



APRIL 2025

# Planning Statement

23 Radium Street  
Ancoats, Manchester  
M4 6AY

Iceni Projects Limited on behalf of  
Shimla Enterprises Ltd

April 2025

ICENI PROJECTS LIMITED  
ON BEHALF OF SHIMLA  
ENTERPRISES LTD

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**Planning Statement**  
23 RADIUM STREET



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# 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Iceni Projects Limited ('Iceni') on behalf of Shimla Enterprise Ltd ("the Applicant") in support of a full planning application for the:

*'Redevelopment of 23 Radium Street, to retain the ground, first and second floors in its existing commercial use classes (Use Class E) with the creation of a new ground floor entrance to the eastern elevation, the addition of a retractable glass rooftop extension as a covered outdoor terrace ancillary to the floors below, as well as other ancillary works.'*

- 1.2 The purpose of this planning statement is to provide Manchester City Council ('MCC') with a summary of the existing site and surroundings; the relevant planning history for the site and to provide justification for the proposed development in the context of Manchester City Council's Development Plan and national planning policies. Furthermore, this planning statement demonstrates that the scheme detailed in this planning application offers several benefits including:

- The scheme is fully aligned with the Economic, Social and Environmental pillars of the NPPF.
- The scheme fully aligns with the policies set out in the MCC Development plan, including Places for Everyone ('PfE'), the Core Strategy, the Ancoats & New Islington Neighbourhood Development Framework (NDF) and the Poland Street Character Area (PSCA).
- Improved energy efficiency of an existing building.
- Retention of much needed commercial space.
- Utilising an under-used building while enhancing the local character of the site.

## Submission Documents

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- 1.3 In addition to this planning statement and application form prepared by Iceni Projects as part of the planning application, the following documents and drawings have been prepared and submitted in support of this planning application:

| Document title                                  | Author                    |
|-------------------------------------------------|---------------------------|
| Design and Access Statement                     | BARCX                     |
| Daylight, Sunlight and Overshadowing Assessment | Right of Light Consulting |
| Environmental Standards Assessment              | Element Sustainability    |
| Heritage Assessment                             | Iceni Projects            |
| Noise Impact Assessment                         | E3P                       |
| Nocturnal Bat Survey Report                     | E3P                       |
| Preliminary Roost Assessment                    | E3P                       |

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| Document title      | Author |
|---------------------|--------|
| Transport Statement | SCP    |

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## 2. APPLICATION SITE AND BACKGROUND

### The Site

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- 2.1 The Site is located at 23 Radium Street and is approximately 0.04ha in size.



*Figure 1: Aerial site map with the site shown outlined in red*

- 2.2 The Site currently accommodates a three-storey former factory building currently used for commercial purposes, alongside a loading bay situated adjacent to its southern boundary. The site has frontages to Radium Street and has a single vehicle access point from Radium Street located on the building's southern elevation (School Court).
- 2.3 The Site falls within the Ancoats Conservation Area, in addition to the following policy designations; Policy EM8 (East Manchester Sub Area), Policy EC3 (Regional Centre), SP1, EC5 and H4 (East Manchester). Moreover, the site is also located within the Ancoats and New Islington Neighbourhood Development Framework (NDF) and Poland Street Public Realm Strategy area.
- 2.4 The following listed buildings are located within 100m of the site:

- Beehive Mill - Grade II\* (Opposite site).
- Little Mill - Grade II (45m south from site).
- Doubling Mill - Grade II (95m south from site).
- Murrays Mills - Grade II\* (100m southwest from site).

- 2.5 The site has a small amount of existing vegetation which holds no value for local wildlife and biodiversity. There are no known landscape or biodiversity designations that would affect development in this location.
- 2.6 In accordance with the Environment Agency Flood Map, the site is located within Flood Zone 1 (the lowest category of flood risk) and does not pose any 'high' or 'Medium' surface water concerns.

