

Planning Statement
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Planning Statement

ABRDN

One Tony Wilson Place, Manchester, M15 4FN

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1. Introduction

Introduction

- 1.1. JLL has been instructed by ABRDN to prepare this Planning Statement in support of a full planning application for various exterior alterations to One Tony Wilson Place, Manchester, M15 4FN.
- 1.2. The proposal for development is described as follows:
‘External alterations including replacement cladding, new entrance and plant to roof top’
- 1.3. In addition to this Statement, the planning application is accompanied by the following supporting documents:
 - Planning application form and certificates duly signed and completed (prepared by JLL)
 - Statutory planning application fee
 - Planning Drawings (Prepared by JMArchitects)
 - 7124-JMA-01-ZZ-DR-A-PL0001-S4-P01_Location Plan
 - 7124-JMA-01-ZZ-DR-A-PL0002-S4-P01_Site Plan-Existing
 - 7124-JMA-01-ZZ-DR-A-PL0003-S4-P01_Site Plan-Proposed
 - 7124-JMA-01-00-DR-A-PL0001-S4-P01_Existing Ground Floor
 - 7124-JMA-01-00-DR-A-PL0002-S4-P01_Proposed Ground Floor
 - 7124-JMA-01-RL-DR-A-PL0001-S4-P01_Existing Roof Plan
 - 7124-JMA-01-RL-DR-A-PL0002-S4-P01_Proposed Roof Plan
 - 7124-JMA-01-ZE-DR-A-PL0001-S4-P01_Existing North Elevation
 - 7124-JMA-01-ZE-DR-A-PL0002-S4-P01_Proposed North Elevation
 - 7124-JMA-01-ZE-DR-A-PL0003-S4-P01_Existing East Elevation
 - 7124-JMA-01-ZE-DR-A-PL0004-S4-P01_Proposed East Elevation
 - 7124-JMA-01-ZE-DR-A-PL0005-S4-P01_Existing-South Elevation
 - 7124-JMA-01-ZE-DR-A-PL0006-S4-P01_Proposed-South Elevation
 - 7124-JMA-01-ZE-DR-A-PL0007-S4-P01_Existing West Elevation
 - 7124-JMA-01-ZE-DR-A-PL0008-S4-P01_Proposed West Elevation
 - 7124-JMA-01-ZZ-DR-A-PL0004-S4-P01_Existing Typical Floor
 - 7124-JMA-01-ZZ-DR-A-PL0005-S4-P01_Proposed Typical Floor
 - 7124-JMA-01-ZZ-DR-A-PL5001-S4-P01_Existing-Section AA
 - 7124-JMA-01-ZZ-DR-A-PL5002-S4-P01_Section AA-Proposed
 - 7124-JMA-01-ZZ-DR-A-PL5002-S4-P01_Section BB-Existing
 - 7124-JMA-01-ZZ-DR-A-PL5004-S4-P01_Proposed-Section BB
 - 7124-JMA-01-ZZ-DR-A-PL5005-S4-P01_Existing-Section CC
 - 7124-JMA-01-ZZ-DR-A-PL5006-S4-P01_Proposed-Section CC
 - 7124-JMA-01-ZZ-DR-A-PL5007-S4-P01_Bay Study-Brick
 - 7124-JMA-01-ZZ-DR-A-PL5008-S4-P01_Bay Study-Cladding L03
 - 7124-JMA-01-ZZ-DR-A-PL5009-S4-P01_Bay Study-Cladding L05
 - Design and Access Statement (Prepared by JMArchitects)
 - 7124-JMA-XX-XX-RP-A-PL0001-S4-P01_Design & Access Statement

