

Development Management – Central Team
Planning, Building Control & Licensing
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Our Ref: EKPS/241104/ESK

By Email Only:

planning@manchester.gov.uk

30 June 2025

For the attention of Jack Naven

Dear Sir or Madam,

Full Planning Application for proposed works to 55 Spring Gardens, Manchester, M2 2BY

Planning Portal Reference: PP-14005566

On behalf of our client Melcotton Limited we are pleased to submit a planning application to Manchester City Council (“MCC”) which seeks approval for a series of works to the existing office building located at 55 Spring Gardens in the heart of the city centre.

The Description of Development is as follows:

“Replacement of existing curtain walling; extension to floors 2-6 along with new terrace on floor 7 within the replaced facade; and other associated works.”

The proposed changes aim to enhance the thermal performance, appearance, and functionality of the existing office building at 55 Spring Gardens, Manchester. The key objectives include:

- **Improved Thermal Performance:** Replacement of the existing curtain walling with a new double-glazed system, cleaning and restoring precast concrete panels, and upgrading the roof to a standing seam design for better insulation and occupant comfort.
- **Enhanced Visual Appeal:** Modernising the façade with increased glazing, reducing spandrel panels, and introducing a clean, elegant design for the entrance and upper levels.
- **Functional Upgrades:** Adding a terrace at the 7th floor, improving ventilation with an MVHR system, and optimising the mechanical plant layout to free up terrace space and improve maintenance access.
- **Preservation of Existing Use:** Retaining the building's Class E use while making modest adjustments to the Net Internal Area and maintaining the overall layout and height.

In short these changes are intended to modernise the building, improve user experience, and contribute positively to its architectural identity within the Upper King Street Conservation Area.

55 Spring Gardens & Surroundings

55 Spring Gardens is an office building located in the heart of Manchester City Centre, within the Upper King Street Conservation Area.

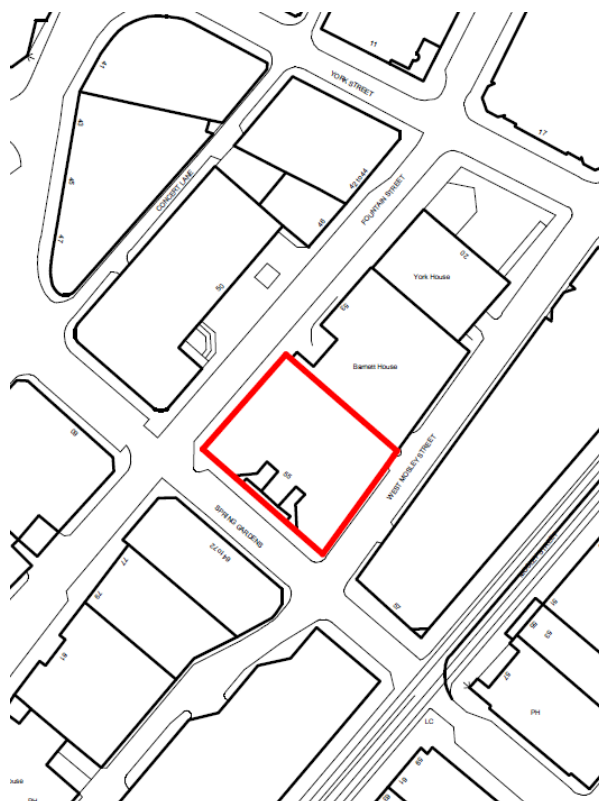
The building was constructed between 1986 and 1987, replacing the earlier Danlee Buildings, which themselves had been built on the site of a Victorian-era block destroyed by fire before 1917. This history reflects a pattern of redevelopment shaped by architectural progression and historical events over the past century. The current structure is a modern office accommodation that has undergone several refurbishments to enhance its functionality and aesthetic appeal.

The site is surrounded by notable landmarks and areas of interest, including Manchester Town Hall, St. Peter's Square, Piccadilly Gardens, and City Tower. Its location within the Upper King Street Conservation Area highlights its architectural significance and the importance of preserving its character while accommodating modern upgrades.

The building itself comprises 10 floors, including a basement car park, ground-floor food and beverage spaces, and eight floors of office accommodation. It features a central atrium with a glazed roof and façades constructed predominantly from precast concrete with aluminium-framed punch-hole windows. The upper floors are enclosed with a glazed mansard roof and curtain walling system, contributing to its distinctive appearance within the cityscape.