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### Site Context

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- 2.7 The site is located to the east of Manchester City Centre, within close proximity to the A62 Oldham Road and the A665 Ring Road. It is surrounded by mostly commercial and residential developments, with this area of Ancoats having seen vast amounts of redevelopment in recent years.
- 2.8 Historically, a canal arm, now filled, was positioned to the north of the property. Behind the building lies an array of lower-rise (2-3 stories) industrial structures, some accompanied by external yards or storage spaces, and patches of undeveloped land. In particular, the site is bound to the sides and rear by the Phoenix Ironworks development site which was granted approval for the erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a) and ground floor commercial space (Use Class E) (planning ref. 137346/FO/2023 dated December 2023.) Southward, beyond the Phoenix Ironworks site, lies a two-story brick structure, formerly the Cross Keys Inn, anchoring the intersection of Radium Street and Jersey Street.
- 2.9 Many local services and facilities can be reached by foot in less than 800m, including, but not limited to supermarkets and convenient stores, pubs, bars, and restaurants and bus stops and other sustainable transport links. In addition, there are other important services and points of interest situated just over 800m, accessible via bicycle, bus and car, including Manchester Piccadilly Train Station (890m), Manchester Victoria Train Station (1,101m) and the AO Arena (1,220m).
- 2.10 The Site is therefore considered to be highly sustainable, with all the infrastructure required to support the proposed development, including community infrastructure, pedestrian and cycle infrastructure.

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### Planning History

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- 2.11 The current building has remained unchanged since its last alteration around 1966 and there is no known recent planning history for this Site. The following nearby planning applications, seen in table 2.1 below, are relevant when assessing this application:

**Table 2.1 Summary of near-by relevant planning applications**

| Address                                                                                                                                    | Application ref. | Description                                                                                                                                                                                                                                                                                                                                                  | Status               |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Shamrock Inn 17 - 21 Bengal Street Manchester M4 6AQ.                                                                                      | 142143/FO/2025   | Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works. | Pending decision     |
| Land Bounded By Naval Street To The North, Poland Street To The East, Jersey Street To The South And Radium Street To The West Manchester. | 137346/FO/2023   | Erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works following demolition of existing structures.                                           | Approved – Dec 2023  |
| 66 Jersey Street Manchester, M4 6JW.                                                                                                       | 133769/FO/2022   | Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures.                                                                 | Approved – Jan 2023  |
| Land At Poland Street Manchester M4 6BR.                                                                                                   | 130627/FO/2021   | Erection of an 8-storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures.                                                               | Approved – July 2021 |
| Land On The Corner Of Poland Street And Jersey Street Manchester M4 6JW.                                                                   | 130354/FO/2021   | Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.                                                      | Approved - July 2021 |

| Address                                                   | Application ref. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Status                 |
|-----------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Beehive Mill<br>Jersey Street<br>Manchester M4<br>6JG.    | 119289/FO/2018   | Change of use of part of ground and first floor from a former nightclub (sui generis) to offices (Use Class B1) (1116 sqm), retention of ground floor commercial unit (use class A3) with associated elevational alterations including remodelling of main entrance to Jersey Street together with hard and soft landscaping within the external courtyard including the creation of car parking.                                                                           | Approved –<br>Jun 2018 |
| New Little Mill<br>Jersey Street<br>Manchester M4<br>6JG. | 116300/FO/2017   | Conversion of existing building to form 68 residential apartments (C3a) together with two storey roof top extension, hard landscaping, elevational alterations including re-instatement of windows and creation of window openings following demolition of three storey block and removal of steps to Jersey Street together with the creation of car parking, associated vehicular and pedestrian access off Radium Street, boundary treatment and other associated works. | Approved -<br>Jul 2017 |

### Pre-Application Discussions and Public Consultation

- 2.12 In advance of submitting this planning application, the applicant has engaged in informal pre-application conversations with Jennifer Atkinson from December 2024. Previous to this, the applicant had engaged in formal pre-application discussions with MCC held in October 2023 and January 2024. Feedback was received from Planning Officers on the principle of development and the design of the scheme. The feedback concerned a previous design proposal, which involved the conversion of some of the floors to residential use, and a residential roof extension.
- 2.13 The Council expressed support for the principle for development however comments emphasised the need for the proposal to respond to the Site's transitional role within the emerging townscape. Specifically, the proposed height of an upward extension should facilitate a transition between the recently approved Phoenix Ironworks scheme and existing buildings along Jersey Street and Beehive Mill.
- 2.14 Discussions were also held with Historic England in relation to an early iteration of the proposal in May 2023. Comments from the meeting concluded that the principle of development is acceptable, *"provided that it did not create a building of a scale and massing which competes within the primacy of views of Beehive Mill, or which is a visually intrusive element within the townscape of the conservation area"*.
- 2.15 The proposals have evolved in response to the feedback received, and have scaled back considerably. The applicant has pursued a thoughtful refinement of the design that reflects a

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commitment to balance and sensitivity to neighbouring properties and users. By reducing the scale and massing, the applicant has preserved the commercial space, striking harmony between function and form, allowing the scheme to integrate smoothly with existing surroundings.