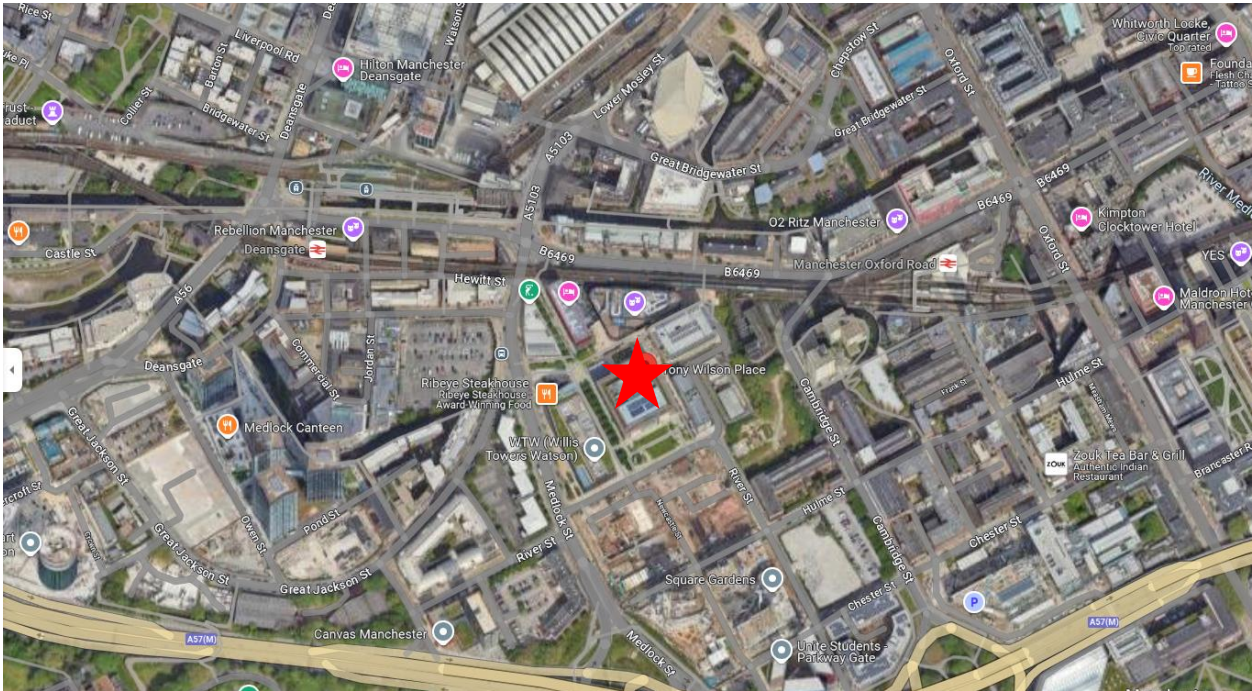
- Noise Assessments (Prepared by Spectrum Acoustic Consultants)
 - RK3832 - No.1 Tony Wilson Place, Manchester - Spectrum Planning Noise Assessment Report
 - RK3846 - No.1 Tony Wilson Place, Manchester - Spectrum Noise Ingress Assessment Report

Structure

- 1.4. This Planning Statement identifies and addresses the issues relevant to the consideration of the application submission as follows:
- Description of Site and Surrounding Area- describes the physical characteristics of the planning application site and its immediate surroundings.
 - Planning History of the Site – sets out the planning history for the site
 - Proposed Development – provides a description of the proposed development.
 - Relevant Planning Policy – describes the planning policies which are relevant to the proposed development.
 - Planning Considerations - provides an assessment of the planning application proposals against the relevant planning policies.
 - Conclusions - sets out the conclusions of this Statement.

2. Site Description

The Site



- 2.1. One Tony Wilson Place is located in Manchester City Centre and lies within the Strategic Regeneration Area of First Street, which is now a well-established area of the city comprising a mix of culture, leisure, retail and office space. The application site comprises of seven storey Grade A, BREEAM Excellent office building with approximately 180,000sqft of office space.
- 2.2. A unit operated by Pizza Express abuts the building which protrudes out from the northern elevation on the- check detail!
- 2.3. Directly to the north of the site lies INNSiDE Melia, 4-star hotel, Home which is a performing arts theatre and Junkyard Golf, an indoor miniature golf course.
- 2.4. To the east of the site is a multi storey car park, the ground floor of which comprises a mixture of restaurants, coffee shops and a bar. There is also a student accommodation block to the east of the site.
- 2.5. To the west of the site is another prime office development consisting of 170,000sqft of office space. A gym and a restaurant also lie to the west of the Site.