^ Figure 1: Existing building, viewed from Fountain Street



^ Figure 2: Site Location

The Proposals

As presented earlier in this letter the proposed works to 55 Spring Gardens seek to modernise the building; in so doing making it attractive to future occupiers. The works include the replacement of the curtain walling; extending the floorplates within the building from floors 2 to 7; making alterations to the roof so that the existing air conditioning units can be efficiently placed together.

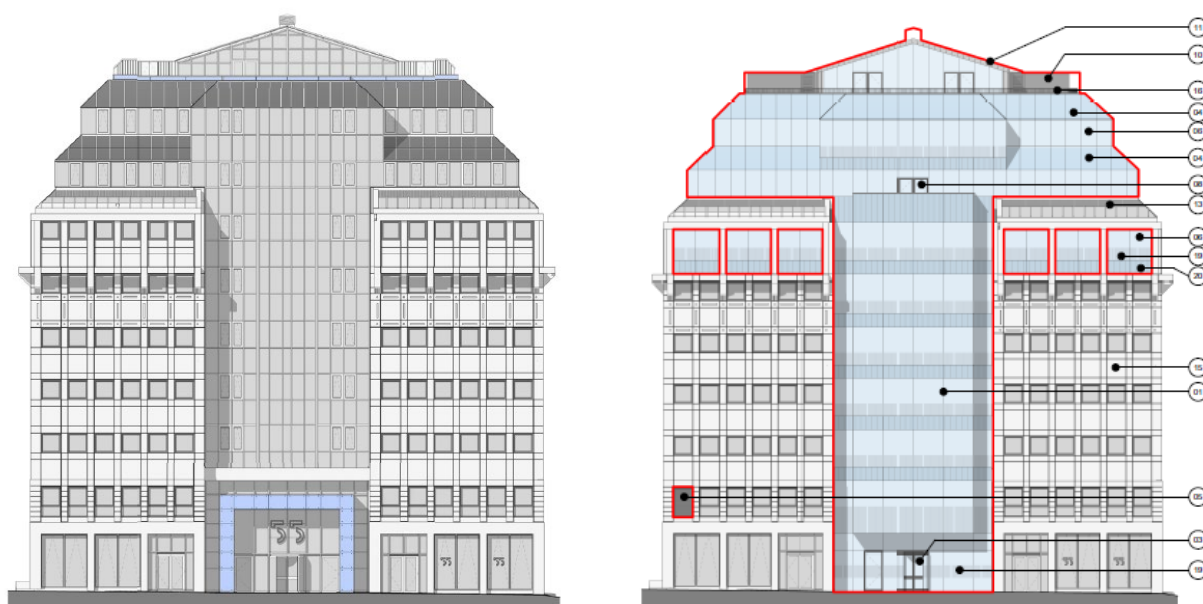
Each element will be presented in turn. For further information please refer to the Design & Access Statement prepared by PRP Architects along with the submitted drawings.

Positively pre-application engagement has also been undertaken with officer at Manchester City Council (“MCC”). This included an in-person meeting on 11 March along with subsequent email exchanges regarding the proposals and the application submission.

Curtain Walling Replacement

The proposed works include the removal of the existing curtain walling, which will be replaced with a new double-glazed curtain walling system. This upgrade is designed to maximise natural light by increasing the glazed area and reducing the use of spandrel panels. At Level 6, a silicone-sealed glazing system is also proposed to achieve a clean, simple, and elegant finish.

Figure 3 shows the existing and proposed Spring Gardens frontage.

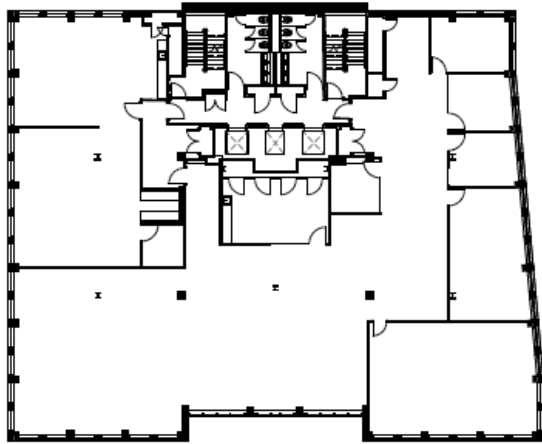


^ Figure 3: Existing and Proposed South Elevation (Spring Gardens)

