposed works to the listed building located at the site. Key aims of the development are summarised as follows:

- proposed alterations to the existing building to allow the church to occupy the spaces for the intended uses and allow safe access for members of the public and the local community;
- formalise alterations to the building fabric (additions and removals) - largely undertaken by the previous owners - which may not have obtained the required consents;

- provision of a roof terrace to the garage building to provide the church with some external amenity space;
- removal of outrigger extensions to the south of the drill hall and replacement with a new extension containing upgraded accommodation (and escape) stairs and a new lift providing access for mobility impaired users for the first time.

1.6 The site is occupied by the Fabric Church Manchester congregation who utilise the space for lawful worshipping and social purposes. This submission seeks permission only for internal and external works to the building. The purpose of the applications are therefore to build on the established use for the whole building and propose a series of internal and external alterations to the listed fabric of the site to ensure that the ongoing use meets all necessary safety, access and fire standards. The lawful us and amount of development on the site has already been established by previous permissions and no changes are proposed in this new submission to amend the mitigation or car parking arrangements already secured for the site.

1.7 It is anticipated that delivery of the proposals encompassed by this application will likely need to be phased over a longer period to suit both funding and operational requirements.

1.8 The following chapters of this Planning Statement are structured as follows:

- **Chapter 2- Site Location and Description:** this chapter provides a description of the application site, the surrounding area and its planning history.
- **Chapter 3- The Proposed Development:** this chapter provides a description of what planning permission is being sought for.
- **Chapter 4- Pre-Application Consultation:** sets out the pre-application consultation discussions that were held ahead of this application being submitted.
- **Chapter 5- Planning Policy:** this chapter summarises the relevant local and national planning policy to be considered during the determination of this planning application.
- **Chapter 6- Principle of Development:** this chapter examines the appropriateness of the proposed development.
- **Chapter 7- Technical and Environmental Considerations:** outlines considerations that have been taken into account during the application process.

- **Chapter 8- Planning Balance:** this chapter brings together all of the factors to be put into the planning balance to consider whether, when looked at as a whole, the scheme represents a sustainable form of development.

- **Chapter 9- Conclusion:** this chapter provides a summary of each of the above chapters and reaches the firm conclusion that the scheme is appropriate for planning permission to be granted.

2. Site Location and Description

2.1 This chapter provides a description of the site and its surroundings. For further detail (and to avoid repetition), please also refer to the submitted Design and Access Statement which has been prepared by shedkm. Further details of the site's historic context can additionally be found within the supporting Heritage Statement prepared by Stephen Levrant Heritage Architecture ('Heritage Architecture').

Site Description and Surroundings

2.2 The site is within the administrative area of Manchester City Council, located c. 100m southeast of the city centre boundary. The Site Location Plan at **Appendix I**, and extracted below, illustrates the site location and extent of the application site edged red.

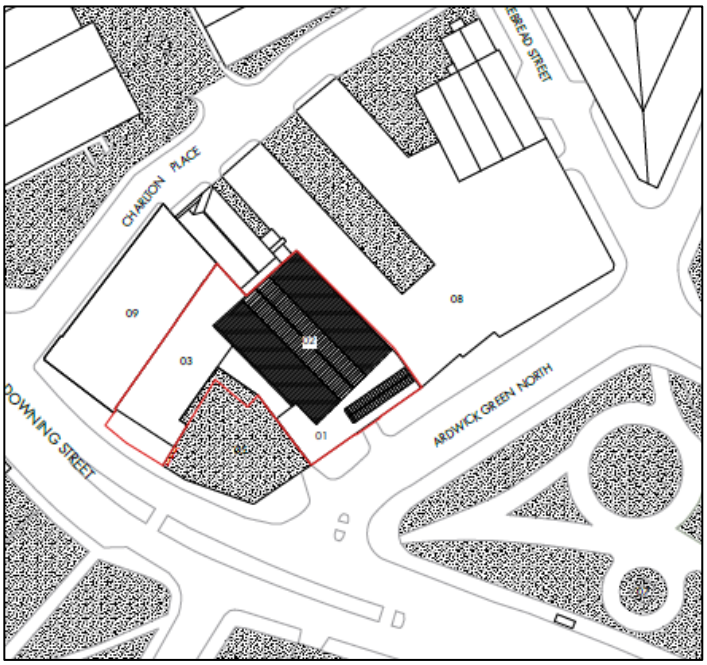


Figure 2.1: Site Location Plan

2.3 The site is situated on the city centre fringe within the area of Ardwick Green, Manchester, and comprises the main barracks building fronting onto Ardwick Green, the drill hall immediately behind (with some later extensions attached to the south side) and a 1950s garage/workshop building. The buildings are collectively listed at Grade II, registered on the

Historic England website as 'Drill Hall, Ardwick Green North', and are considered to yield high historic and architectural interest. The building was first listed on 3rd October 1974.

2.4 The drill hall was opened in 1887 and has historically been utilised by successive phases of the Volunteer Corps within Ardwick. The site was later used during the Second World War as a detention centre. After the War, the building was restored to be used for various ad hoc battalion uses.

2.5 The building was vacated in 2018, sold primarily in 2020, and then later sold again in 2023 for occupation by Fabric Church Manchester ('Fabric Church' or 'the Church'). Fabric Church is part of The Church of England and was formed in September 2023 as a new city centre Resource Church, in partnership with the Diocese of Manchester and the Church Revitalisation Trust. Joining in with the vision of HTB Network, the Church's aim is to play a part in the evangelisation of the nation, the revitalisation of the Church and the transformation of society. The HTB network consists of Anglican churches within the Church of England and the Church in Wales, which are linked back to Holy Trinity Brompton ('HTB') in London.

2.6 The Church submitted a change of use planning application to Manchester City Council in January 2023 for the proposed use of the site as a place of worship with associated community facilities, offices and ancillary accommodation. This application was granted by the Council in September 2023, and the Church continue to utilise the site for its approved use.

2.7 The building is generally three storeys high, with a four-storey tower, and has a course-sandstone type finish. The main building is stone built in a castellated gothic style with a large arched entrance. Accessed through an open side passage leading onto a surface car park, the western elevation is of red brick and less decorative than the principal facade. The four-storey block which once formed the caretakers' secluded quarters, is still extant.



Figure 2.2: Photograph of the exterior of the site.

2.8 As explained above, the site has been granted planning permission for the use of the entire building for worshipping and community purposes. At present, the Church can only occupy a number of rooms within the site for the public use however, the current condition of certain areas of the Church has meant that the site cannot be utilised to its full potential, and that areas of the site remain unoccupied. Internal and external works are therefore required in order to bring the whole building up to modern requirements and allow the consented use to be delivered at the site. The works required include addressing moisture ingress and maintenance issues throughout the building and works to ensure that the building is compliant with relevant fire safety and DDA regulations to allow the long term viable use of the site.

2.9 The application site is located on the A6 within a predominantly commercial area. Uses adjacent to the application site include a music school, a design agency, and Ardwick Green Park. Beyond the surrounding commercial areas, the site is located within an area occupied by a number of residential houses.

2.10 Bus stops are located along the A6 which provide transport links to areas such as Manchester City Centre, Stockport, Hazel Grove, Gee Cross and Hattersley.

2.11 To the north of the site lies Manchester Piccadilly Station (0.5 miles/ 13-minute walk). Manchester Piccadilly Station provides regular to strategic locations such as Liverpool, London and Sheffield, as well as providing connections to Manchester's inner-city areas.

Further to the site's proximity to train services at Manchester Piccadilly Station, tram services are available here. Tram departures from this station provide services to Ashton-under-Lyne, the Trafford Centre, Etihad Campus, and Eccles via MediaCityUK.

Heritage Context

2.12 The former drill hall was designed in 1886 and opened in 1887 as the headquarters of the 5th (Ardwick) Volunteer Battalion, The Manchester Regiment. The 5th (Ardwick) Volunteer Battalion evolved to become the 8th Battalion the Manchester Regiment in 1908. The Battalion was mobilised at the drill hall in August 1914 before being deployed to Gallipoli and, ultimately, the Western Front.

2.13 In the year 1930, it was agreed to raise the drill hall some ten feet above the ground floor. Thereby dividing the double heighted space and allowing for a new hall of similar spatial quality to that of the original, with the additional benefit of creating office space below. Four staircases were installed to permit access to the new raised hall and provided a sufficient number of exit points.



Figure 2.3: The facade of drill hall pictured here in the mid-20th century

2.14 During the Second World War, the building was used as a detention centre for deserters. After the War, the building was restored to use as the headquarters of the 8th Battalion of the Manchester Regiment.



Figure 2.3: Image of Ardwick Green Drill Hall, 1969

2.15 In 1956, plans for a new and improved headquarters were progressed. A two-storey brick-built extension was built to the west of the original drill hall, providing a new garage with offices above. The early 20th century garage to the rear of the hall was no longer fit for purpose and subsequently extended as part of the proposals. By the mid-20th century, suitable garaging and provision of space became increasingly important as technology and equipment evolved.

2.16 The utilitarian 1956 extension was built of brick and concrete, comprising metal framed windows and a large garage door permitting access to the road.

2.17 The site became home to the Manchester Regiment (Ardwick and Ashton) Territorials in 1967 and then was base to C Company of 5th/8th (Volunteer) Battalion of the King's Regiment in 1971. This unit evolved to become C (King's) Company of the King's and Cheshire Regiment, still based at Ardwick Green in 1999.

2.18 From 2006, the building was the home was the home of D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment.

2.19 The building was vacated in 2018 and later occupied by the Fabric Church in 2023. The Church utilise a number of areas of the building for worshipping and community purposes, however, require further internal and external changes to the building's fabric to allow the building to be fully utilised.

2.20 Whilst the site is not within a conservation area, it is situated close to a number of other Grade II listed buildings along Ardwick Green North, Ardwick Green South and Manor Street. The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority.

2.21 Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:

> *Development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.*

2.22 Taking the above guidance into account, listed buildings located within proximity to the site have been identified and presented in the below map, extracted from the submitted Heritage Assessment. Due to the isolated nature of the proposals, it is not considered there will be any meaningful impact on the setting of neighbouring listed buildings.



Figure 2.2: Map identifying listed buildings in proximity to the site

Environmental Constraints

- The site is located within Flood Zone 1;
- There are no trees protected by a Tree Preservation Order within the curtilage of the site;
- The site is a Grade II Listed Building. The building is not located within a designated Conservation Area;

Planning History

Site Planning History

2.23 There are a number of relevant planning applications associated with the site which have previously been submitted to MCC. Applications of relevance have been set out below:

LPA Ref.	Description of Development	Decision
136050/FO/2023	Change of use of former military installation to place of worship with associated community facilities, offices and ancillary accommodation including retention of ground floor indoor car parking	Granted 22/09/23
141801/LO/2024	Listed building consent for the replacement of the drill hall roof and second floor roof light and associated external works	Granted 21/03/25

2.24 Application ref. 136050/FO/2023 was submitted to Manchester City Council in 2023 seeking permission for a change of use of the site into a place of worship with uses also approved for use of the site for offices and ancillary accommodation. The range of facilities proposed within the approved application included co-working space, social outreach, meeting rooms, a community cafe, creche, young people's activity spaces and a main meeting hall. The change of use application noted that any future proposed works to the site were highly likely to require planning permission and/or Listed Building Consent, and that applications for these works would follow at a later date. These works are now proposed in this current application.