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### 3. PROPOSED DEVELOPMENT

3.1 This planning application seeks full planning permission for the following:

*'Redevelopment of 23 Radium Street, to retain the ground, first and second floors to its existing commercial use classes with the creation of a new ground floor entrance to the eastern elevation, the addition of a retractable glass rooftop extension as a covered outdoor terrace ancillary to the floors below, as well as other ancillary works.'*

3.2 The key components of the development proposal can be summarised as follows:

- Retention and modernisation of commercial floor space.
- Creation of a new and inviting more visible entrance area through a glazed corner.
- Retractable glass roof extension providing ancillary commercial space.
- Existing windows to be replaced with black windows.

3.3 The site will utilise its proximity to the city centre by proposing a car free development. As such, access into the building will be achieved on the ground floor via separate entry points - on Radium St and commercial access will be via two locations, one along Radium Street to serve the ground floor unit, and one-off School Court to serve the first-floor commercial units.

3.4 On-site bin storage has been carefully designed to be kept separate and secure.

#### **Scale, Form and Appearance**

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3.5 A new glazed corner will be introduced at ground floor level, replacing a previously solid section of the façade. This intervention is designed to create a more open, active, and welcoming entrance to the building, signalling its new use and improving the relationship between the interior and the surrounding streetscape. By increasing transparency at the threshold, the glazed corner helps animate the public realm, encourages footfall, and enhances natural surveillance.

3.6 The proposal will revitalise the façade which involves the replacement of all existing windows. Concurrently, precise attention will be dedicated to the restoration of the original brickwork through a process of cleaning and repointing. This thorough approach is employed to ensure a unified and sophisticated aesthetic, mitigating any semblance of a disjointed or piecemeal appearance in the development.

3.7 The rooftop extension will feature a lightweight steel frame construction, chosen for its industrial aesthetic, which reflects both the building's inherent character and the broader context of its surroundings.

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- 3.8 Compared to the scheme tabled at the pre-application, this scheme has reduced in scale.
- 3.9 The retractable glass roof extension allows for a versatile community space for users where they can enjoy a seamless indoor / outdoor area, contributing to their enjoyment of the space. The additional open plan space created allows for some elements of covered storage but more importantly, it is a hub for social interaction and relaxation.
- 3.10 The building's proportions with the addition of a new entrance and roof-top extendable glass structure space, bring balance and symmetry to a current visually unbalanced building. The applicant has incorporated thoughtful architectural modifications that have enhanced the aesthetic appeal and functionality of the original structure.

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### **Sustainability / Energy**

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- 3.11 To limit energy demand and carbon dioxide (CO<sub>2</sub>) emissions from the operation of the building, a number of design features will be integrated that will collectively contribute towards the emissions reduction target for the scheme.

#### **Build Fabric and Thermal Performance**

- 3.12 The energy strategy proposed is an enhanced 'fabric led' solution coupled with the inclusion of an energy efficient servicing provision to maximise the buildings' performance. The reduction in energy demand to meet the carbon reduction targets will be achieved through the following design measures and low carbon technology options:
- Improved thermal insulation;
  - A low air permeability;
  - Low energy lighting.
- 3.13 The scheme sits primarily around the roof extension as an interesting architectural feature, where the use of retractable steel and glass not only introduces an element of modern sophistication but also ensures flexibility in how the space can be utilised. By allowing for both open-air and enclosed settings, it creates a dynamic, multi-purpose area for the building's users. In terms of future uses, it could foster opportunities for small client gatherings, promotional events for the small business users, or simply a peaceful retreat while maximizing natural light and outdoor connectivity. In comparison to the pre-refurbished specification, the proposed enhanced material specification and design will provide the following benefits to both the change-in-use and new build elements of the scheme:
- Upgraded performance thermal insulation;
  - Thermally efficient 'A' rated, double glazed windows and roof lights;
  - Low air tightness;
  - Efficient form – in relation to construction and functionality; and
  - Improved cold bridging junctions.