Floor Extension on Floors 2 to 7

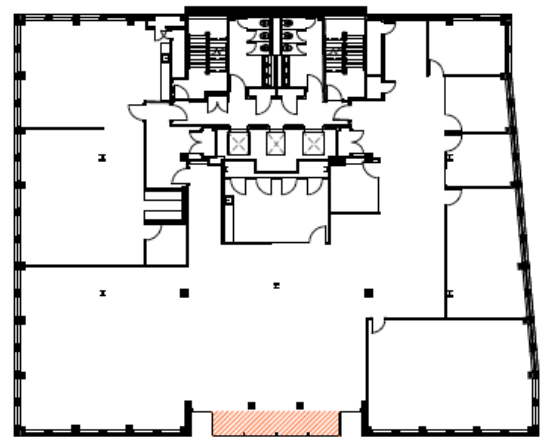
The proposed works include a floor extension from the second to the sixth floor, along with the introduction of a new terrace at the seventh floor. The fully glazed projection will enhance the experience for both visitors and building users, and contribute positively to the building’s visual identity.

Further information is provided in the Design & Access Statement prepared by PRP Architects; however, to illustrate the proposed works **Figures 4 and 5** show the existing and proposed floor plans at Level 5. Alongside this **Figures 6-9** show the existing and proposed building sections.



05 | Existing Floor Plan - Level 05
1:150

^ Figure 4: Existing Floor Plan – Level 05



05 | Proposed Floor Plan - Level 05
1:150

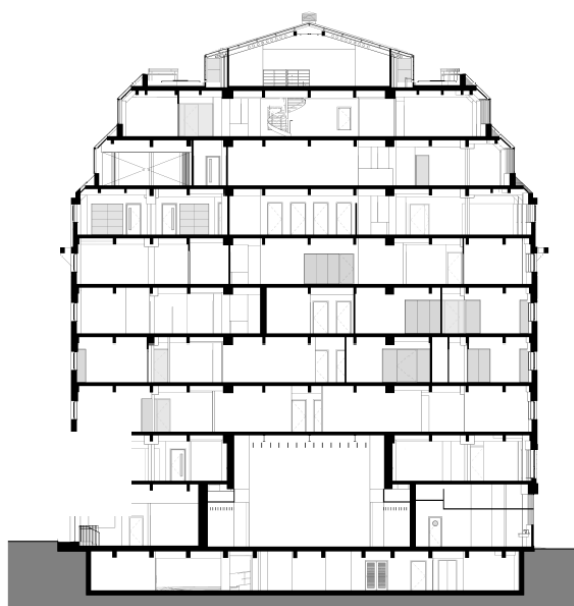
^ Figure 5: Proposed Floor Plan – Level 05



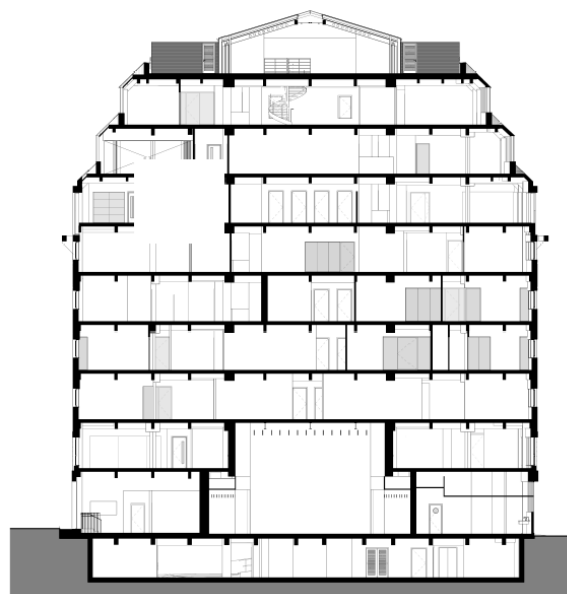
^ Figure 6: Existing Section



^ Figure 7: Proposed Section



^ Figure 8: Existing Section



^ Figure 9: Proposed Section

To provide context to the proposed floorspaces changes within the building, **Tables 1 and 2** present the existing and proposed net lettable area. For ease of reference the latter presents the changes compared against the existing.