2.25 Support for the scheme was received from the public, in addition to support received from a Councillor at Trafford MBC stating that the site was in need of a complete refurbishment and bringing back into public use. As stated in the application's supporting Officer's Report:

> *A response was also received from a Councillor at Trafford MBC, in support of the application for change of use for this building. They state that the barracks is a fantastic building in need of complete refurbishment and bringing back into public use. The Church Revitalisation Trust are a fantastic, outward focussed church who have a strong commitment to working in their local community, wherever they are based. The community of Ardwick Green and the surrounding areas will really benefit from this church's activities. They have a strong social transformation agenda and will work with the local community to transform people's lives for their good.* [Page 3]

2.26 The application's supporting Officer's Report concluded that the use of the site was acceptable in principle due to the site's location in a primarily commercial area. The proposed use was considered to be acceptable in the context of its location, and support was given to bring this historic building back into use. Furthermore, it was considered that the proposed use would offer great benefit to the local community.

2.27 Following the approval of the change of use permission in March 2023, the Fabric Church began to occupy the site for worshipping and social purposes. The approval of this application utilised the eight indoor car parking spaces already present at the site, and in addition agreed arrangements to be made to enable additional off-site parking. It was considered that the additional level of parking would help ease any pressures on on-street parking. No changes are proposed to the approved parking arrangements as part of this application which seeks only internal and external physical alterations to the listed building.

2.28 A Listed Building Consent application (ref. 141801/LO/2024) was later approved by the Council in March 2025 for the replacement of the drill hall roof and a second-floor roof light at the barracks building. The application was deemed appropriate to address moisture ingress issues caused by inadequate roof coverings which has resulted in structural damage to the roof structure. The replacement of the non-original drill hall roof with a metal composite roof was considered appropriate to meet all necessary safety standards, whilst fully respecting the original drill hall truss structure. Both internal and external works were also considered necessary to urgently protect the historic fabric of the listed building from further water damage.

Summary

2.29 These Planning and Listed Building Consent applications have been submitted by the Church in order to carry out necessary works to enable the building to be safely occupied following the approved change of use of the site in 2023, and deliver various community uses within the area.

2.30 The site's features, constraints and opportunities have been fully considered at an early stage of this project. The proposed development site is located within Ardwick Green which holds key connections to a range of pedestrian and public transport facilities. The site benefits from

existing permission to use the former army barracks building as a place of worship and community gathering.

3. The Proposed Development

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

3.2 The application seeks full planning permission for:

> *"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site''*

3.3 Following the approval for the change of use of the site in September 2023, this application seeks permission to undertake the necessary physical works to the listed building to bring the approved uses into operation and ensure that the building accords to relevant fire safety standards and provide appropriate access and DDA accessibility. The aspiration for the project has been to retain and celebrate the most significant elements of historical importance as part of a new, vibrant design to allow the approved worship and community uses to be appropriately delivered in the building, as well as maximising public access to the heritage asset for the first time in its history. The main aim has always been to find appropriate and viable uses for the existing buildings before considering any demolition or redevelopment.

3.4 Given the listed status of the building, proposals seek to be light-touch with any interventions robustly justified on the basis of bringing the building back into use with a design that is both of high architectural quality and compliant with current building regulations and fire safety legislation.

3.5 In line with the 'Town and Country Planning (Development Management Procedure) (England) (Amendments) Order 2013 – Guidance Note for Design and Access Statement', the

following subsections detail the proposed site layout, the development amount, scale and appearance.

Development Proposals

3.6 The proposed development aims to allow for necessary internal and external works to be granted the site in order to ensure that the former Ardwick Barracks building is a safe and appealing location for the community of Ardwick to gather and worship. This application additionally seeks to formalise unauthorised works undertaken at the site by previous occupiers without the appropriate consent gained by the Council.

3.7 It is the Applicant's intention to ensure that the building is both fire safety compliant and accessible in order to fully appreciate the historic building, provide the best environment for worship, and allow public access to parts of the building that have previously been restricted.

3.8 The Applicant seeks to explore the delivery of the proposed works in a phased manner, having regard to the ongoing operation of the Church and to consider the necessary funding streams. On this basis, it is envisaged that any conditions that may need to be attached to an approval of this application should allow for the delivery off the proposals in phases.

Use and Amount

3.9 This application does not seek to change the exiting use of the building which was approved previously under application ref. 136050/FO/2023 however, it seeks approval for the necessary physical works to be carried out to deliver the approved uses. Given the wider use of the building has already been considered and approved, and all necessary mitigation has been secured, this application deals only with the relevant matters associated with the proposed physical works to the building.

3.10 Uses at the site will be church-led spaces, managed by the Church but available for community uses. They will be used for the church as an extension of church use - for engagement and outreach activities - as well as by interested community groups. In addition to these generally available spaces, the two larger-capacity spaces at first floor - the drill hall and the existing worship space in the garage building - will be available for hire for community events, in addition to their primary use as church worship spaces.

3.11 For full details of the proposed uses of each room, please refer to the DAS and the accompanying plans.

Ground Floor

3.12 Proposed uses at the ground floor include community use spaces, co-working spaces, meeting rooms and kitchen areas.

3.13 The premises currently benefit from eight indoor car parking spaces within the floorplan of the building, with existing vehicular access from Ardwick Green South. In accordance with LPA ref. 136050/FO/2023, off-site parking arrangements were established for additional parking needs. This includes 35 off-site spaces made available on Sundays (7am-7pm), and 10 spaces between Monday- Friday (5pm-7pm). Two further spaces were allocated for use on Downing Street. This application does not seek to alter any parking arrangements previously approved. The majority of visitors to the church will be able to access the site on foot, by cycle and public transport (bus, train and tram). This application does not seek to amend the approved parking arrangements.

First Floor

3.14 The first floor of the building will be occupied by the main worship space, alongside multi-function rooms and a meeting hall.

Second Floor

3.15 Uses at the second floor include the existing apartment suite located within the tower. This application proposes the addition of a second-floor roof terrace to utilise the north of the site to allow for additional social space.

3.16 The rooftop amenity space will provide flexible accommodation for a range of health and wellbeing benefits.

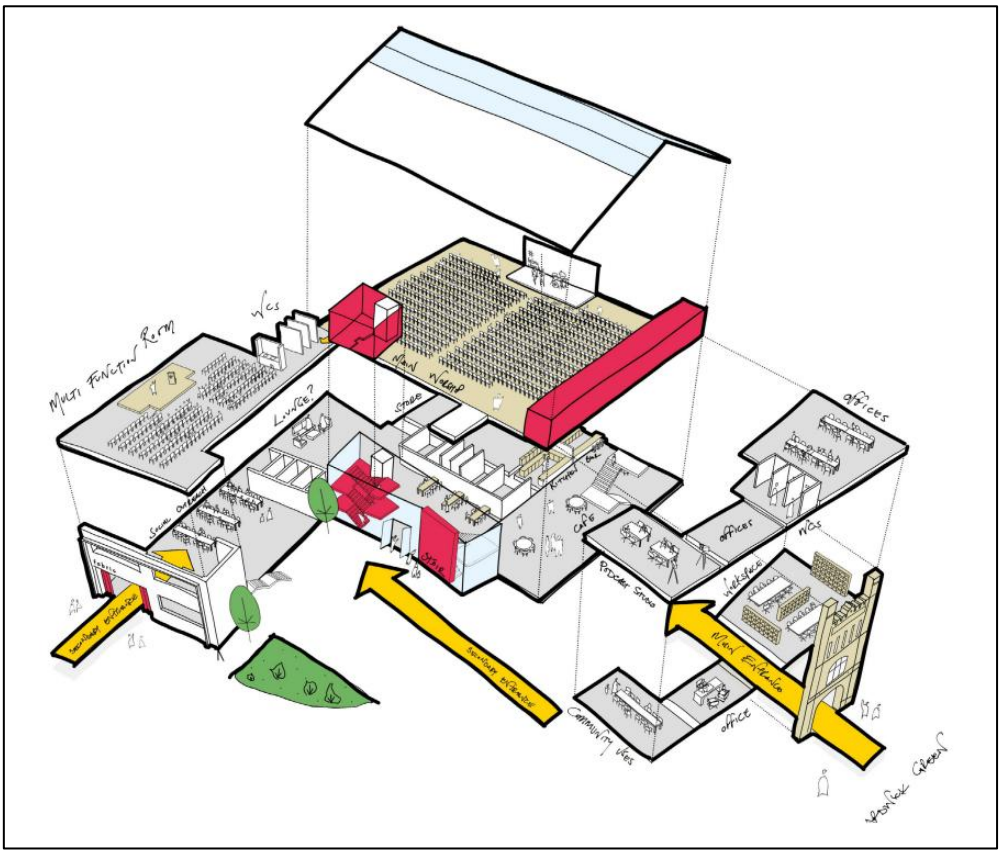


Figure 3.1: Illustrative Site Uses

Third Floor

3.17 Development at the third floor comprises accommodation space relating to the existing apartment suite.

Basement Level

3.18 At the basement level, a new plant room would be created.

Layout

3.19 As described throughout this statement, a number of works are required to be implemented at the site to facilitate the safe and compliant use of the building for worship and community uses. These works include some reconfiguration to the building's current layout. Layout alterations have additionally been proposed in order to improve circulation and fire safety of

the building. A number of ancillary facilities in later additions to the south west of the drill hall shall be removed to allow a new entrance, lifts and stairs to be added to allow safe and effective fire escape and disabled access, whilst allowing the first phase of works to be completed in advance of upgraded to the rest of the buildings.

3.20 It is recognised that the existing circulation at the site is largely fragmented, making it difficult to navigate the buildings. Additionally, inconsistent floor levels and the absence of lifts or ramps render the spaces largely inaccessible to wheelchair users and others with mobility challenges, significantly limiting both accessibility and inclusivity. Furthermore, locating the two primary large spaces on the first floor has introduced complications for the fire escape strategy, placing undue pressure on the available staircases. It is immediately evident that the existing stair provision fell far below current safety standards and regulations.

3.21 As set out above, permission to replace and upgrade the existing drill hall roof was approved by the Council in March 2023.

3.22 Layout changes included within this Planning and Listed Building Consent application incorporate the following works:

The Drill Hall

- Demolition of later extensions to drill hall to accommodate new structure housing two fully compliant escape stairs and an associated new entrance/exit;
- Alterations to occur to the west elevation (at ground and first floor level) of the drill hall to both accommodate a new, fully compliant escape stair core and services risers and ensure complete separation between the drill hall and private apartment;
- Existing openings to be infilled;

The Barracks Building

- Existing modern entrance door to barracks building to be removed and replaced with a new metal gate;
- Existing openings to be infilled;
- Existing openings to be made good and new;

- Doorways to be infilled;
- Windows along west elevation of southwest room at ground level to be upgraded to be fire resisting due to their location along an escape route on exterior;
- New structure encompassing fully compliant escape stair to form enclosure between existing barracks building entrance ramp and ground floor drill hall space;
- Existing toilets to be reconfigured to be fully enclosed and self-contained and to meet required number based on building occupancy;

The Garage Building

- New metal escape stair to replace existing;
- Existing steel-framed windows (ground floor) on south elevation to be upgraded to be fire resisting as they line an escape route. Existing UPVC-framed (first floor) on east elevation to be replaced with a more appropriate metal replica. Security grills are also to be removed;
- Eastern corner of south elevation to be altered to accommodate new escape stair structure -some demolition of the existing wall and roof edge, and fixings to be attached;
- Existing roof to be upgraded to accommodate new roof terrace;
- New MVHR unit to be installed on roof in existing plant area.