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### Building Services

- 3.14 The proposed Radium Street Development represents a high-quality, sustainable refurbishment scheme that aligns with local, regional, and national planning policy. The development incorporates a wide range of sustainable features designed to deliver long-term environmental benefits and reduce operational impacts.
- 3.15 The keys sustainability performance measures include: -
- Promotion of sustainable modes of transport and excellent connectivity, thereby contributing to reduced emissions and improved accessibility in line with Manchester Core Strategy Policy T1.
  - Location within Flood Zone 1, ensuring the scheme benefits from a low flood risk profile and aligns with Core Strategy Policy EN14 – Flood Risk.
  - Waste reduction throughout the construction and operational phases, with measures including a Site Waste Management Plan (SWMP) and Refuse Management Strategy to encourage recycling and reduce landfill dependency, in accordance with Policy EN19.
  - Selection of materials with low environmental impact, prioritising local suppliers, and reducing embodied carbon through the reuse of the existing building fabric, supporting Policy EN4 and PfE Policy JP-P1.
  - Fossil fuel-free energy strategy, making full use of the UK's decarbonising electricity grid to support a trajectory toward net zero operational carbon emissions, as set out in Places for Everyone Policy JP-S2.
  - Compliance with the energy hierarchy and the latest Part L requirements to ensure efficient thermal performance, mechanical services, and lighting specifications, reducing overall energy demand.
  - Sustainable construction methods and an efficient use of land through the reuse of a previously developed site, further supporting the aims of the National Planning Policy Framework.
- 3.16 As per the second principle of the energy hierarchy, the operational efficiency of the building and will be optimised via the use of efficient mechanical and electrical systems including the use of 100% low energy and LED lighting provision and the incorporation of sophisticated control systems for the space and water heating.

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## 4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies the principle planning policy considerations which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations.

4.2 The current development plan consists of:

- National Planning Policy Framework (Dec 2024)
- Places for Everyone (2024);
- Manchester City Council Core Strategy (2012);
- Core Strategy Addendum (2024)
- Extant Unitary Development Management Plan Policies (1995)

4.3 Other material considerations include:

- National Planning Practice Guidance
- Ancoats & New Islington Neighbourhood Development Framework (2016)
- Poland Street Zone Addendum (2020)

### **National Planning Policy Framework**

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4.4 The National Planning Policy Framework (NPPF) provides the planning policies for England and how these should be applied. This section provides an overview of the Government's national planning policy and guidance that is relevant to the proposed development, which are listed below.

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision Making
- Chapter 6 – Building a Strong, Competitive Economy
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land

- Chapter 12 – Achieving Well-Designed Places.
- Chapter 16 – Conserving and Enhancing the Historic Environment

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### **Local Development Plan**

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- 4.5 Manchester's Unitary Development Plan ('UDP') was adopted in 1995. Significant elements of the UDP were replaced following the adoption of the Core Strategy in 2012. Certain policies within the Core Strategy were then varied or replaced by those within Places for Everyone ('PfE') – these are listed within the Core Strategy Addendum.
- 4.6 The site is subject to the following Local Plan designations: Regional Centre (Policy EC3), East Manchester (Policies EC5, H4) and East Manchester Sub Areas (Policies EM8).
- 4.7 The relevant policies from Manchester Local Development Plan are listed below.

#### **Unitary Development Plan Policies**

- Policy DC18 Conservation Areas
- Policy DC26 Development and noise
- Policy EM8 Ancoats

#### **Core Strategy Policies**

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy EC3 – Regional Centre
- Policy CC8 – Change and Renewal
- Policy CC9 – Design and Heritage
- Policy EC5 & H4 – East Manchester
- Policy H1 – Overall Housing Provision
- Policy EM8 – East Manchester Sub Area
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management

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### **Places for Everyone (March 2024)**

