



Broadgrove

PLANNING & DEVELOPMENT LTD

PLANNING STATEMENT

40 Peter Street, Manchester, M2 5GP

Hurstwood Properties Ltd

074.010 (LH)
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1. INTRODUCTION

- 1.1. Broadgrove Planning and Development Ltd have been instructed by Hurstwood Properties Ltd ('the Applicant') to prepare and submit a planning application for a proposed development at 40 Peter Street, Manchester, M2 5GP ('the site').
- 1.2. This application for planning permission is made to Manchester City Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.
- 1.3. The description of development sought by this planning submission is as follows:

'Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.'
- 1.4. This Planning Statement should be read in conjunction with the submitted plans and supporting technical documents which accompany the application:
 - Planning application forms, certificates and notices, dated and signed;
 - Suite of planning drawings prepared by RGP Architects;
 - Design and Access Statement prepared by RGP Architects;
 - Planning Statement prepared by Broadgrove Planning & Development Ltd;
 - Heritage Statement prepared by GHC Archaeology & Heritage Ltd.
- 1.5. All the information necessary to determine the application should be found within the supporting documents.
- 1.6. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national levels.
- 1.7. The proposals are then assessed against the policy context, whilst summarising the contents of the above reports, proving that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.
- 1.8. Overall, the compliance of the proposals with policy and the technical suitability of the site for housing the proposed development will be demonstrated throughout.

Structure of this Planning Statement

- 1.9. This Planning Statement is structured as follows:

- 1.10. Chapter 2, Site and Surrounding Area: explains the site composition and the local context where it is situated;
- 1.11. Chapter 3, Planning History: outlines the relevant planning applications on the application site and surrounding area;
- 1.12. Chapter 4, Proposed Development: sets out details of the proposed full application being made;
- 1.13. Chapter 5, Planning Policy Framework: indicates the adopted local policies relevant to the proposed development;
- 1.14. Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;
- 1.15. Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;
- 1.16. Chapter 8, Conclusions: summarises the contents of this Statement.

2. SITE AND SURROUNDING AREA

Site

- 2.1. The site is located at 40 Peter Street, Manchester. It is a roughly rectangular shaped parcel measuring approximately 210m².
- 2.2. The site currently comprises a 5 storey building, with the ground and first floor in use as a Christian Science Reading Room, occupied by 'Fourth Church of Christ Scientist.' The upper three floors are occupied by the applicant, Hurstwood Properties (R) Ltd, for use as offices. The roof above the fourth floor is the site in which this application relates to.
- 2.3. Located to the north of the site is Grade II Listed Albert Memorial Hall. The Grade II* Listed Free Trade Hall is located approximately 20m east of the site, and to the south of the site is the Great Northern Tower, residential accommodation. To the west of the site is the Great Northern Centre, encompassing numerous Use Class E units and public realm.
- 2.4. The site does not form part of a Scheduled Ancient Monument, but is located within the City of Manchester (DEANS_GATE) Conservation Area. The site is also located within the Manchester Air Quality Management Area.
- 2.5. A search of the Environment Agency's online flood mapping service indicates the site is wholly in Flood Zone 1. Furthermore, a very low risk of surface water flooding is expected for the majority of the site.

Surrounding Area

- 2.6. The site is located within the City Centre of Manchester, in the Deansgate Area.
- 2.7. Given the site's central location, the surrounding area consists of a mix of uses, including Use Class E, commercial, business and services and Use Class C3, dwellinghouses.
- 2.8. Nearby are a diverse range of facilities, including The Edwardian Manchester, Manchester Central Convention Complex, Great Northern Shopping District, Albert Hall, Manchester Central Library, various bars and restaurants, as well as retail stores.
- 2.9. There is also ample recreational space in the surrounding area, including Great Northern Square immediately to the west of the site, St. John's Gardens also to the west of the site, Castlefield Urban Heritage Park to the south west, and the Castlefield Viaduct also to the south west of the site.
- 2.10. In terms of public transport links, St Peter's Square Metrolink stop is located approximately

315m east of the site, served by Transport for Greater Manchester. In addition, Piccadilly Gardens bus station, approximately 0.5 miles north east of the site and also served by Transport for Greater Manchester, offers routes to South Manchester, Manchester Airport, Salford, Leigh and Bolton.