3.23 The extent of these works can be found fully detailed within the enclosed application drawings, with the proposed historical impact assessed within the supporting Heritage Statement.



Figure 3.2: Proposed Ground Floor Plan

Scale and Appearance

3.24 Proposed works have been assessed within this application submission to limit the impact of the proposals on the historical fabric of the building; however, it's also considered important by the Applicant that new works are immediately and clearly legible as modern interventions. The new proposed insertions to the building will bring the site back up to modern safety standards, and will be respectful of the historical fabric of the building whilst expressing a bold and contemporary vision.

3.25 The most recognisable new addition to the building's fabric will be the new entrance and circulation structure to the south west of the drill hall. This circulation route will be a predominantly glazed link with full height curtain wall beyond which the main staircase will be visible. The curtain walling will be a grey aluminium framed system infilled predominantly with clear glass panels, with back painted glass spandrel panels to floor zones. The main stair is conceived as a distinctive sculptural object that is expressed as a ribbon of colour that can be seen extending and protruding from the top of the glazed link, allowing access to the proposed terrace on the roof of the garage building.

3.26 The majority of spaces will benefit from being treated simply, stripping back the layers of institutional finishes and unsympathetic services, applying robust new finishes and sensitively installing new services will see the rooms become transformed.

Summary

3.27 This section of the Planning Statement has described the proposed works subject to this planning application. The high-quality development and refurbishment of the site will enhance not only the existing building but also offer a space for the surrounding community to enjoy and appreciate.

4. Pre-Application Consultation

4.1 This chapter sets out the pre-application consultation undertaken with the relevant stakeholders and local community prior to the submission of this application.

Planning Policy Guidance on Consultation

4.2 The following documents provide an overview of local and national planning policy which promote community involvement in the preparation of planning applications:

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

Statement of Community Involvement

4.3 Manchester City Council adopted a Statement of Community Involvement ('SCI') in June 2018. The statement sets out how the Council will consult and involve people in the preparation of local plans and in the planning application process. Section nine of the Council's SCI details the Council's approach to community involvement in planning applications.

4.4 At the pre-application stage the Council advise that development proposals will benefit from engagement with the local community and encourages applicants to undertake community involvement exercises using a variety of techniques. Specifically, the Council state that developers will be encouraged to carry out pre-application consultation with interested parties and community bodies to enable issues to be addressed early within the planning process.

National Planning Policy Framework

4.5 The NPPF contains the Government's most up-to-date planning guidance and sets out the Government's planning policies for England. Paragraph 40 of the document states how "*early engagement has significant potential to improve the efficiency and effectiveness of the*

planning application system for all parties" therefore leading to "*better coordination between public and private resources and improved outcomes for the community*".

The Localism Act

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

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

Consultation with Manchester City Council

4.8 The Applicant entered into pre-application discussions with Manchester City Council planning and heritage officers prior to this application being submitted. An in-person meeting was held with the project team and Council officers in July 2024 to discuss the proposed works to the site. A presentation of the holistic proposals was shared with the officers who provided comments and participated in discussions with the project team. No objections were raised to the works proposed at the site. The Council noted that further investigation into heritage losses would be required within future applications, however there were no immediate 'red flags' in the concept proposals presented and discussed.

4.9 Comments received by the Council have been fed into the final development design. This is expanded upon within the enclosed DAS. The proposed development submitted as part of this planning application has benefited considerably from discussions with both planning and heritage officers.

Consultation with Local Stakeholders

4.10 A meeting was held on site with Cllrs Abdullatif and Cllr Muse on 25 September 2024 to present the emerging proposals, which were positively received. The Ward Councillors for the Ardwick area were then contacted with a copy of the proposed consultation leaflet being

distributed locally in March 2025, providing information on the proposed scheme and offering them the opportunity to attend a consultation event held at the site.

Consultation with the Local Community

4.11 The Applicant has undertaken consultation with the local community in order to improve the efficiency of the planning application and to seek a greater understanding of the site and the views of existing residents. The Applicant understands the importance of effective communication and is committed to meaningful ongoing discussions with the community as the plans for the site progress. Consultation on the proposals ran from Monday 24th March-Monday 31st March 2025, providing residents and businesses with a week to view the details of the scheme and submit their feedback.

Leaflets

4.12 Leaflets were distributed by hand to approximately 1,800 residential and business addresses which neighbour the site on Monday 24th March 2025. The distribution area (shown at Figure 4.1) ensured that those most likely to be interested in and affected by the proposals could have their say, i.e., those who live and work closest to the site. The leaflet (provided at **Appendix III**) provided an overview of the proposals, details of the public exhibition and a contact email address.

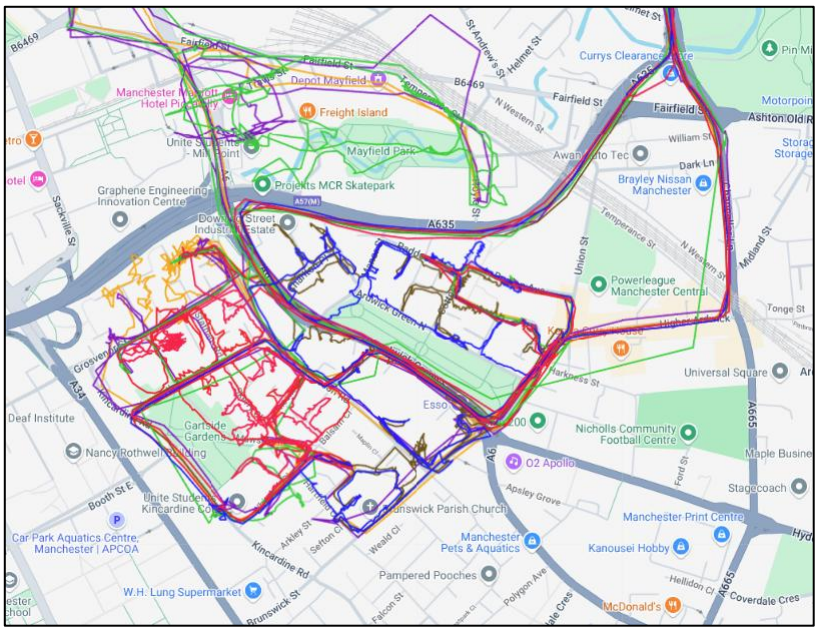


Figure 4.1: Leaflet Distribution Area

Contact Address

4.13 A contact email address was provided on the leaflet to allow neighbouring residents and businesses to provide comments on the proposed works at the site during the consultation period.

Public Consultation Event

4.14 A public consultation event was held at the site on Wednesday 26th March 2025 from 1pm-4pm. The public consultation event enabled members of the public to better understand the development proposals and ask questions to the project team. The project team were present to outline the design considerations and consider any views that were presented to them.

4.15 At the event, physical copies of the consultation leaflet and feedback forms were available for members of the public to view and complete. Further details of the proposed scheme were also presented on consultation boards. The public consultation boards, which can be found appended to this Statement, included information on the following:

- An overview of the scheme;
- The site's location;
- Details of the Applicant; and
- The history of the site.

4.16 Unfortunately, only one member of the public attended the event and filled out a physical feedback form.

Church Member Participation

4.17 Consultation boards and information that were shared at the public consultation event were kept at the site in the following days to allow the Fabric Church attendees to review the proposed plans and provide comment. Members of the church were encouraged to issue any comments to the contact email address as found on the leaflets.

Summary of Feedback

4.18 The consultation was launched on Monday 24th March 2025 and remained open until Monday 31st March 2025, providing a week for all interested parties to feedback their thoughts and ideas on the scheme.

4.19 One physical response form was completed by the member of public who attended the public consultation event. The response noted that they were wholly supportive of the proposed scheme.

4.20 46 email responses were issued to the contact email address provided. Each of the email responses received were supportive of the proposals. Support was given to the re-use of the historic building, and the establishment of community uses at the site.

Summary

4.21 In summary, the Applicant has carried out significant consultation with the LPA, the local community and Local Members through meetings and availability of information via a leaflet drop and a consultation event. The consultation exercise, therefore, fully accords with national policy guidance and the LPA's Statement of Community Involvement.

4.22 The Applicant is pleased that the proposals were entirely supported throughout the consultation process.

5. Planning Policy Context

5.1 This chapter outlines and assesses the proposals against the Development Plan and all other relevant material considerations, which the decision maker should have regard to.

5.2 Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Development Plan

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

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

Places for Everyone

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

5.5 The Plan seeks to deliver sustainable, inclusive growth through a series of Strategic Objectives, of most relevance to this application are:

- **Objective 2: Create neighbourhoods of choice-** PfE seeks to ensure that areas of brownfield land are prioritised;

- **Objective 5: Reduce inequalities and improve prosperity-** the Development Plan aims to ensure people have access to skills training and employment opportunities in well-connected locations.

- **Objective 10: Promote the health and wellbeing of communities-** the Plan seeks to ensure that health and wellbeing of communities is accommodated.

5.6 Further to the Strategic Objectives, PfE details the 'Core Growth Areas' across Manchester which have been identified to support growth across the area and provide opportunities for local communities. The proposed development site falls within the City Centre Core Growth Area. The Plan also details strategic policies, these have been summarised below:

5.7 **Policy JP-Strat1 (Core Growth Area)** identifies the city centre as playing a key role in Greater Manchester's economy with significant development potential. The Core Growth Area will be important in supporting the growth of jobs and providing employment opportunities. The city centre will be the largest source of new jobs within Greater Manchester, with an aim to create future employment opportunities across brownfield land.

5.8 **Policy JP-Strat2 (City Centre)** further details that the city centre will provide the primary focus for business, retail, leisure and culture within Greater Manchester.

5.9 **Policy JP-P1 (Sustainable Places)** aims to conserve and enhance historic environments, local history, and culture. Development should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used.

5.10 **Policy JP-P2 (Heritage)** seeks to conserve, sustain and enhance historic assets and their settings. 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. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

5.11 **Policy JP-P3 (Cultural Facilities)** the PfE plan will proactively support cultural businesses and attractions, and seek to protect existing heritage, cultural and community venues. The Plan will enhance existing cultural facilities especially where they can provide an anchor for

local regeneration. The Plan supports maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being.

Manchester Core Strategy

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

5.13 **Policy SP1 (Spatial Principles)** states that development in all parts of the City should make a positive contribution to neighbourhoods through the creation of well-designed places that enhance or create character whilst protecting the built environment. Development in all parts of the city should contribute towards neighbourhoods of choice, considering the needs of all members of the community. Policy SP1 also notes that within the Regional Centre there will be support for commercial and economic development within sustainable locations.

5.14 **Policy EN3 (Heritage)** makes provision for ensuring that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment. This includes encouraging proposals which enable the re-use of heritage assets where they are considered consistent with the significance of the heritage asset.