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- 4.8 The Places for Everyone (PfE) is a joint development plan which covers nine of the ten local authority areas in Greater Manchester, including Manchester. The nine local authorities have been working jointly with the Greater Manchester Combined Authority and the Mayor of Greater Manchester to prepare the plan. Manchester City Council adopted the Plan in March 2024. The Site is not covered by any designations or allocations within the Places for Everyone Plan. The relevant policies from PfE are listed below:
- Policy JP-Strat1: Core Growth Area
  - Policy JP-Strat2: City Centre
  - Policy JP-S1: Sustainable Development
  - Policy JP-S2: Carbon and Energy
  - Policy JP-S4: Flood Risk and the Water Environment
  - Policy JP-S5: Clean Air
  - Policy JP-G1: Landscape Character

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- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
  - Policy JP-P1: Sustainable Places
  - Policy JP-P2: Heritage
  - Policy JP-C5: Streets for All
  - Policy JP-C6: Walking and Cycling
  - Policy JP-C8: Transport Requirements of New Development

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#### **Ancoats and New Islington Neighbourhood Development Framework**

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- 4.9 The Ancoats and New Islington Neighbourhood Development Framework (NDF) forms a material consideration in determining all planning applications relative to this study area. Whilst it does not form part of the development plan, it is prepared to be consistent with the adopted policies of the MCC Core Strategy and any other planning documents which hold any decisive weight. The NDF seeks to ensure that any new development proposals in this area are appropriate and complete the vision for the whole Ancoats and New Islington Regeneration Area.

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## 5. MATERIAL PLANNING CONSIDERATIONS

- 5.1 This section reviews the key planning considerations arising from the Proposed Development. It provides a reasoned justification for the Proposed Development in the context of relevant policy and the specifics of the site and its surroundings.

### Principle of Development

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#### Permitted Development Rights

- 5.2 It should be noted that the refurbishment and retention of the commercial space is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 i.e. it does not require planning permission.
- 5.3 Whilst there are caveats to the permitted development regulations, the retention and refurbishment of the existing commercial space is acceptable in principle at this Site.
- 5.4 The proposed development will provide an opportunity to refurbish and modernise the site whilst retaining the existing commercial space, conserving the character of the existing building and maximising its footprint through the proposed side and retractable glass rooftop extension. As such, the proposal complies with Local Plan policies EC3, JP-S1 and JP-P1 and the principle of development should be supported.

### Design and Setting

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- 5.5 Policy EN1 of the Core strategy addresses design principles and how all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
- 5.6 Core Strategy Policy DM1 states that new development should have regard to appropriate siting, layout, scale, form, massing, materials and detailing as well as the impact on the surrounding areas in terms of the design, scale and appearance.
- 5.7 Outlined in the Ancoats and New Islington NDF core principles, it is noted that development in this area should, *“should exploit the area’s locational advantage – its proximity to the city centre and key regeneration projects, combined with the area’s heritage assets”*.
- 5.8 Taking the above into consideration, the proposed development’s design has been influenced by several factors specific to this area, including nearby heritage assets, Ancoats Conservation Area and the ongoing regeneration and modernisation of this area which is shaping it into a desirable and functional neighbourhood.
- 5.9 The proposed layout maintains but modernises the existing commercial floor space and through the careful consideration of height, scale and massing of the scheme has ensured that no ‘demonstrable’ harm is presented toward nearby heritage assets and the setting of the conservation area. This is summarised below:

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### **Height & Massing**

- 5.10 A crucial aspect of the design was determining the potential impact of the massing and height of the proposal on Beehive Mill (a Grade II\* listed building), particularly whether it would compete with or enhance the mill's overall value. The use of setbacks was deemed necessary to minimize any potential impacts as effectively as possible. Further, the height of the scheme was decreased as a result of the pre-application dialogue, so as not to compete with key heritage assets such as Beehive Mill. The height of the proposal also allows the building to seamlessly integrate into the immediate streetscape; it is of a scale and massing that complements MCR Life's new development which neighbours the Site.

### **Roof Typology**

- 5.11 The urban landscape of Ancoats historically featured continuous pitched roofs, whereas in recent times, there has been a trend towards dense blocks adorned with flat roofs. However, Radium Street is home to some of the area's few remaining modest structures. Therefore, capturing the essence and character of its industrial past was considered important; the inclusion of a retractable glass and steel structure space aligns with this and the design choice not only pays homage to the Beehive Mill but also aesthetically completes and caps the building.