- 2.11. Oxford Road Train Station is approximately 0.5 miles south east of the site, operated by Northern Rail. The station provides routes to destinations including Manchester Airport, Edinburgh, Liverpool and Blackpool. Additionally, Manchester Piccadilly Station is approximately 1 mile east of the site, operated by Network Rail, providing routes to destinations including Leeds, Birmingham, Reading and Bournemouth.
- 2.12. Given the mixed-use character, copious opportunities and access to public transport links, the site represents a sustainable location for the proposed development.

3. PLANNING HISTORY

Site Planning History

- 3.1. A search of Manchester's online planning applications register has yielded the following results relevant to the application site:
- 3.2. 070827/AO/2004/C3 – Installation of etched sign on existing glass panel at fascia level and externally illuminated panel sign. Decision: Approve. Decision Issued Date: 23.04.2004.
- 3.3. 070828/FO/2004/C3 – Installation of illuminated canopy. Decision: Approve. Decision Issued Date: 23.04.2004.

Surrounding Planning History

- 3.4. 105436/FO/2014/C1 – Removal of sections of the existing roof to create front and rear roof terraces, including the installation of a glass balustrade on the rear elevation. Decision: Approve. Decision Issued Date: 23.06.2014. Address: Brodie Rational House 64 Bridge Street, Manchester, M3 3BN.
- 3.5. 106334/FO/2014/C1 – Replacement of the existing powder coated metal balustrades (installed in 2010) at roof level with a 2.3m high toughened glass balustrade. Decision: Approve. Decision Issued Date: 15.09.2014. Address: 100 King Street, Manchester, M2 4WU.
- 3.6. 111175/FO/2016/C1 – Change of use of part basement, part ground floor and all upper floors of existing building to 11 no. residential apartments (Use Class C3) together with refurbishment of building, construction of single storey rooftop extension, modification of existing gated entrance and formation of new entrance on St. John Street elevation and replacement windows. Decision: Approve. Decision Issued Date: 01.06.2016. Address: St John Street Chambers, 2 St John Street, Manchester, M3 4DT.
- 3.7. 112455/FO/2016 – Partial Demolition and reconfiguration of London Scottish House to create a new office building (Use Class B1) with retail uses (Use Classes A1, A3 or B1) at the ground and first floor, servicing and cycle parking, access and servicing arrangements and associated works. Decision: Approve. Decision Issued Date: 20.09.2016. Address: London Scottish House, 24 Mount Street, Manchester, M2 3DB.
- 3.8. 118098/FO/2017 – Minor repairs and restoration of flat roof and pitched roof construction and installation of conservation roof lights and roof terrace with gable end door and glass balustrade. Decision: Approve. Decision Issued Date: 13.09.2018. Address: 49-51 Dale Street, Manchester, M1 2HF.