5.15 **Policy CC8 (Change and Renewal)** notes that the Council will provide appropriate support for schemes that are likely to contribute to the promotion of social, environmental or economic well-being of Manchester.

5.16 **Policy CC9 (Design and Heritage)** this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

5.17 **Policy DM 1 (Development Management)** sets out guidance on specific design issues for all development proposals, of most relevant to this application are:

- The appropriate form, massing and material; and

- The impact on the surrounding areas in terms of design, scale and appearance of the proposed development.

Saved Unitary Development Plan

5.18 The Unitary Development Plan for the City of Manchester ('the UDP') was adopted by the Council on 21 July 1995. The UDP policies set out the framework for land use, development, and regeneration across the city. The UDP focuses on sustainable growth, economic development, housing, transport, environmental protection, and heritage conservation. Although the UDP has been partially replaced by the Core Strategy (2012) and other local development documents, some saved policies still guide planning decisions.

5.19 **Policy DC19.1** details that in the determination of applications for Listed Building Consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Other Material Considerations

5.20 There are a series of other planning policies guidance documents at local and national level that are relevant to the determination of this application which include:

- National Planning Policy Framework (December 2024);
- Supplementary Planning Documents and Guidance (various);
- Planning Practice Guidance (March 2014);
- Historic England's Good Practice Advice Notes.

5.21 These are addressed in-turn below.

National Planning Policy Framework

5.22 The National Planning Policy Framework 2024 ('NPPF') contains the Government's most up-to-date planning guidance for England. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

Conserving and Enhancing the Historic Environment

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

a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c. the desirability of new development making a positive contribution to local character and distinctiveness.

5.24 The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (Paragraph 212) emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting.

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

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

The Presumption in Favour of Sustainable Development

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

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

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

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

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

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

> *Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*
>
> *c) approving development proposals that accord with an up-to-date development plan without delay; or*
>
> *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
>
> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Achieving Well Designed Places

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

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

Supplementary Planning Documents and Guidance

Guide to Development in Manchester SPD

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

Green and Blue Infrastructure Strategy and Action Plan

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

Manchester's Climate Emergency

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

Ardwick Green Neighbourhood Development Framework (NDF)

5.35 The Ardwick Green Neighbourhood Development Framework was adopted by Manchester City Council in March 2021. The Ardwick Green NDF is a plan that guides the future development and regeneration of the area around Ardwick Green. The NDF aims to address existing problems, support development, and guide planning applications for future development proposals. It is a collaborative effort involving local stakeholders and aligns with national and local planning policies. The framework focuses on creating vibrant neighbourhoods and improving connections to the City Centre.

Statutory Legislation

5.36 In determining applications for full planning permission and listed building consent, MCC has statutory duties under s.16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings, or any features of special architectural or historic interest which they possess.

5.37 Case law has confirmed that Parliament's intention in enacting s.66(1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.

Historic England's Good Practice Advice Notes

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

5.39 These notes do, however, provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.

Summary

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

6. Assessment of Principle of Development

6.1 This chapter of the Statement assesses the planning policies of relevance in context to the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Principle of Development

6.2 The proposed development aims to promote the historic site as a location for community cohesion and worship within the area of Ardwick, Manchester. This Planning and Listed Building Consent application represents an opportunity for necessary works to be completed at the site to preserve and enhance the site's historic fabric, whilst additionally providing physical internal and external alterations allowing consented uses to be undertaken throughout the building, as well as allowing the site to meet current fire safety regulations and allow public access.

6.3 The principle of development for worshipping and community use has been established at the site in accordance with the implementation of planning permission ref. 136050/FO/2023, granted by the Council in 2023. This application does not propose a new use at the site outside of this permission, instead this application seeks approval only for the necessary internal and external physical works at the site to allow these uses permitted within the change of use application to be fully implemented. As noted, the proposed works to the building seek to allow full use of the site to enable the approved use, allowing areas of the building to be safely accessed and appreciated.

6.4 In accordance with Paragraph 210 of the NPPF, the applicant has recognised the desirability of sustaining and enhancing the significance of the listed building by making viable use of the space, consistent with building's conservation. The applicant has regard to the desirability of securing the retention, restoration, maintenance and continued use of the site consistent with UDP Policy DC19.1, which should therefore be supported by the LPA under s.16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.5 The focus of this planning application is to develop the established use of the whole building and propose a series of internal and external alterations to the listed fabric of the site to ensure that the ongoing use meets all necessary safety, access and fire standards.

Heritage Impact

6.6 The site forms a Grade II listed building, meaning that the Council is thus required by legislation and national planning policy to have regard to the impact of any proposed development as it could affect the setting of the identified heritage assets. This consideration needs to be proportionate to the relative significance of the site, and the actual impact of the proposed development.

6.7 As set out in the accompanying Heritage Statement, the development is informed by a robust understanding of the site's architectural, historical and communal significance. The works proposed have been carefully designed to:

- Minimise harm to the listed fabric;
- Reinstall legibility of the site's spatial arrangement;
- Address previous unsympathetic alterations and unauthorised changes;
- Secure the building's future through active, appropriate use.

6.8 Where elements of harm have been identified, the adverse impacts have been appropriately balanced against the clear and demonstrable heritage and public benefits of the scheme, as required by Paragraph 215 of the NPPF;

> *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.*

6.9 As set out in the Heritage Statement, the proposals will both result in adverse and beneficial impacts to the listed building, with the principal interventions focused at the ground and first floor levels of the building. Taking both adverse and beneficial impacts into due consideration, on balance, the proposals relating to the adaptation to the ground floor with additions of new central stair cores are considered to equate to less than substantial harm, albeit on a high degree on the spectrum.

6.10 The proposals seek to introduce a new glazed atrium, lift and staircase to the west elevation of the Drill Hall. This change has been purposefully striking to enable the new use of the building to be understood and areas of access clearly readable to members of the public. The removal of the 1950s extension is deemed a benefit, with the new design providing some consistency to the currently underutilised and inaccessible elevation. New seating and planting is also proposed, alongside a new, accessible roof space above the 1950s garage extension. Whilst this will again alter the appreciation of the listed building as an inherently military structure, the design encourages openness and accessibility, which aligns with the buildings new use under the 'Fabric Church'. These interventions are considered to result in a beneficial impact on the setting and appreciation of the listed building. On balance, the degree of harm to the setting of the listed building is considered to be minor adverse (less than substantial harm – low end).

6.11 Wider benefits of the scheme have been set out in the paragraphs below.

Design

6.12 The development takes a contemporary yet respectful approach to architectural interventions. The proposals comply with Core Strategy Policy DM1 and PfE Policy JP-P1, which require development to respect the character, identity, and context of the area.

6.13 The proposals for the adaptive use of the site represent a considered and policy compliant response to the challenges and opportunities presented by this important Grade II listed site. While some heritage harm has been identified, primarily through the removal of low-significance later additions and the introduction of new vertical circulation elements, this harm is demonstrably outweighed by the significant public benefits the scheme delivers.

6.14 The proposed development will help to deliver approved uses for the site which shall be vibrant, accessible and inclusive civic spaces. Indicative uses include youth activities, counselling services, co-working facilities, exhibitions, performances, and wellness programming.

6.15 Where new elements are introduced (such as the lift core, new staircases, and the roof terrace) these are designed as clearly modern insertions, using contemporary materials and detailing that respect the massing, alignment, and rhythms of the existing buildings. This

approach adheres to Historic England's principle that interventions should be legible yet sympathetic.

6.16 The new stair core and lift, while contemporary in expression, are proportioned and located to minimise disruption to key views or historically significant fabric. These are deliberately distinct, helping to tell the building's evolving story through a layered architectural narrative.

6.17 The scheme proposes the removal of some low-significance material within the building. Despite the material's removal, it is considered on balance that the proposals will result in positive measures through better legibility of the building form, and the introduction of compliant, sensitively designed escape and access routes. This approach has prioritised the site's long term heritage gains over the short term retention of fabric with little value.

6.18 The proposed development has been informed by the supporting Heritage Statement, which ensures compliance with both national policy and heritage guidance. Where interventions do introduce change, they are fully justified, sensitively detailed, and designed to enable the long-term sustainable use of the building, which, as planning policy makes clear, is the best way to ensure the survival of heritage assets.

6.19 The Heritage Statement has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on the fabric and character of the Grade II listed building. In this case the proposed changes/additions are required to ensure the building meets current fire and safety standards, this has resulted in the approach to introduce new internal and external stairs, which has been identified to result in some demonstrable harm to the building. This harm is further compounded by the loss of the original balcony and the proposed blocking up of internal windows. These works have been identified by the project team as necessary to implement the proposals and create a suitable worship space at first floor level.

6.20 The overall degree of harm has been identified *as less than substantial harm*, taking into account some of the proposed work will utilise much of the original barracks building and retain original features such as original windows and reinstate the principal access from Ardwick Green, and remove insensitive alterations such as the upvc windows (replace with appropriate replica). Thereby providing some counterbalance to the identified harm of the wider proposals. With regards to setting, the impact assessment has demonstrated the

proposals would create a positive impact from Ardwick Green, with the principal entrance being reactivated and the new external stair and entrances to the west creating a positive new pedestrian environment, enhanced through greenery and planting.

Public Benefits

6.21 The building's reuse by Fabric Church Manchester provides significant public benefits, primarily through the delivery of inclusive spaces for worship, community engagement, co-working, and social outreach. The proposal supports the Church's wider mission of social transformation, which has already demonstrated strong alignment with local needs, programming for young people, and pastoral support. These public benefits are essential and sustained, reaching groups that may otherwise have limited access to high-quality communal infrastructure in Ardwick and the wider city.

6.22 The proposed works enable the building to be brought into full and safe public use for the first time in its history, improving access, circulation, and compliance with DDA and fire safety regulations. This opens previously inaccessible or underutilised parts of the building to the public and community, increasing engagement with the heritage asset itself.

6.23 Regeneration of the site is an important planning consideration. Over the past fifteen years, Manchester City Council have held a focus on regenerating inner-city areas such as Piccadilly, Spinningfields, the commercial core around Manchester Central, the Northern Quarter, the Civic Quarter and Ancoats. This is an ongoing process and much remains to be done if Manchester is to continue being competitive. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, including providing and sustaining community uses to serve local neighbourhoods and residents.

6.24 Sitting strategically at one of the main arterial routes into the City Centre, the application site is located within Ardwick Green- an edge of city neighbourhood that encompasses a diverse range of streets, spaces, residential properties and businesses. Ardwick Green is a modestly sized mixed use area with a residential community at its heart located on the edge of Manchester City Centre. The importance of culture and inclusion to the Manchester economy is increasing, underlining the significance of the City's existing and growing asset base. Whilst there has been a short term impact as a result of Covid-19, a long term trajectory

of growth is anticipated in the sector. Fabric Church is a central social hub location, easily accessible via public transport links.