### **Materiality**

- 5.12 The proposed materials to be used in the scheme include brick to match the existing, and steel and glass for the rooftop extension. Steel has been chosen for its industrial aesthetic, which reflects both the building's inherent character and the broader context of its surroundings. Black windows and door frames will also help the building to achieve the industrial aesthetic strived for. Overall, the materials seek to provide a blend of modern and traditional, with steel in particular is known for its striking appearance and high quality.
- 5.13 In conclusion, it has been shown that the overall design and form respects the local context and accords with the relevant national planning policies and Local Plan policies regarding detailed design, the development of new housing and heritage and conservation impact.

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### **Heritage & Visual Impact**

- 5.14 Core Strategy Policy EN3 'Heritage' highlights that throughout the City, MCC will encourage development that complements and takes advantage of the distinct heritage and heritage features of its districts and neighbourhoods. New development must be designed so as to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets are encouraged where they are considered consistent with the significance of the heritage asset.
- 5.15 Policy JP-P2 of the PfE framework states that decision makers will give particular consideration to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.
- 5.16 This Site is situated within the Ancoats Conservation Area and there are a number of listed buildings within the locality of the Site. As such, a heritage assessment has been carried out by Icen Projects in support of this planning application. The report assesses the indirect impacts that the development

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may have on its nearby heritage assets. The report provides a summary of the Site and its heritage context and sets out the relevant policy context. The report then goes on to provide a significance appraisal of the Site, heritage assets in the setting of the Site and nearby Conservation Areas. The report concludes with a Heritage Impact Assessment of the proposed scheme, considering its impact on several different viewpoints.

- 5.17 The assessment considers that the Site makes no contribution to the setting and significance of assets within the wider Neighbourhood Development Area, due to their distance from the site, the recent changes to the area and the minor nature of the proposals which would not impact their setting. In particular, the following conclusions in reference to specific nearby heritage assets have been made in the report.

#### **Ancoats Conservation Area**

- 5.18 Overall, the proposal demonstrates consideration for the special interest of the Ancoats Conservation Area and successfully incorporates key elements of the area's architectural character amongst its design. The proposal takes the opportunity to improve the quality of the Site and enhance its contribution to the character and appearance of the conservation area

#### **Beehive Mill**

- 5.19 As suggested by Historic England, the proposal takes care to respond to the architectural character of Beehive Mill, which is industrial and distinctive in terms of its design, materiality and colour palette. The proposed setbacks to the upward extension further serves to mitigate the effect of additional massing within the setting of the mill.
- 5.20 The proposal will further maintain a legible subservience to Beehive Mill, which is much larger in scale and whose principle facade is a dominant source of visual interest. Additionally, with regard to the views of the Site, the proposal appears to sit over two storeys lower than the height of Beehive Mill and it is perceived as being of much less bulk and massing than the mill. As such, it is not considered to be competing with the mill within these views.
- 5.21 Pre-application feedback from Historic England supported the principle of an upward extension to the building, 'provided that it did not create a building of a scale and massing which competes within the primacy of views of Beehive Mill'. The proposal is considered to maintain primacy of such views and is an appropriate and comfortable addition to its setting. Overall, it is considered to be in keeping with the existing character of the mill's setting, which is characterised by buildings which have undergone regeneration and have been subject to various types of extension and adaption. As such, the proposal will have a neutral impact upon the significance of the mill and maintains its current contribution to its setting.

#### **Little Mill**

- 5.22 A view of the proposal from Little Mill is presented in the report. This view demonstrates how the proposal will be experienced amongst a cluster of buildings along Radium Street, most notably set against the backdrop of the Phoenix Ironworks development. The height of the proposal, its set-back arrangement within the Site footprint, and its lightweight appearance, achieved through its simple framed design and glazed finish serves to soften the transition between the emerging Phoenix Ironworks development, Beehive Mill and existing buildings located along Radium Street.
- 5.23 As such, the proposal will contribute to the composition of this view. Its design - reflective of the surrounding architectural character - will be experienced as an appropriate addition to the setting of

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Little Mill. Overall, the proposal is considered to maintain the significance of Little Mill as it would not affect its appreciation.

- 5.24 In summary, the design is considered to reinforce and enhance the existing architectural character of the area and will help to improve its overall relationship with the existing built form. The site is currently providing a low contribution to the setting of the Conservation Area and the development provides an opportunity to enhance a currently underused building. In doing so, it demonstrates that the proposal put forward aligns with the relevant chapters of the NPPF and Local Plan Policies EN3 and JP-P2.