Existing Net Lettable Area

Name	Level	Area (sqm)	Area (sqft)
Level 00 – F&B Unit A	00-FFL	171.46	1,846
Level 00 – F&B Unit B	00-FFL	153.16	1,649
Level 01 – Unit A	01-FFL	254.16	2,736
Level 01 – Unit B	01-FFL	235.67	2,537
Level 02 – Unit A	02-FFL	653.73	7,037
Level 03 – Unit A	03-FFL	654.77	7,048
Level 04 – Unit A	04-FFL	274.70	2,957
Level 04 – Unit B	04-FFL	376.38	4,051
Level 05 – Unit A	05-FFL	135.57	1,459
Level 05 – Unit B	05-FFL	502.32	5,407
Level 06 – Unit A	06-FFL	655.87	7,060
Level 07 – Unit A	07-FFL	538.05	5,792

Name	Level	Area (sqm)	Area (sqft)
Level 08 – Unit A	08-FFL	427.75	4,604
Level 09 – Unit A	09-FFL	97.21	1,046
Total		5130.08	55,229

^ Table 1: 55 Spring Gardens – Existing Net Lettable Area

Proposed Net Lettable Area

Name	Level	Area (sqm)	Area (sqft)
Level 00 – F&B Unit A	00-FFL	171.46 (0)	1,846 (0)
Level 00 – F&B Unit B	00-FFL	153.16 (0)	1,649 (0)
Level 01 – Unit A	01-FFL	254.16 (0)	2,736 (0)
Level 01 – Unit B	01-FFL	235.67 (0)	2,537 (0)
Level 02 – Unit A	02-FFL	667.12 (+13.39)	7,181 (+144)
Level 03 – Unit A	03-FFL	668.25 (+13.48)	7,193 (+145)
Level 04 – Unit A	04-FFL	274.70 (0)	2,957 (0)
Level 04 – Unit B	04-FFL	389.86 (+13.48)	4,196 (+145)
Level 05 – Unit A	05-FFL	515.86 (+380.29)	5,553 (+4,094)
Level 05 – Unit B	05-FFL	135.57 (-366.75)	1,459 (+3,948)
Level 06 – Unit A	06-FFL	669.46 (+13.59)	7,206 (+146)
Level 07 – Unit A	07-FFL	546.61 (+8.56)	5,884 (+92)
Level 08 – Unit A	08-FFL	437.80 (+10.05)	4,712 (+108)
Level 09 – Unit A	09-FFL	97.21 (0)	1,046 (0)
Total		5,217 (+87)	56,155 (+926)

^ Table 2: 55 Spring Gardens – Proposed Net Lettable Area

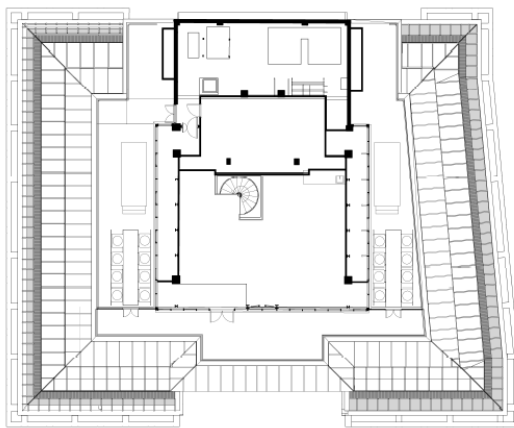
As illustrated by **Tables 1 and 2** the proposals will lead to a net increase of lettable floor area: 87 sqm (926 sqft).

Standing Seam Roof and Mechanical Plant & Terrace Layout Improvement

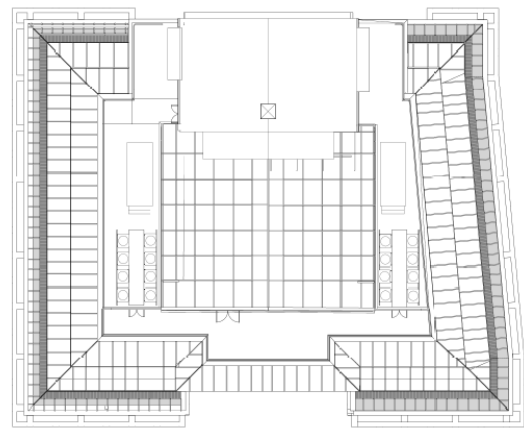
It is proposed to remove the existing pitched glazed roof and plant roof on the 9th floor and replace it with a more effective standing seam roof to provide the communal lounge with a better thermal insulation and occupant comfort.

Alongside this the mechanical plant will be upgraded by removing the partially redundant equipment and the associated plant structure located at the rear of the 9th floor. This will improve access for maintenance of the existing AHU units, which will remain in place, and free up space at the rear to enable the relocation of existing AC units.