6.25 The proposed works to the site aim to make a positive contribution the Ardwick Green neighbourhood through the creation of well-designed community spaces that creates character within the site, whilst preserving the historic built environment of the former army barracks building. In accordance with the Ardwick Green NDF, the proposals accord with the document, in that;

- The NDF identifies underused and vacant buildings, particularly heritage assets, as key opportunities for area regeneration. This proposal directly responds to that priority by bringing a major listed building back into full, active use for the first time. By doing so, it contributes to the NDF's aim to reinforce Ardwick's unique character and heritage while enabling modern, sustainable uses;

- The Framework highlights the need for new community spaces, social support services and accessible venues to serve Ardwick's population. This supports the NDF's goal of making Ardwick a place where residents can access services and feel part of a connected neighbourhood;

- While the application boundary does not directly extend to the public realm of Ardwick Green, the proposals will enhance the streetscape through active frontage, improved legibility, and the revitalisation of the listed façade fronting Ardwick Green North. The new entrance and circulation strategy re-orient the building to engage more meaningfully with the public realm, supporting the NDF's ambition to achieve activate frontages.

6.26 The proposed works will provide contribution to the social, environmental and economics of the area, thus in accordance with Core Strategy Policies SP1 and CC8.

6.27 When presented at the community consultation event, the proposed plans were widely welcomed by the surrounding community and members of the Church. Responses received supported the range of facilities and services that would be made available at the site and appreciated that the site would become more widely accessible to view and use. The PfE Plan supports uses that will proactively support cultural businesses and attractions, and seek to protect existing heritage, cultural and community venues. The Plan will enhance existing cultural facilities, especially where they can provide an anchor for local regeneration. The Plan

supports maximising opportunities for redundant heritage assets and the role they can play in economic and social well-being (Policy JP-P3).

Economic Benefits

6.28 Not only will the proposed plans deliver public benefits, but they will also enable the site to gain increased economic outputs, which in turn will benefit the Ardwick Green community. The proposed works will enable the generation of jobs and spend within the local community. The proposals support the economic objectives of the NPPF and local policies such as PfE Policy JP-Strat 2 and Core Strategy SP1.

6.29 The Ardwick Green NDF identifies the need for inclusive growth, with regeneration projects that support employment, skills development and enterprise. The reactivation of this site brings direct economic benefits through job creation in construction, fit-out, and ongoing operations. The Church's use model includes co-working and enterprise-support functions that contribute to local economic performances. Moreover, the project is being delivered in line with Manchester's Local Labour Agreement, prioritising local contractors and employment where possible (see Appendix IV).

6.30 This kind of inward investment into a prominent but previously underused listed building contributes to the regeneration of Ardwick Green, helping to uplift a key gateway area close to Manchester city centre.

Environmental Benefits

6.31 From an environmental perspective, the scheme takes a 'retrofit-first' approach. Rather than demolishing or replacing historic structures, the proposals work with the existing building fabric, minimising carbon emissions associated with new construction. The works include essential repairs to address long-term water ingress and deterioration, contributing to the long-term conservation of the listed building and reducing the likelihood of future emergency interventions or further decay.

6.32 This application proposes to upgrade some of the existing building's fabric, thus improving the thermal performance of the site and reducing the overall energy use. These proposals accord with Policy EN4 of the Core Strategy which sets out that the Council will seek to reduce fuel poverty and will support applications which seek to reduce the need for energy through

energy efficient features. In addition to this, the plans look to introduce new PV panels to the flat roof of the garage building.

6.33 Furthermore, proposals such as the introduction of a roof terrace and upgraded plant equipment contribute to creating healthy and sustainable indoor environments for users.

Balancing Heritage Harm

6.34 As identified in the accompanying Heritage Statement, the proposals are considered to result in less than substantial harm to the significance of the listed building. In line with Paragraph 215 of the NPPF (2024), this level of harm must be weighed against the public benefits of the scheme. Given the scale, diversity, and longevity of the benefits summarised above, it is considered that the public gains clearly and convincingly outweigh the limited harm identified.

6.35 The proposals represent a sustainable future for a historic building that has experienced prolonged underuse and deterioration. The scheme allows for active stewardship and public enjoyment of the heritage asset, supporting its optimum long term viable use as encouraged by planning policy.

Summary

6.36 It has been demonstrated that the principle of development conforms with both national and local policy, and is therefore justified against the Development Plan.

7. Environmental and Technical Considerations

7.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, Local Planning Authorities ('LPAs') are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise.

Noise

7.2 The use and operation of the site for worshipping and community uses has previously been granted by Manchester City Council under application ref. 136050/FO/2023. As part of that application, all relevant technical and environmental considerations were reviewed and approved, including those relating to the building's existing operations. It should be noted that this current application solely relates to internal and external works to the buildings located at the site.

7.3 While a detailed noise assessment has not been submitted within this application, the following section is included to acknowledge that the proposed addition of a roof terrace introduces the potential for noise-related considerations.

Planning Policies, Standards and Guidance

7.4 National and local planning policy requires that developments consider and mitigate noise impacts to safeguard amenity and public health. The following policy and guidance documents are of particular relevance:

- **National Planning Policy Framework (2024)** – Paragraph 191 states that planning decisions should ensure new development is appropriate for its location, taking into account the likely effects of pollution, including noise, on health, living conditions, and the natural environment. Paragraph 193 advises that planning policies and decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise and avoid noise giving rise to significant adverse impacts on health and quality of life.

- **Noise Policy Statement for England (2010)** – Sets out the Government's long-term vision to "promote good health and a good quality of life through the effective management of noise," and introduces the concept of the Lowest Observed Adverse

Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL). The proposals have been designed to remain well below the SOAEL thresholds through non-amplified, low-impact use.

- **Planning Practice Guidance (PPG) –** Emphasises that the planning system should prevent both new and existing development from being adversely affected by noise. The PPG reinforces the role of good acoustic design and management controls, such as those proposed for the terrace area, in preventing harmful effects.

- **Manchester Core Strategy (2012) – Policy EN19: Waste, Pollution and Resources –** This policy requires that development proposals must not have an unacceptable impact on amenity in terms of noise, vibration, odour, light or other pollution. Proposals must demonstrate, where necessary, that appropriate mitigation measures can be put in place to ensure these impacts are controlled.

7.5 It is understood that there is no specific guidance available from Manchester City Council on social speech/discussion noise from proposed external seating/social areas. The terrace will not be used for private hire events and shall be solely used by occupants of the Church for recreational purposes.

7.6 The site's surrounding context includes a combination of commercial uses (including a music school and design agency), public amenity space (Ardwick Green Park), and some residential dwellings further afield.

7.7 Given the predominantly commercial nature of immediate neighbours, and the terrace's placement behind the main building elevation, it is not anticipated that casual use of the space would result in adverse noise impacts. Residential receptors are generally located at a greater distance and not directly adjacent to the terrace. In addition, intervening buildings, boundary walls, and planting provide further separation.

7.8 Although a detailed noise assessment is not deemed necessary for the purposes of this planning application, it is recognised that the inclusion of a roof terrace introduces a new element that may give rise to future noise-related considerations, particularly given the site's proximity to both residential and commercial uses.

7.9 The terrace will be used exclusively by the Church and its congregation as an ancillary space for informal social interaction and wellbeing activities. It is not intended to serve as a venue for external hire or large-scale events, nor have outdoor music. As such, any noise generated from the terrace is expected to be minimal and well within acceptable limits for the site's approved uses, particularly given its location adjacent to a noisy main road.

7.10 Use of the terrace will be restricted to reasonable daytime and early evening hours aligned with regular church and community operations.

7.11 Nevertheless, the Applicant is committed to managing the use of the terrace responsibly. Measures will be implemented to ensure that users are reminded to respect neighbouring properties and refrain from excessive noise or disruptive behaviour. The Church will maintain oversight of the space, and should any specific events be planned, that may differ from regular use, these will be subject to appropriate discussions with Manchester City Council to ensure compliance with all relevant environmental standards.

7.12 In summary, while a formal acoustic report has not been submitted, the potential for noise has been acknowledged and will be mitigated appropriately.

Heritage

7.13 The heritage impacts of the proposed development have been assessed within the supporting Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd. The report prepared seeks to evaluate the potential impact of the proposed changes on the significance of the listed building.

7.14 The report identifies that the site yields high architectural value through the retention of original 1886 fabric and character. Despite the alterations made to the building during the 1950s to present day, the key features allow for the site to be understood and appreciated as a late-19th century drill hall which was later adapted to suit the needs of the Territorial Army during the inter-war and post-war periods respectively.

7.15 The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the

potential advantages of the public benefits that may outweigh any harm (paragraphs 212 and 215).

7.16 The significance assessment evaluates the architectural and historical importance of the site and its historic fabric. The evaluation considers both direct and indirect impacts, categorizing them as beneficial or adverse based on their effects on the heritage asset's significance.

7.17 Elements considered to be of high significance include:

- Original architectural character and materials of the principal façade. Key features which allow for the building to be read and understood as a purpose built late-19th century drill hall include the medieval, castellated exterior and the pitched form of the drill hall to the rear (roof covering is a later material and of no significance).
- Original wide-span, steel truss roof and timber batons maintain the buildings architectural character.
- Distinctive skylight(s) to drill hall and barracks roof. Whilst the glazing and glazing bars appear to have been reinstated c. late 20th century (fabric is of no significance), the character and expression of the original design intent remains clear.
- Retention of caretaker's quarters to the castellated tower
- Retention of original staircases
- Decorative iron balcony, originally designed to overlook the double height drill hall below (only partially survives after 1950s alterations).
- Original windows and doors; both internal and external. Whilst some glass has been replaced / boarded up, the character and position of the windows remain as built
- Tobin vents retained to ground floor
- Original exposed parquet wooden floor
- Original sandstone walls
- Glazed brick fireplaces to former office and administrative areas
- Expression of internal openings in corridors and rooms

7.18 Elements considered as having Medium Heritage Significance are:

- Open spatial quality of reconstructed drill hall. Whilst not original, the reconstructed space retains the character and qualities of a drill hall and the 1930s space has some significance in its own right.
- Open spatial quality of reconstructed drill hall. Whilst not original, the reconstructed space retains the character and qualities of a drill hall.
- Four inserted staircases to permit access to the reinstated drill hall above
- Internal walls at ground floor level which support the raised hall
- Glass panelling (overpainted) below balcony
- Iron columns and girders to ground floor
- Decorative wall vents
- Early 20th century garage

7.19 Elements considered as having Low Heritage Significance are:

- 1956 garage and office extension
- Any 1950s doors
- 1930s / 1940s room to west aspect of drill hall, added to provide WC.

7.20 Despite evidence of alteration and adaptation throughout the 20th and early 21st centuries, the former drill hall complex as a whole is considered to merit its designation and is of high heritage interest. The proposed works to the site have been developed with heritage considerations in mind from the outset and with detailed design input from Heritage Architecture, and have been fully assessed within the Heritage Statement against the level of harm that they are likely to result in. The Heritage Statement accords with Historic England's recommended structure of the format of a 'Heritage Statement' which is necessary to evaluate the potential impact of the Proposed Development on the significance of the listed building. The evaluation methods utilised for the baseline Heritage Significance Appraisal, have been adapted from ICOMOS & Historic England guidance. The criteria serve to assess the significance of the site on a scale of low, medium and high significance based on the relative archaeological, architectural and artistic and historic interest.

7.21 The Heritage Impact Assessment has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on the fabric and character of the Grade II listed building.

7.22 The overall degree of harm of works has been identified as *less than substantial harm*, taking into account some of the proposed work will utilise much of the original barracks building and retain original features such as original windows and reinstate the principal access from Ardwick Green, and remove insensitive alterations such as the upvc windows (replaced with appropriate historically designed versions). These works are weighed to counterbalance the identified harm of the development as outlined within the Heritage Statement.