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### **Biodiversity and Ecology**

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- 5.25 Core Strategy Policy EN15 (Biodiversity and Geological Conservation) outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the Proposed Development on biodiversity including national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 5.26 The site at present has limited vegetation and holds no arboricultural and ecological value. A Preliminary Bat Roost Assessment and Ecological Walkover was completed by E3P in November of 2023. The building was assessed as having Moderate bat roosting potential due to the multiple potential bat roost features on the northwest, northeast, and southeast aspects of the building, in addition to the proximity of the site to Rochdale Canal and several confirmed bat roosts. It was determined that the building was unlikely to support a large number of bats or a roost of high conservation status, such as a maternity or hibernation roost, due to the lack of space within the features identified to support such roosts. No evidence of bat droppings or staining was identified throughout the entire building, both internally and externally.
- 5.27 Two Nocturnal Bat Surveys of the building were recommended following the Preliminary Roost Assessment to confirm the presence or absence of roosting bats and to inform relevant mitigation. Two survey visits were undertaken between May and June 2024, spaced three weeks apart. No evidence of maternity roosts were identified and no bats were observed emerging from the surveyed building.

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### **Residential Amenity**

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- 5.28 A development scheme such as this has the potential to create impacts on existing neighbouring residential amenity and users of this scheme. The following aspects of residential amenity are considered below:

#### **Refuse storage and collection**

- 5.29 There are dedicated refuse spaces on each floor to accommodate the commercial refuse requirements. The proposed refuse strategy is outlined within the Design and Access Statement and Waste Management Proforma submitted with this application. The scheme is aligned with Core Strategy Policy DM1 which notes that all development should have regard to the provision of appropriate refuse storage and collection facilities.

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#### **Noise impact & ventilation**

- 5.30 The NPPF states that the planning system should contribute to and enhance the natural and local environment, by preventing new/existing development from contributing to or being put at unacceptable risk from air pollution or noise.
- 5.31 A noise impact assessment has been carried out by E3P in support of this application. E3P have based their assessment on the use of the roof terrace as an outdoor dining/seating area, for use in daytime only. A full weekday and weekend background noise survey was undertaken at a position representative of the nearest noise sensitive receptors. The assessment has shown that no adverse impact is predicted at the existing receptors due to the proposed development.

#### **Sunlight, daylight, and overshadowing**

- 5.32 Paragraph 129c of the NPPF states that when local planning authorities are considering applications for housing a flexible approach should be applied in policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards. Core Strategy Policy DM1 outlines that all development should have regard to effects of amenity including privacy and light.
- 5.33 A Sunlight and Daylight Assessment has been carried out by 'Right of Light'. This confirms that the rooftop extension will be fully compliant with relevant BRE guidelines.

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#### **Flood Risk, Drainage and Utilities**

- 5.34 Core Strategy Policies SP1 and DM1 states that new development proposals must have regard to flood risk and drainage.
- 5.35 Policy JP-S4 of the PfE document states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the Northwest River Basin Management Plan and managing flood risk.
- 5.36 As confirmed by the Environment Agency Flood Map for Planning, the site is wholly within flood zone one (the lowest category of flood risk) and is not subject to any major surface water concern. The site is therefore not at risk of flooding and will not cause any increase of flood risk elsewhere. The elements of development proposed will not impact flood risk and drainage on the site.
- 5.37 A utility statement has been prepared by FutureServ to assess the existing utility infrastructure local to the site and consider if any assets exist within the footprint of the site require diversion, and if the infrastructure is adequate to support the additional utility loads required for the development.

