

JT/GM/100683

28 January 2025



Manchester City Council
Planning
Manchester
M60 2LA

Dear Sir/Madam

**DMWR ARCHITECTS LIMITED
340 DEANS_GATE, MANCHESTER, M34LY
APPLICATION FOR PLANNING PERMISSION FOR ALTERATIONS TO THE GROUND FLOOR OF
THE FRONT AND REAR OF THE BUILDING
PLANNING PORTAL REFERENCE: PP-13543218**

Introduction

We (Alder King Planning Consultants) are applying for planning permission for changes to the front and rear elevations of 340 Deansgate at ground floor level. The elevation changes are proposed to facilitate the future occupation of the ground floor of the building by a potential tenant, operating within the current consented use class.

The Site

No. 340 Deansgate is a 6-storey office building, with the proposal relating to the rear ground floor elevation. The front of the building faces onto Deansgate, with the rear of the building facing onto Southern Street. There is a Euro Car Park to the south of the site, which features a large digital display.

The character of the surroundings is primarily commercial, with a mix of retail uses, being a city centre location. Deansgate is one of the main routes through the city. The building was constructed following the grant of planning permission for the redevelopment of the Site in 2004 (ref: 073403/FO/2004/C3). The unit has only been occupied as an office. A separation application was approved for new louvres on the first-floor level (ref: 141498/FO/2024).

There are dwellings on the upper floors of the surrounding buildings, albeit the host building is solely within Class E use. The closest residential dwellings to the rear of the site are located at first floor on the western side of Southern Street, they are approximately 7 metres away from the building, albeit not at ground floor. No residential properties directly face the proposed louvres at ground floor level.

The Core Strategy adopted proposals map identifies the site as being within the designated City Centre boundary and the regional centre boundary. The site is within Flood Zone 1 (least vulnerable to flooding).

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The site is also identified as being within the Castlefield Conservation Area, on its eastern edge. The conservation area is focused on the Roman fort from which it derives its name.

The host building is not nationally or locally listed. There is a mix of listed assets within proximity of the site, with the closest being the Castlefield Information Centre to the north, which is Grade II listed. The proposed works would not be seen from these listed buildings.

The Proposal

Planning permission is sought for changes to the front and rear ground floor elevations of 340 Deansgate to facilitate the potential future occupation of the unit. The proposed changes will see 4 of the rear windows at the rear ground floor level be replaced with new louvres and one with a new rear access door. On the front elevation, one of the existing windows will be replaced with a new automatic sliding door to allow push free access into the unit.

Full details of the proposed changes can be seen in the attached drawings.

Policy

Manchester's Core Strategy 2012 to 2027 was adopted on 11 July 2012 and is the key document in the Manchester Development Plan, along with the saved policies from the Unitary Development Plan for the City of Manchester (1995).

Manchester Core Strategy

Policy DM 1 states that all development should be appropriate in terms of siting, layout, scale, massing, materials, and design. Development should also have regard for the local character of the surrounding area and not impact the surrounding amenity, including noise levels.

Policy SP 1 states that all development in all parts of the city should make positive contributions to the area, make a positive contribution to the health of residents, and protect and enhance the built environment.

Policy CC 9 states that the design of new buildings will need to be of the highest standard in terms of appearance and function, with particular attention given to the city centre's context and character. Developments should preserve or enhance the heritage assets of the centre, including listed buildings and conservation areas.

Policy EN 1 states that all development within Manchester is expected to follow the seven principles of urban design. Opportunities for good design should be integrated into new developments.

Policy EN 3 relates to heritage and states that developments will be encouraged to take advantage of the distinct historic features of the area. New development must preserve or enhance the historic environment of the historic environment. The importance of the character, setting, and accessibility of the historic environment should be acknowledged in developments.

Unitary Development Plan (UPD) for the City of Manchester

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18. Conservation Areas (DC18.1) states that the Council will seek to preserve and enhance the character of its designated conservation areas. Particular consideration will be given to major changes in the appearance of buildings, existing features, and the effect of advertisements. Development proposals within conservation areas will only be granted where it can be shown that there will be no harm to the appearance or the character of the area.

National Planning Policy Framework (2024) (NPPF)

The NPPF states the need for good design in creating high-quality sustainable buildings and places. Decision-making should be based on promoting the potential of sites while creating high-quality developments that promote a high standard of amenity for those around them.

When proposals may impact the significance of a designated heritage asset, great weight should be given to the asset's conservation. Proposals which result in substantial harm will be resisted by the planning authority unless a clear and convincing justification is given.

Planning Considerations

The proposed works have been designed to accommodate the needs of a future occupier of the premises within the permitted use class. They have been designed to be appropriate for their location, whilst meeting the ventilation needs of a new end user. The new door at the front of the unit will allow for push free access from Deansgate. The door will replace an existing section of glazing but will continue to allow views into the unit ensuring there is continued active frontage along the street.

The changes to the rear are minor in scale compared to the overall size of the building, with the proposed location for the louvres matching the locations of the existing windows. Having the louvres located as such means the rhythm of the elevation will not be impacted by the changes. The new door will allow for easy convenient access to the rear of the unit, allowing for another entrance which would be usable by staff. It is not intended that any public access to the building would be provided from Southern Street. Given the location of the louvres at ground floor level and at the rear of the building, they will not be particularly visible. They have been designed to match the existing louvres along Southern Street. The more visually significant parts of the building (the front elevation) will not be materially impacted by the changes to the ground floor access.

Given the above, both the front and the rear elevation changes are well designed for the building and visually in keeping with this commercial area. This means the development aligns with Policies DM1, SP 1, CC 9, and EN 1 of the Manchester Core Strategy, and the NPPF. Importantly, the changes will facilitate the future occupation of a currently vacant ground floor office building which has little prospect of being occupied in its current form having been unsuccessfully marketed for some time.

The site is just within the Castlefield Conservation Area. Deansgate is the eastern edge of the conservation area. The Conservation Area Appraisal does not identify any particularly important features that would impact the design, either in respect of the Deansgate or Southern Street frontages. In the context of the building as a whole, the proposed louvres and door to the rear of the building are very minor and limited in scale. This means they maintain a consistent appearance of the existing building and will therefore not impact the character or appearance of the Castlefield Conservation Area. This is particularly the case given that the existing rear elevation already has solid entry/exit features such as the existing vehicle and pedestrian access doors and the existing louvres. Given the scale of the proposed changes, it is considered that the proposed development would not cause any material

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harm to the setting of the conservation area. The proposed changes accord with Policy EN 3 of the Manchester Core Strategy, Policy 18 of the UPD, and the NPPF.

Application Submission

The planning application consists of the following:

- Completed application forms.
- Drawings:
 - Site Location Plan (drawing no. PL-A-2001)
 - Existing Ground Floor Plan (drawing no. PL-A-2002)
 - Proposed Ground Floor Plan (drawing no. PL-A-2003)
 - Existing Elevations (drawing no. PL-A-2004)
 - Proposed Elevations (drawing no. PL-A-2005)

The application fee has been paid to Manchester City Council via the Planning Portal. We trust that the Council will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully
For ALDER KING LLP

A handwritten signature in black ink that reads 'J.J. Tarpay'.

JAMES TARPY
Senior Planner

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Enc(s) as above