8. Planning Balance

8.1 As demonstrated in this Statement, the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.

8.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the economic, social and environmental benefits, as set out below, to which we would ascribe significant weight in the planning balance.

8.3 As required by the NPPF, the public benefits of the scheme have been summarised below which we strongly consider outweigh the less than substantial harm caused to the heritage asset.

Economic Benefits

- Contribution towards Manchester's economic value by allowing the proposed community uses to be brought forward in accordance with LPA ref 136050/FO/2023.
- The generation of both temporary and full-time equivalent construction jobs, including skilled professionals and lower skilled jobs, and associated job creation in the local economy;
- Provide investment into the local area through the construction process; and

Social Benefits

- Allowing the social and community uses from the extant planning permission to be delivered, which will allow the site to become a key social hub within Ardwick which shall serve the local community.
- Preservation and enhancement of a Grade II listed building, which will reduce the risks to the long-term future of the heritage asset;
- Helping to secure the long-term re-use of the listed building as a place of worship, allowing public access into the listed building for the first time in its history;

- Delivery of a well-designed development within Ardwick;
- Secure direct investment into the local economy by improving the area's aesthetics and streetscape.
- The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for its approved use.
- Enables public access to the site for the first time.

Environmental Benefits

- Ensure efficient use of previously developed land by maximising the buildings commercial potential with no additional impacts;
- Be designed to ensure that the building functions effectively from an operational perspective whilst also reinforcing an exciting and innovate remodelling.

Summary

8.4 In summary, the proposed development represents a highly sustainable form of development which will ensure that historic fabric of the site is preserved in line with the Development Plan and associated planning guidance.

9. Conclusion

9.1 This Planning Statement has been prepared by AshtonHale on behalf of Manchester CCRC Trust LTD in support of a full Planning and Listed Building Consent application made to Manchester City Council for internal and external alterations to the former Ardwick Barracks building to achieve the delivery of community and worshipping uses at the site. This Statement has addressed all relevant planning policy considerations and has considered the potential heritage impacts arising from the proposals.

9.2 The application builds upon a previous planning permission granted in 2023, which approved the change of use of the former barracks to a place of worship with ancillary community facilities. The earlier application was accompanied by technical documentation addressing and securing mitigation for matters such as parking provision and waste management, which this submission does not seek to change.

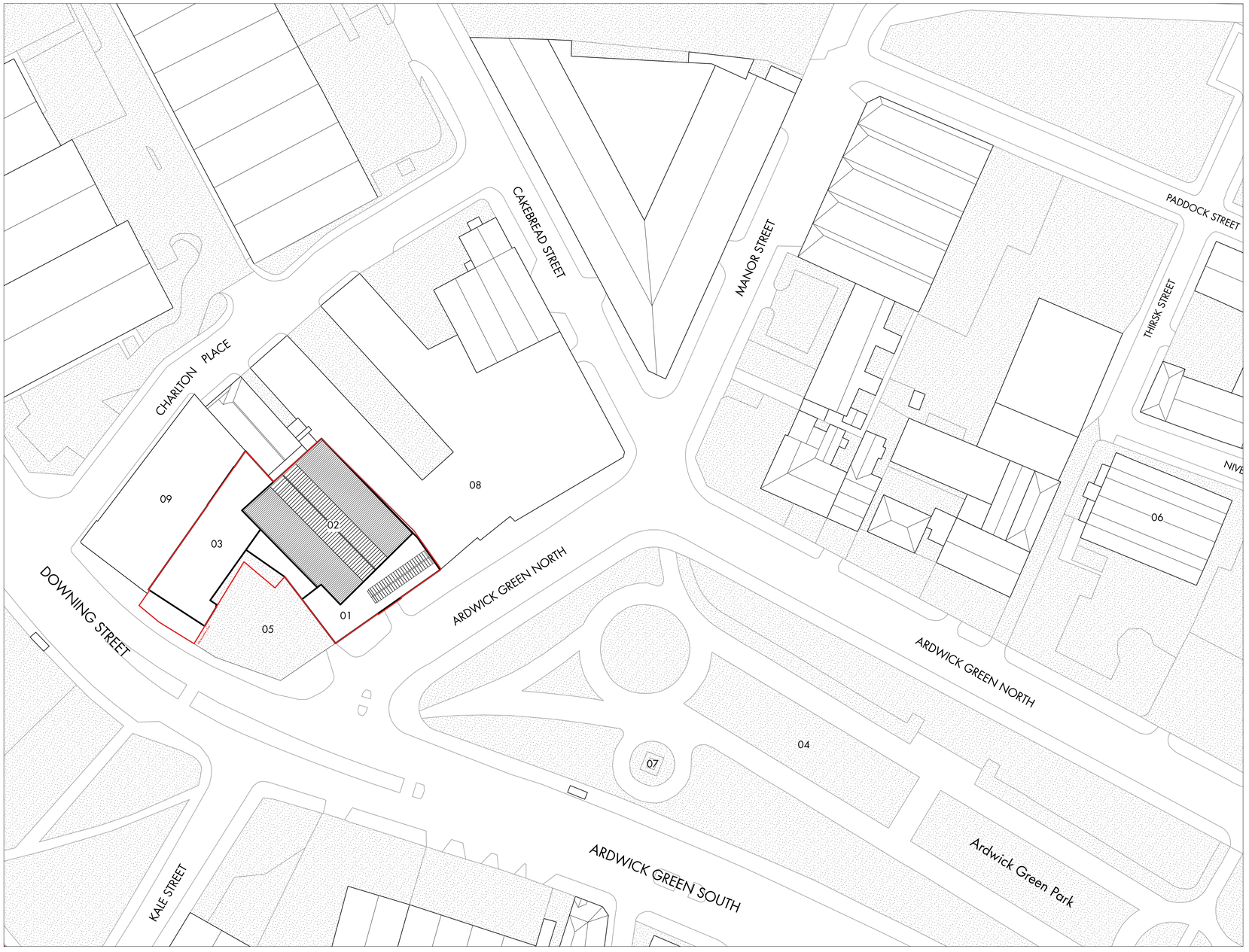
9.3 The site is situated within a highly sustainable location whereby the use of the site for worshipping and community use is already established. In locational terms, the site provides an excellent opportunity to enhance the community provisions within Ardwick.

9.4 The proposals will contribute towards the sustainable development of the site in alignment with the NPPF when taken as a whole. The proposals deliver beneficial economic, social and environmental prospects which outweigh the level of harm to the heritage building. Given the scale, diversity, and longevity of the benefits summarised above, it is considered that the public gains clearly and convincingly outweigh the limited harm identified.

9.5 In accordance with Paragraph 11(c) of the NPPF, as the proposals accord with the Development Plan, the application should therefore be approved without delay. Accordingly, it is respectfully requested that Manchester City Council grants planning permission for the proposals.

Appendix I

Site Location Plan



1:500
0m 10m 20m 30m 40m 50m

01 ardwick barracks
02 the drill hall
03 1956 garage building
04 ardwick green
05 car park
06 st. thomas centre
07 war memorial
08 tanzaro house
09 spirit studios

notes
for general arrangement plans refer to drawings 039100 series

009001 • location plan

P01 • planning issue — 13 05 25 • le • dj
rev • description — issued • drawn • checked

shedkm
+44 (0)151 709 8211
+44 (0)207 253 8881

project	ardwick barracks
client	fabric church
drawing number	2411-SKM-Z0-ZZ-D-A-009001 **P01**
scale	1:500 @ A1
status	**information**

location plan

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately

Appendix II
Submission Schedule

Fabric Church

Submission Schedule

Document/ Drawing	Author	Reference
Planning Statement	AshtonHale Ltd	May 2025
Heritage Statement	Stephen Levrant Heritage Architecture	May 2025
Fire Strategy Costing Note	Design Fire Consultants	March 2025
Design and Access Statement	shedkm	2411-SKM-Z0-XX-T-A-099001
Existing ground floor plan		2411-SKM-Z0-00-D-A-009100-P01
Alterations ground floor plan		2411-SKM-Z0-00-D-A-019100-P02
Proposed ground floor plan		2411-SKM-Z0-00-D-A-039101-P02
Existing first floor plan		2411-SKM-Z0-01-D-A-009101-P01
Alterations first floor plan		2411-SKM-Z0-01-D-A-019101-P02
Proposed first floor plan		2411-SKM-Z0-01-D-A-039101-P02
Existing second floor plan		2411-SKM-Z0-02-D-A-009102-P01
Alterations second floor plan		2411-SKM-Z0-02-D-A-019102-P02
Proposed second floor plan		2411-SKM-Z0-02-D-A-039102-P02
Existing third floor plan		2411-SKM-Z0-03-D-A-009103-P01
Alterations third floor plan		2411-SKM-Z0-03-D-A-019103-P02
Proposed third floor plan		2411-SKM-Z0-03-D-A-039103-P02
Existing basement floor plan		2411-SKM-Z0-B1-D-A-009099-P01
Alterations basement floor plan		2411-SKM-Z0-B1-D-A-019099-P02
Proposed basement floor plan		2411-SKM-Z0-B1-D-A-039099-P02
Existing elevations		2411-SKM-Z0-XX-D-A-009200-P01
Existing section A-A B-B		2411-SKM-Z0-XX-D-A-009300-P01
Existing section C-C-D-D		2411-SKM-Z0-XX-D-A-009301-P01

Existing section E-E F-F	2411-SKM-Z0-XX-D-A-009302-P01
Existing section G-G H-H	2411-SKM-Z0-XX-D-A-009303-P01
Alterations Elevations	2411-SKM-Z0-XX-D-A-019200-P01
Alterations section A-A B-B	2411-SKM-Z0-XX-D-A-019300-P02
Alterations section C-C D-D	2411-SKM-Z0-XX-D-A-019301-P02
Alterations section E-E F-F	2411-SKM-Z0-XX-D-A-019302-P02
Alterations section G-G H-H	2411-SKM-Z0-XX-D-A-019303-P02
Proposed elevations	2411-SKM-Z0-XX-D-A-039200-P02
Proposed section A-A B-B	2411-SKM-Z0-XX-D-A-039300-P02
Proposed section C-C D-D	2411-SKM-Z0-XX-D-A-039301-P02
Proposed section E-E F-F	2411-SKM-Z0-XX-D-A-039302-P02
Proposed section G-G H-H	2411-SKM-Z0-XX-D-A-039303-P02
Location Plan	2411-SKM-Z0-ZZ-D-A-009001-P01
Existing roof plan	2411-SKM-Z0-ZZ-D-A-009105-P01
Alterations roof plan	2411-SKM-Z0-ZZ-D-A-019105-P02
Proposed roof plan	2411-SKM-Z0-ZZ-D-A-039105-P02