- 3.9. 125806/FO/2019 – Alterations to existing public house to create a roof terrace and other associated works including installation of staircase to roof, extension of extract duct, increase height of chimney, installation of a pergola and glass balustrade and elevational alterations to form two doors. Decision: Approve. Decision Issued Date: 26.06.2020. Address: The Deansgate Pub, 321 Deansgate, Manchester, M3 4LQ.
- 3.10. 137820/FO/2023 – Creation of restaurant use at lower ground floor (Class E(b)) and external alterations comprising of removal of glazed entrance, installation of timber door replacement, replacement of external feature lamps, addition of menu boards, and new plant equipment to roof. Decision: Approve. Decision Issued Date: 17.04.2024. Address: Freetrade Exchange 37 Peter Street, Manchester, M2 5GB.
- 3.11. 140514/FO/2024 – Change of use of a vacant retail unit to a bar/nightclub (Sui Generis). Decision: Approve. Decision Issued Date: 27.09.2024. Address: Unit 0A 24 Mount Street, Manchester, M2 3NN.
- 3.12. 141553/LO/2024 – Listed Building Consent for the installation of internal partitions and alterations at fourth floor level. Decision: Approve. Decision Issued Date: 09.01.2025. Address: Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB.
- 3.13. The planning history of the surrounding area confirms that the scale of the proposed development is acceptable, with the applications listed also demonstrating the acceptability of similar proposals at roof level.

4. PROPOSED DEVELOPMENT

- 4.1. This section should be read in conjunction with the accompanying drawing pack provided by RGP Architects.

Use

- 4.2. The proposed development relates to the creation of a roof terrace at 40 Peter Street, Manchester.
- 4.3. The proposed description of development is as follows:

‘Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.’

The proposed roof terrace will be used as office and meeting space, external amenity space of the users of the building and guests.

Amount

- 4.4. The proposed development comprises the roof of a five storey building on a corner plot.
- 4.5. The proposed development includes the partial conversion and extension of the existing plant room into 1 no. office, and 1 no. roof terrace.

Design and Appearance

- 4.6. The existing plant room will be extended and faced in an anthracite thru-colour render system, in order to maintain a discrete appearance and improve its susceptibility to weathering.
- 4.7. The balustrade comprises a frameless structural glass system with a sender, continuous aluminium top rail.
- 4.8. Concrete pavers will be used to form the new terrace, supported via a proprietary self-draining pedestal system.
- 4.9. Sensitive, low-level illumination will be provided with illumination levels that will not adversely affect the neighbouring users or occupiers.

Access

- 4.10. The proposed development does not seek to alter the existing access arrangements to the roof, which currently exists as a stairwell from the fourth floor.
- 4.11. Minor improvements will be made to this stairwell to reflect the upgrading of the roof, and to facilitate its use as a roof terrace.

5. PLANNING POLICY FRAMEWORK

- 5.1. Paragraph 48 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

- 5.2. The adopted Local Plan for Manchester consists of the following documentation:
- Core Strategy 2012-2027, adopted 11 July 2012.
 - Places for Everyone Joint Development Plan, adopted 20 March 2024.
- 5.3. As the Core Strategy and Places for Everyone Joint Development Plan predate the most recent National Planning Policy Framework (NPPF) of December 2024, the policies will be afforded in due weight in accordance with their consistency with those contained in the NPPF.
- 5.4. On the Core Strategy Policies Map, the site has the following designations:
- Policy EC3: The Regional Centre;
 - Policy CC1 – CC10.
- 5.5. On the Places for Everyone Policies Map, the site has no designations.
- 5.6. The following Core Strategy Policies are relevant to the consideration of the proposals:
- Policy SP1: Spatial Principles;
 - Policy EC3: The Regional Centre;
 - Policy CC1: Primary Economic Development Focus: City Centre and Fringe;
 - Policy CC6: City Centre High Density Development;
 - Policy CC7: Mixed Use Development;
 - Policy CC9: Design and Heritage;
 - Policy C1: Centre Hierarchy;
 - Policy EN1: Design Principles and Strategic Character Areas;
 - Policy EN3: Heritage;
 - Policy EN10: Safeguarding Open Space, Sport and Recreation Facilities;

- Policy DM1: Development Management.

5.7. The following Places for Everyone Policies are relevant to the consideration of the proposals:

- Policy JP-Strat2: City Centre;
- Policy JP-J1: Supporting Long-Term Economic Growth;
- Policy JP-J2: Employment Sites and Premises;
- Policy JP-J3: Office Development;
- Policy JP-G6: Urban Green Space;
- Policy JP-P1: Sustainable Places;
- Policy JP-P2: Heritage;

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

National Planning Policy Framework (December 2024)

6.3. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (December 2024), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

6.4. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so, should take local circumstances into account, to reflect the character needs and opportunities of each area.