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#### **Transport and Highways**

- 5.38 Core Strategy T1 states that the Council will support proposals that improve choice by alternative means than cars; reduce the negative impacts of road traffic (congestion, air pollution and road accident casualties) and take account of road users' needs according to a broad hierarchy consisting of, in order of priority: pedestrians and disabled people; cyclists; public transport; commercial access; general off peak traffic; and lastly, general peak time traffic.
- 5.39 NPPF Chapter 9 (Promoting Sustainable Transport) requires proposals to promote walking, cycling and public transport, and states that patterns of movement, streets, parking and other considerations

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should be integral to the design of schemes. Proposals should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.40 A Transport Assessment has been carried out by SCP in support of this proposed development. It provides an assessment of the potential impact of this development when considering the site's highway context.
- 5.41 The current site does not provide a vehicle access and the new development will maintain this approach. Pedestrian access points have been shown on the floor plans to serve their respective uses.
- 5.42 The Transport Statement provides an assessment of the Site's accessibility and considers that the Site is highly accessible by public transport and well located in relation to local services and amenities, meaning that users of this scheme will be able to predominantly rely upon walking, cycling and public transport for most of their day to day journeys.
- 5.43 In summary, it has been demonstrated that the development is acceptable in regard to transport. Given the highly sustainable site location and lack of vehicle access or car parking provision, the overall vehicle trip generation numbers are likely to be negligible and would not have a material impact on the highway network and therefore accords with the relevant national and local planning policies.

### **Sustainability and Energy**

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- 5.44 Built environment sustainability is incorporated within policy and regulation at a national and local level. The Climate Change Act 2008 and the National Planning Policy Framework set out national frameworks by which to mitigate climate change, achieve reductions in carbon dioxide emissions, and deliver development that is aligned with the presumption in favour of sustainable development.
- 5.45 Specific policies in the Local Plan seek to minimise the impact of new development with respect to carbon dioxide emissions and environmental impacts, whilst also ensuring new development is resilient to the impacts of projected climate change. Policy EN4 of the Local Plan states that all new development should include proportionate measures to reduce carbon and greenhouse gas emissions, as well as passive design measures to minimise energy consumption. Policy EN6 requires all new development to integrate sustainable design and construction measures, including those that contribute to the minimisation of water, energy and resource consumption. This policy also requires Sustainability and Energy Statements to be submitted in support of major planning applications. PfE Policy JP-S2 (carbon and energy) notes that there is an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable, be net zero carbon which applies:
- from adoption– to regulated operational carbon emissions;
  - from 2028 - to all emissions 'in construction'.
- 5.46 As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.

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- 5.47 In line with the requirements of the Local Plan and PfE, and in order to demonstrate the proposed scheme's commitments to delivering sustainable development, a Sustainability and Energy Statement is submitted as part of this application. This Statement sets out the measures to be employed within the design of the proposed development to minimise resource and water consumption, maximise opportunities for biodiversity, and mitigate the impacts of air and noise pollution. In addition, the Sustainability and Energy Statement demonstrates how the proposed design will ensure the scheme will be resilient to future climate change, ensuring the proposals will be safe from flooding and resilient to potential drought.

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## 6. PLANNING BALANCE AND CONCLUSION

- 6.1 This planning application has been prepared on behalf of Shimla Enterprises to support a planning application for the:

*'Redevelopment of 23 Radium Street, to retain the ground, first and second floors in its existing commercial use classes (Use Class E) with the creation of a new ground floor entrance to the eastern elevation, the addition of a retractable glass rooftop extension as a covered outdoor terrace ancillary to the floors below, as well as other ancillary works.'*

- 6.2 The Proposed Development will provide significant positive economic, social, and environmental benefits. In particular, the site makes full use of an underused building in a highly sustainable location. It maximises the floorspace and has ensured that the existing tenants using the commercial spaces are maintained.
- 6.3 The re-development provides an opportunity to enhance the existing street scene and improve the efficiency of the building, delivering an overall carbon emission reduction compared to the existing operation of the building.
- 6.4 Paragraph 11 of the NPPF applies the presumption in favour of sustainable development and requires decision makers to consider whether relevant development plan policies are up to date. Decision taking is identified in Part (c) and (d) of Paragraph 11, which states:

*c) approving development proposal 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<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework 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<sup>9</sup>.*

- 6.5 As the analysis in this report demonstrates, the scheme accords with both local and national policy, whilst providing numerous economic, social and environmental benefits that weigh in support of the scheme being granted planning permission. Paragraph 39 of the NPPF states that local planning authorities should approach decision on proposed develop in a positive and creative way. They should use the full range of tools available to them and work proactively with applicants to secure development that will improve the economic social and environmental conditions of the area. This site presents a brownfield site capable of delivering social, economic and environmental benefits to the wider area and therefore this application should be approved without delay, in accordance with Paragraph 11(c) of the NPPF.