Appendix III

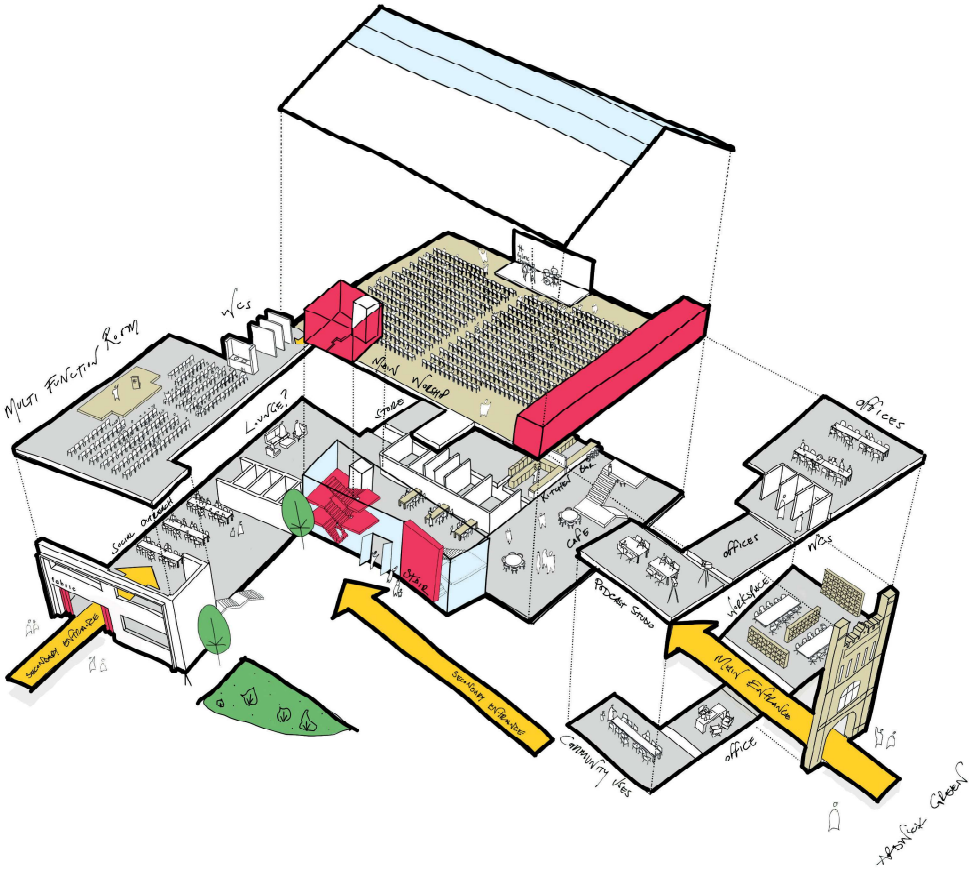
Consultation Material

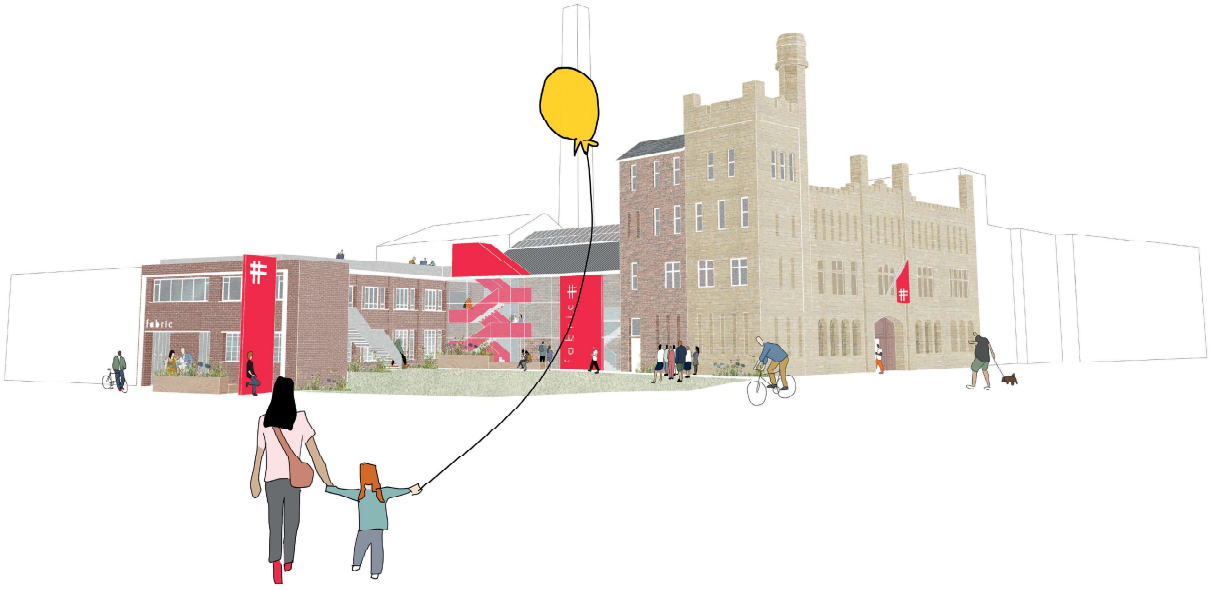
fabric church

FABRIC CHURCH

Fabric Church is part of The Church of England and was formed in September 2023 as a new City Centre Resource Church, in partnership with the Diocese of Manchester and the Church Revitalisation Trust.

As part of HTB Network (a group of Anglican churches linked back to Holy Trinity Brompton in London), the Church's aim is to play a part in the evangelisation of the nation, the revitalisation of the Church and the transformation of society. Our vision is for a Church embedded in its neighbourhood, offering spaces, services, facilities and support that serve the local community.





shedkm

CWC

HEXA

DESIGN FIRE CONSULTANTS

PMC SQUARED

fabric church

#FABRIC CHURCH

The Ardwick Barracks site comprises the main barracks building fronting on to Ardwick Green, the Drill Hall immediately behind and a 1950s garage/workshop building. The buildings are Listed at Grade II. Part of the site is already in use by Fabric Church, however, the majority of the spaces are vacant and in disrepair, having been unoccupied since the army moved out in 2018. The team recently secured planning and Listed building consent to replace the deteriorating Drill Hall roof and roof light, with the intention of making the site weather-tight as soon as possible in order to prevent any lasting damage to the fabric of the buildings.

Fabric Church has been working with a design team led by shedkm architects, and supported by Stephen Levrant Heritage Architecture, Hexa structural engineers, Crooks Walker Consulting, Ashton Hale, Design Fire Consultants and PMC2, to develop proposals for the regeneration of the entire site for church, community and outreach activities.



proposed ground floor plan







shedkm

CWC HEXA DESIGN FIRE CONSULTANTS PMC SQUARED

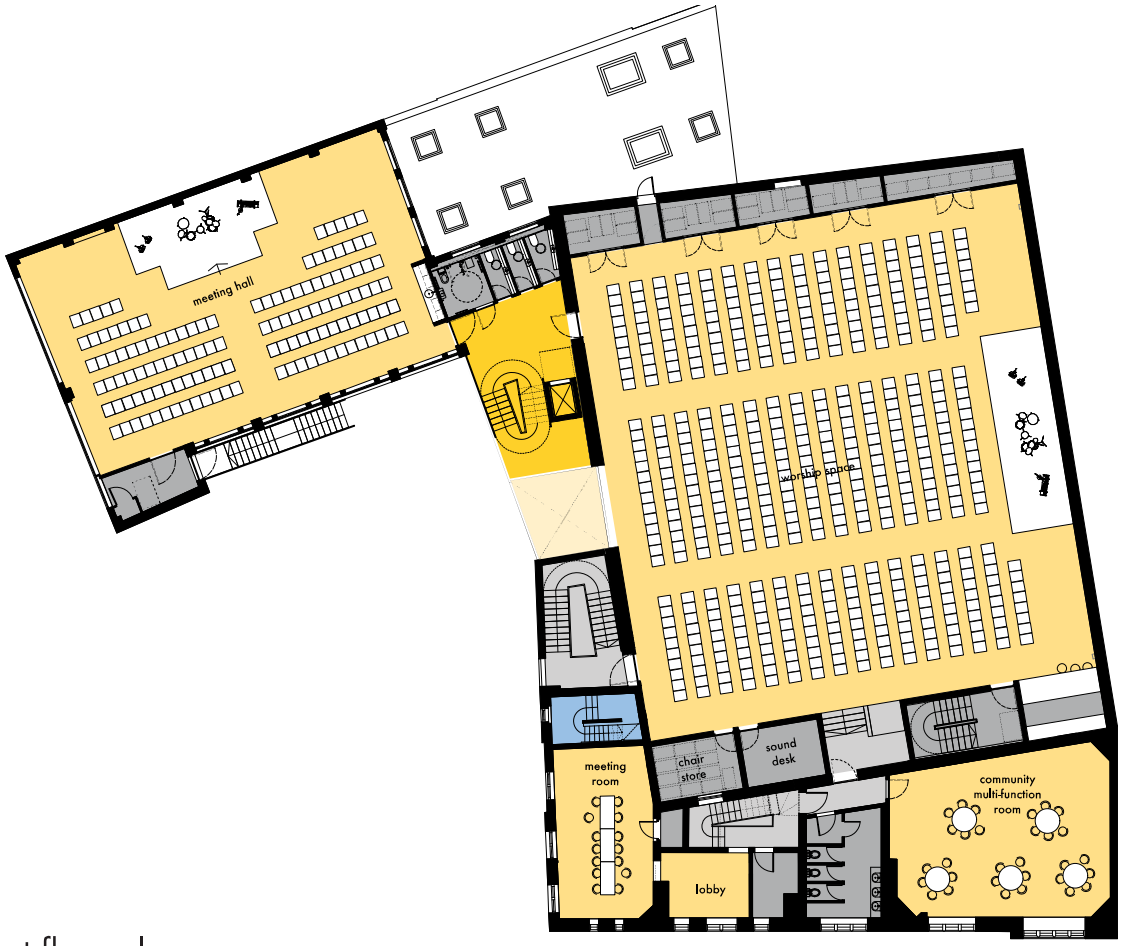
fabric church

FABRIC CHURCH

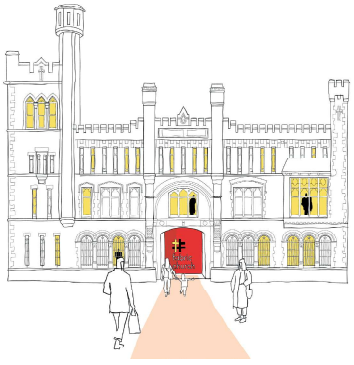
Our proposals hinge around adding modern interventions containing lift and stairs to allow the building to safely accommodate visitors, improve accessibility and legibility, whilst meeting modern fire safety regulations. These new elements allow the light-filled first floor Drill Hall to become the main Church worship space, with a welcoming community cafe below, accessed through the restored original entrance. Existing spaces will be repurposed as assorted community and outreach spaces, including co-working space, children and youth activity spaces, meeting rooms and function rooms for hire.