As a result, a portion of the terrace can be reinstated, enhancing the amenity offering for building users by providing access to high-quality external space with improved outlook and opportunities for informal use, breaks or meetings.

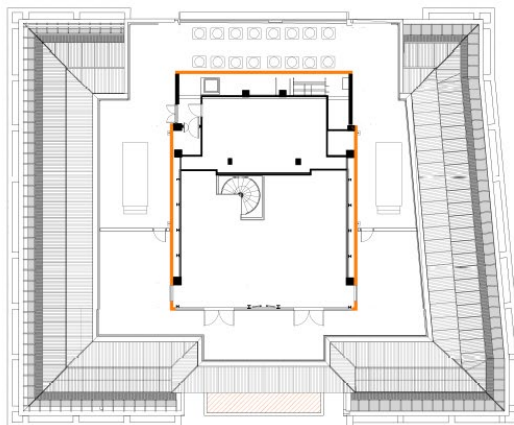


09 | Existing Floor Plan - Level 09
1 : 100

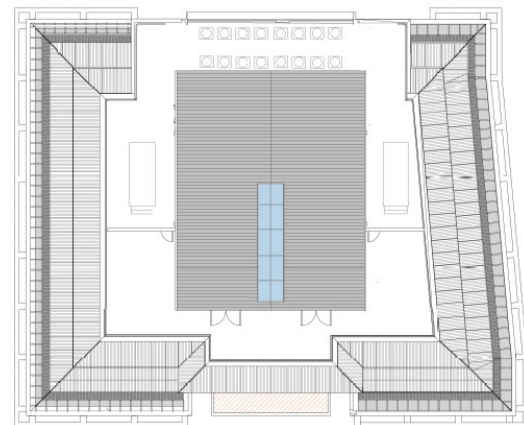


RF | Existing Floor Plan - Roof Level
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^ Figure 10: Existing Floor Plan: Level 09 & Roof Level



09 | Proposed Floor Plan - Level 09
1 : 100



RF | Proposed Floor Plan - Roof Level
1 : 100

^ Figure 11: Proposed Floor Plan: Level 09 & Roof Level

Planning Policy Compliance

Local Planning Policy

The proposed improvements to 55 Spring Gardens align with the MCC's adopted Core Strategy, supporting the city's strategic objectives for economic growth, sustainability, and urban design excellence.

Enhancing office spaces in the city centre reinforces its role as a strategic economic location and employment hub, in line with Policy CC1: Primary Economic Development Focus, by providing high-quality accommodation to attract local, national, and international businesses.

The renovations follow urban design principles outlined in Policy EN1: Design Principles and Strategic Character Areas, ensuring the building contributes positively to the city centre's character in so doing supporting Manchester's strategic objectives.

Energy-efficient features, such as the new curtain walling system, reduce energy demand and align with Manchester's climate change goals under Core Strategy Policy EN4: Reducing CO2 Emissions and Policy EN6: Target Framework for CO2 Reductions.

Furthermore, the proposals preserve and enhance heritage assets, ensuring compatibility with the surrounding built environment, as required by Policy CC9: Design and Heritage. Further information is presented in the Heritage Statement, prepared by Stephen Levrant Heritage Architecture.

A daylight licensed bat survey and assessment of the property was undertaken in June 2025 by ERAP. No evidence of the current or previous use of the building by roosting bats was detected. The survey confirmed that the building is well-sealed and is assessed to meet the suitability criteria for use by roosting bats of 'none' – consequently it has been concluded that no further bat surveys are required to inform the planning application. Alongside this, no evidence of the current or previous use of the building by nesting birds was found. This therefore meets with the objections of Core Strategy Policy EN 15: Biodiversity and Geological Conservation.

A Noise Assessment has also been undertaken by Sandy Brown; the goal being to determine the existing sound levels in the area due to the relocation of the existing rooftop Variable Refrigerant Flow ("VFW") units to the north (and the retention of the Air Handling Units ("AHU") in their present locations). The Assessment concludes that the predicted noise egress levels at the nearest noise sensitive premises will comply with the relevant noise limits – therefore additional mitigation measures are not required to control noise egress from the proposed rooftop plant relocation. The proposals therefore accord with the provisions of Core Strategy Policy DM1: Development Management.

Finally, the project positively addresses matters such as layout, materials, accessibility, and environmental impacts, meeting the sustainable construction standards outlined in Core Strategy Policy DM1: Development Management.