6.5. Paragraph 8 states that there are three dimensions to sustainable development which are expanded upon in paragraph 11. This means that local planning authorities should *'approve development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'*

6.6. Paragraph 39 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

6.7. Paragraph 48 states, *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

6.8. Section 6 refers to 'Building a strong, competitive economy.' Paragraph 86 states, *'Planning policies should be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces.'*

6.9. Section 8 'Promoting healthy and safe communities' states in paragraph 96 that *'Planning*

policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.'

- 6.10. Section 11 refers to 'Making effective use of land' where paragraph 124 states '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*
- 6.11. Paragraph 129 states that '*Planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change, and the importance of securing well-designed, attractive and healthy places.'*
- 6.12. Paragraph 131 states that '*The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'* Paragraph 135 seeks developments that '*will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment.'*
- 6.13. Section 16 relates to conserving and enhancing the historic environment. Planning applications affecting heritage assets are required, under paragraphs 207 and 208, to describe the significance of the heritage asset in question in a level of detail sufficient to accurately assess the potential impacts of the development.
- 6.14. In accordance with paragraph 215, '*Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

Other Material Considerations

- 6.15. Supplementary Planning Documents (SPDs) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the statutory development plan. The following Supplementary Planning Documents are considered relevant to the proposed development:
- Guide to Development in Manchester, adopted in April 2007.

7. PLANNING ASSESSMENT

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development

- 7.2. This planning application proposes the following description of development:

‘Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.’

- 7.3. Section 6 refers to ‘Building a strong, competitive economy.’ Paragraph 86 states, *‘Planning policies should be flexible enough to accommodate needs not anticipated in the plan, and allow for new and flexible working practices and spaces.’*

- 7.4. Section 11 of the NPPF promotes the effective use of land, with paragraph 129 stating that *‘Planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change, and the importance of securing well-designed, attractive and healthy places.’*

- 7.5. Core Strategy Policy CC7 emphasises the importance of mixed use development, stating that *‘The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as means of using land as efficiently as possible.’*

- 7.6. Additionally, Policy EC1: Employment and Economic Growth in Manchester states, *‘Development proposals should have regard to ensuring design makes the best possible use of a site or building in terms of efficient use of space.’*

- 7.7. The roof of the building as currently exists, comprises an under-utilised plant room and unusable roof space. The roof itself is in need of upgrading due to known issues with leaking at the fourth floor of the building.

- 7.8. Upgrading the roof of the building by creating a usable, multi-purpose roof terrace, which provides office space and external amenity space for office users, ensures the building is used in its entirety and in the most efficient way.

- 7.9. Given the city centre location and high density environment which the site is situated in, the proposed development should be accepted in principle by means of making effective and best use of land.

- 7.10. The proposed development therefore demonstrates compliance with both the NPPF and Core Strategy Policies CC7 and EC1.

Principle of Use

- 7.11. Paragraph 96 of the NPPF states, *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.'*
- 7.12. Continuing, paragraph 103 of the NPPF states, *'Access to a network of high quality open spaces is important for the health and wellbeing of communities.'*
- 7.13. Policy EN1: Design Principles and Strategic Character Areas states, *'Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.'*
- 7.14. Policy EN10: Safeguarding Open Space, Sport and Recreation Facilities states, *'The Council will seek to retain and improve existing open spaces and provide a network of diverse, multi-functional open spaces.'* Additionally, *'Proposals will be supported that provide innovative solutions to improving the network of existing open spaces.'*
- 7.15. The use of the existing roof as a formalised roof terrace provides new amenity space to the users of the office floors beneath, creating an opportunity for additional break-out space, additional office space through the conversion and extension of the existing plant room, as well as additional hosting space for small gatherings.
- 7.16. Altogether, the creation of the existing roof as a usable roof terrace encourages social interaction, promoting opportunities for enhanced health and wellbeing for the existing users of the building.
- 7.17. The proposed use therefore complies with the NPPF and Core Strategy Policies EN1 and EN10.