The primary objectives of the project are:

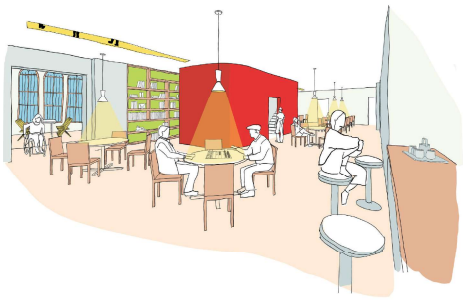
- to repair, conserve and enhance the existing listed buildings
- bring the buildings back in to full use, providing public access for the first time
- secure the buildings' long term future with a vibrant and sustainable use
- embed the site within the Ardwick Green neighbourhood with daily community use
- reconfigure the internal layout to improve accessibility and visitor facilities



proposed first floor plan



primary entrance



cafe



secondary entrance

shedkm

CWC

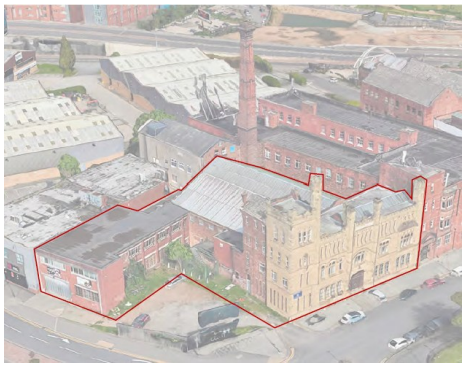
HEXA

DESIGN FIRE CONSULTANTS

PMC SQUARED

FABRIC CHURCH

Public Consultation for New Worship and Community Facilities Fabric Church, Ardwick Green, Manchester, M12 6HD





The Existing Building Complex, Listed Façade to Ardwick Green, and Former Army Drill Hall

Have Your Say

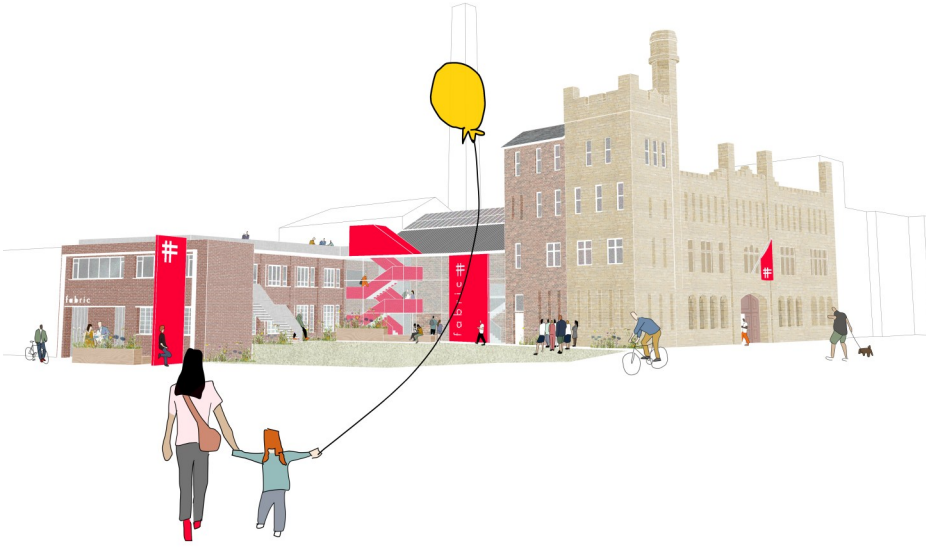
Fabric Church Manchester would like to invite you to a public consultation event where you can see and have your say on the proposals for new worship space and community facilities within the refurbished former Army Reserve Centre on Ardwick Green, which is Grade II listed. The Church will imminently be submitting applications for planning permission and listed building consent to Manchester City Council, and would welcome the opportunity to discuss these in more detail with the local community.

An in-person consultation event is being held on **26 March 2025** from **1-4** pm at the Fabric Church site.

A number of representatives from the development team and the Church will be there to assist with any questions you may have.

Alternatively you can email your comments to **info@ashtonhale.co.uk**

Please provide your comments to us before our consultation ends on **31 March 2025.**



Illustrative Perspective Drawing of the New Ardwick Green Entrance



Emerging Plans with New Entrance, Community Café and Community Space at Ground Floor, with Worship Space at First Floor

The Site and Proposed Development

The Grade II listed building in Ardwick Green comprises the regimental barracks building, a main drill hall, a caretaker's flat, and a 1950s garage building. The Drill Hall was opened in 1887 and has historically been utilised by successive phases of the Volunteer Corps at Ardwick, and was later used in the Second World War as a detention centre. After the War, the building was restored to be used for various ad hoc battalion uses.

Following its purchasing of the site, Fabric Church received planning permission for a change of use of the whole building into a place of worship (LPA Ref. 136050/FO/2023), with worship starting in 2023 on part of the site. This existing planning application has already secured the lawful use of the building and the necessary mitigation around car parking and other matters.

A further application was submitted to the Council in December 2024 seeking permission for the replacement of the drill hall roof and the second floor roof light, to protect the building from water ingress (LPA Ref. 141801/LO/2024). This application is expected to be determined in March 2025.

At present, the Church utilises a number of rooms within the site for worship, alongside co-working space, social outreach, meeting rooms, creche, young people's activity spaces and a meeting hall.

The current condition of the wider site, however, means certain areas of the building cannot be utilised to its full potential, including the main Drill Hall space and the regimental building fronting Ardwick Green.

The Church has now worked up its plans for internal and external physical alterations to the listed building to sensitively refurbish and repair the spaces to expand its worship and community offer, provide public access into the main historic buildings for the first time, and to ensure the space to complies with the latest fire safety and accessibility regulations.

Fabric Church

Fabric Church is part of The Church of England, and was formed in September 2023 as a new City Centre Resource Church, in partnership with the Diocese of Manchester and the Church Revitalisation Trust.

Joining in with the vision of HTB Network, the Church's aim is to play a part in the evangelisation of the nation, the revitalisation of the Church and the transformation of society. The HTB network consists of Anglican churches within the Church of England and the Church in Wales, which are linked back to Holy Trinity Brompton ('HTB') in London.

Fabric Church congregates each Sunday at 10:30 AM and 6:30 PM to worship and socialise with members of the community.

Summary of Proposals

- Improvements and alterations to the site's access points and means of escape;
- Reconfiguration of the internal layout to allow public access to new worship and community spaces, including;
    - Community Café;
    - Co-Working Space; and
    - Community Rooms for Hire.
- Restoration of the historic site to bring it into full public use for the first time.

Your Say

We welcome your comments on the proposed refurbishment works. The public consultation event will offer the opportunity for us to share the indicative layouts and design proposals that will be submitted for planning and discuss with members of the local community.

Appendix IV

Local Labour Agreement

AshtonHale

Local Labour Agreement

Former Army Reserve Centre, Ardwick Green, Manchester

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

If applicable and within the remit of The Company, this will extend to end use job opportunities as well. The Company, and if applicable the end user, will also consider links with schools, employment support organisations and community groups to offer careers information, skills development, work experience or other activities to be agreed.

Construction Phase

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

End Use

Prior to completing the proposed development, The Company, the Work and Skills Team and the end users will explore how they can work together on recruitment for the end use. Sufficient lead in time will enable the Council and its partners to source and prepare suitable local candidates.

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

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

Scope of Agreement

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

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

Appendix V
Framework CEMP

AshtonHale

Construction Management Plan Framework

The purpose of this section is to provide a framework for the preparation of the Construction Management Plan ("CMP") which will be prepared prior to construction and delivered via a planning condition. The CMP will provide details of how the proposed scheme will be managed during the construction.

A Construction Phase Plan is required by the CDM 2015 Regulations for any construction work carried out by contractors. This CMP will be prepared to satisfy these regulations. The CMP will be enforced by the Contracts/Project Manager on receipt of client pre-construction information.

The CMP will be checked by the client team or their appointed Principal Designer for accuracy and robustness before commencement of site works. Following agreement of the Plan, this will be issued to the construction team and be updated/maintained on site by the site manager.

Objectives of the CMP

The objectives of the CMP are to:

- Define the existing and proposed ground levels specific to the proposed development.
- Provide information on any environmental and sensitive local receptors relating to the construction of the development and associated infrastructure;
- Set out actions required to manage the specified environmental risks, through consideration of design requirements, monitoring schemes and appropriate method statements.
- Define the requirements for communication of the CMP to the project team, environmental training and awareness, stakeholder liaison.
- Define the processes for updating the CMP - management reviews, incident reporting and investigation, etc

The key function of the CMP is to highlight and manage the specific environmental effects of the construction phase and to ensure that the significant negative effects are mitigated, and where practicable that additional environmental enhancements are delivered through completion of the proposed works.

Perceived Environmental Risk from Construction Activities

The perceived and potential risks which the CMP will set out to address are:

- Contamination of soils, surface waters and groundwater through spills, run-off etc;
- Production of dust from construction activities;
- Management of construction traffic;
- Production of noise and vibration from construction activities;
- Production of construction waste from construction activities and;
- Damage to habitats (including flora and fauna and watercourses) from construction activities.

The following sets out the framework and structure of the CMP:

Chapter 1: Project Method Statement

The section will provide a detailed description of the proposed approach to the enabling and construction programme and set out the following:

- The construction process – sets out the programme and key construction operations such as setting up of compounds, access, any remediation required, changes in levels etc.
- Hours of operation – for the avoidance of doubt, the construction working hours will be 07:30 – 19:30 Mondays to Fridays and 08:00 to 13:00 on Saturdays. No construction work shall take place on Sundays or Bank Holidays.

Chapter 2: General Site Management

The project delivery team structure, roles and responsibilities for the overall development of the site will be presented. Roles include:

- Environmental Manager
- Ecological Liaison Officer
- Principal Contractor
- PCs Contract Manager
- Design Manager

- Sub-Contractors

Site induction procedures will be set out which will include instruction on emergency procedures and any training required for site-based staff. The project goal is zero reportable or major accidents and dangerous occurrences during construction. Other items covered under this section of the CMP include:

- Selection criteria for contractors and designers
- Security and fencing
- Offices and cabins
- Welfare facilities
- Emergency incidents and management
- Fire and emergency evacuation

Chapter 3: Arrangement for Controlling Significant Site Risks

Material placement, delivery, removal and waste management will be set out and measured to ensure that site services are protect and maintained. Consideration of adjacent land uses and protecting the public to ensure activities will not create unnecessary safety issues will be undertaken. All works will be planned to protect the public and adjacent site workers from the site's activities associated with construction site movement, deep excavations and movement of materials.

Preventing of falls is considered to be one of the highest control priorities and measures will be set out to control working at height. Fuelling and hazardous liquids has the most potential for environmental impact to surface and ground water and will be tightly controlled through measures set out in this chapter.

A subsection within this part of the CMP will set out measures to control deliveries and vehicle movement:

- Parking
- Deliveries
- Site access and vehicle movement
- Road Cleanliness

Chapter 4: Environmental Considerations and Management Measures

This section will set out the key environmental issues such as soil contamination and how any contaminated material will be handled, removal of any asbestos material, ground gas and set out techniques that will minimise noise and vibration. In addition to reduce the impact of dust and air emissions measures such as dust suppressants, stockpile management and speed limits on site will be considered. The site management team will ensure that all site personnel are appropriately briefed on any ecological issues at the site. Specific site related issues will be set out here.

Chapter 5: Health and Safety

This chapter will set out the information that will be required, by the Principal Designer, for inclusion in the Health and Safety File. The above sets out the framework for the CMP. The applicant invites the requirement for a CMP to be a condition to the planning consent.

Summary

In summary, this section of the Planning Statement has described various components of the CMP. This CMP will be prepared prior to construction and delivered via a planning condition. The final CMP once issued will provide details of how the proposed scheme will be managed during the construction.