Sub-Regional Planning Policy

The proposals align with Joint Development Plan Document 'Places For Everyone', adopted on 21 March 2024, supporting the region's goals for sustainability, accessibility, and economic growth.

Energy-efficient measures and carbon reduction strategies incorporated into the design support Policy JP-S2: Carbon and Energy / Low Carbon Development and Policy JP-S3: Energy Infrastructure, while the high-quality design respects local character and improves functionality, as required by Policy JP-P1: Sustainable Places / Sustainable Design.

The proposals also protect and enhance the significance of nearby heritage assets, meeting the requirements of Policy JP-P2: Heritage, and strengthen the city centre's role as a business hub, contributing to economic growth under Policy JP-J3: Office Development.

National Planning Policy

The proposals comply with the latest version of the National Planning Policy Framework (NPPF), ensuring the development contributes to sustainability, economic growth, and high-quality design.

The upgrades promote the efficient use of previously developed land in the city centre, supporting the NPPF's emphasis on making optimal use of urban land (paragraphs 124-125). Accessibility by public transport and provision for cycling align with sustainable transport goals (paragraphs 109-117).

High-quality design enhances the building's visual appeal and functionality while respecting local character, as outlined in paragraphs 131-135. Energy-efficient measures reduce greenhouse gas emissions and adapt to climate change, meeting the requirements of paragraphs 161-168.

Modernising the building supports economic growth by providing flexible office spaces, in line with paragraphs 85-87; in addition, the proposals will sustain and enhance the significance of nearby heritage assets, meeting the criteria outlined in paragraphs 202-220.

As demonstrated by the supporting technical assessments the proposals will accord with the provisions of Chapter 15, Conserving and enhancing the natural environment.

Conclusion

By adhering to local, sub-regional, and national planning policies, the proposed works at 55 Spring Gardens contribute to Manchester's strategic objectives. The development ensures sustainability, functionality, and respect for its historic and urban context, while supporting economic growth and enhancing the city's architectural and environmental quality.

The proposals are therefore fully in line with the Statutory Development Plan and the relevant provisions of national policy, as set out in paragraph 11(c) of the NPPF.

Application Submission

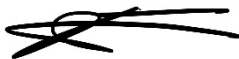
Alongside this Covering Letter the following documents, reports and plans have been prepared to support this submission:

- Application Form and Certificates.
- Application Fee of £1,261.
- Existing and Proposed Drawings prepared by PRP Architects:
 - SGR-PRP-ZZ-ZZ-DR-A-02000-P01 – Site Location Plan
 - SGR-PRP-ZZ-ZZ-DR-A-02001-P02 – Existing Floor Plans - Sheet 1 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02002-P02 – Existing Floor Plans - Sheet 2 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02003-P02 – Existing Floor Plans - Sheet 3 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02010-P02 – Existing Elevations - Sheet 1 of 2

- SGR-PRP-ZZ-ZZ-DR-A-02011-P02 – Existing Elevations - Sheet 2 of 2
 - SGR-PRP-ZZ-ZZ-DR-A-02020-P02 – Existing Sections
 - SGR-PRP-ZZ-ZZ-DR-A-02040-P01 – Proposed Plans - Sheet 1 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02041-P01 – Proposed Plans - Sheet 2 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02042-P01 – Proposed Plans - Sheet 3 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02050-P03 – Proposed Elevations - Sheet 1 of 2
 - SGR-PRP-ZZ-ZZ-DR-A-02051-P03 – Proposed Elevations - Sheet 2 of 2
 - SGR-PRP-ZZ-ZZ-DR-A-02060-P01 – Proposed Sections
 - SGR-PRP-ZZ-ZZ-DR-A-02070-P02 – Bay Study I of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02071-P02 – Bay Study 2 of 3
 - SGR-PRP-ZZ-ZZ-DR-A-02072-P02 – Bay Study 3 of 3
- Design & Access Statement prepared by PRP Architects (Revision Number P03)
 - Heritage Statement prepared by Stephen Levrant Heritage Architecture.
 - Daylight Licensed Bat Survey and Assessment prepared by ERAP.
 - Noise Survey and Plant Noise Egress Assessment prepared by Sandy Brown.

We trust this information is sufficient to enable validation of the planning application. However if you have any questions in respect of this submission then please do not hesitate to contact me by email (euankellie.co.uk) or by 'phone (0797 187 1286).

Yours faithfully,



Euan Kellie FRICS FRTPI
Company Director
euankellie.co.uk

Enc.