Design and Appearance

- 7.18. Paragraph 131 of the NPPF states, *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'*
- 7.19. Continuing, paragraph 135 states that *'Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain*

an appropriate amount and mix of development, and create places with a high standard of amenity for existing and future users.'

- 7.20. Core Strategy Policy EN1: Design Principles and Strategic Character Areas states that *'Opportunities for good design to enhance the overall image of the City should be fully realised.'* Continuing, *'The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and a historic street pattern.'*
- 7.21. The proposed development comprises the conversion and extension of the existing plant room into office space, as well as a new glazed extension to include a raised seating area, with the remainder given over to a paved roof terrace accessed by bi-fold doors. A frameless glass protective balustrade will surround the perimeter of the roof terrace at approximately 1.6m high and set back from the existing parapet, ensuring the development will not be conspicuous when viewed from the street scene.
- 7.22. The proposals are minimal in extent and impact, as demonstrated by the frameless glass protective balustrade and its position set back from the existing parapet. The design simply seeks to upgrade the existing roof to be of a higher quality and standard, whilst providing urban amenity space for the occupants of the building. Please see the Design and Access Statement provided by RGP Architects for more information.
- 7.23. Overall, the proposed development evidently complies with both the NPPF and Core Strategy Policy EN1.

Heritage Considerations

- 7.24. Paragraph 207 of the NPPF states, *'Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'* Additionally, *'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 7.25. Paragraph 212 of the NPPF states, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 7.26. Policy EN3: Heritage of the Core Strategy states, *'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the*

character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.'

- 7.27. The Heritage Statement provided by GHC Archaeology & Heritage Ltd concludes that 'due to the considered design to reduce visual impact and the position of the proposals at roof height, there will be no harm to any designated heritage assets.'
- 7.28. Overall, it can be stated that the proposed development when considering heritage complies with the NPPF and Core Strategy Policy EN3.
- 7.29. In summary, the proposed development satisfies both National and Local policy with regards to design and heritage. Therefore, the principle of development and principle of use is acceptable.

8. CONCLUSIONS

- 8.1. This Planning Statement has been prepared by Broadgrove Planning and Development Ltd ('Broadgrove') on behalf of our client, Hurstwood Properties (R) Ltd ('the Applicant') to support a full planning application made at 40 Peter Street, Manchester, M2 5GP ('the site').
- 8.2. The application seeks full planning permission for the following description of development:
'Creation of roof terrace, including extension of plant room, glass protective balustrade and other associated works to facilitate the use.'
- 8.3. This Planning Statement has demonstrated that the proposed development will support the NPPF's promotion of making effective use of land, by providing high quality urban amenity space at the existing roof of 40 Peter Street.
- 8.4. The proposed development, comprising roof terrace and glazed extension to the existing plant room, and glass protective barrier set back from the existing parapet and surrounding the perimeter of the roof terrace, will be minimal in design and coherent with that of the surrounding area.
- 8.5. Additionally, the minimal extent of the proposed works ensure that no harm will be inflicted upon any designated heritage asset.
- 8.6. Overall, the information submitted to the Local Planning Authority shows that the proposed development complies with policies at a Local and National level and therefore constitutes sustainable development as defined at the heart of the NPPF. We respectfully request that planning permission is granted without delay.
- 8.7. Should there be any queries relating to this Statement or the wider planning submission, please contact Broadgrove Planning and Development Ltd (via Laura Hallam lh@broadgrove.co.uk) at your earliest convenience.

Broadgrove

PLANNING & DEVELOPMENT LTD