3. Planning History

- 3.1. A planning history search has been undertaken via a desktop search of the Manchester City Council Public Access. A summary of the most relevant applications is provided in Table 1.

Table 1

Application ref	Proposal	Decision and Date
092663/AOH/2010/C1	Retrospective Consent for erection of 2no. 10m x 17.5m banner letting signs	Temporarily approved 27 th April 2010
091485/VO/2009/C1	CITY COUNCIL DEVELOPMENT Installation of new doors to the west and east elevations of the building and erection of new timber enclosure and single storey building to provide a children's play area with store	Approved 11 th Nov 2009
090451/FU/2009/C1	Change of use from offices (Class B1) to offices (Class B1) and customer services and creche with associated play area (Sui Generis), in relation to temporary relocation of City Council services	Approved 24 th Aug 2009
083763/FO/2007/C3	Refurbishment of existing office building including new external elevations, two storey roof extension and ancillary servicing	Approved 20 th Aug 2007
081805/FO/2007/C3	Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension	Approved 20 th Feb 2007
054932/FO/CITY3/98	Elevational alterations to existing building	Approved 25 th Aug 1998

4. Pre Application

- 4.1. The applicant, accompanied by its planning and design team has met with planning officers at Manchester City Council on three occasions to discuss the proposals.
- 4.2. The purpose of the meetings was to establish the principle of the wholesale refurbishment of the building both externally and internally; to agree design principles which focussed on materials; and other elements highlighted.
- 4.3. The first meeting took place 16 October 2024. The principle of the proposed development was accepted by officers who recognised the importance of the refurbishment to ensure a high quality upgrade which would meet the expectations of future office tenants within the city. It was also acknowledged that refurbishment would allow the building to be brought to market much sooner than a redevelopment option, thus contributing to available supply within the city's office market.
- 4.4. Within the meeting officers set out that they did not support a PPC aluminium cladding product as the main cladding component to the external elevations. It was considered to be matt and flat. A preference for an alternative premium material was requested. The cladding presented was a turquoise blue colour. There was no objection to the colour, rather the material in terms of its finish. Officers asked that the material was reconsidered or that a strong justification for the PPC was made. Details of how the proposed changes would sit with the existing structural grid were also requested.
- 4.5. A second meeting took place 14 November 2024 January which presented justification for the PPC material; and details shown relating to the structure and how the presentation of the facades would be articulated.
- 4.6. Officers remained unconvinced of the PPC option and requested this was reconsidered. Structural details including introduction of spandrel panels and glazing changes were accepted.
- 4.7. A third meeting took place following full review of the main cladding material on 28 January 2025. Officers were satisfied that a new anodised cladding in a copper colour finish was acceptable. A request to present either a ribbed or flat finish across the building, rather than a mix was suggested by officers. A ribbed effect is now proposed, and the principle has been accepted by officers.
- 4.8. A list of documents for submission of the application has been agreed for validation purposes with officers.

5. Proposed Development

Proposed Development

- 5.1. The proposed development is described on the application as follows:
‘External alterations including replacement cladding, new entrance and plant to roof top’.
- 5.2. The First Street masterplan has been almost fully realised with major developments within the area delivering a high quality standard. One Tony Wilson Place was one of the first buildings to be delivered within the First Street area. Later buildings followed with further bright and bold colours defining each new building which work well with one another. Over time, the external elevations at One Tony Wilson Place have become dated, tired, dull and unmaintained in comparison to its surroundings, with most recent updates to the building being in 2007.
- 5.3. In order to stay in keeping with the context of the wider area, from a design perspective, the site requires updates that will bring the building up to modern, sustainable standards and will aesthetically integrate with its surrounding.
- 5.4. The proposal seeks to deliver a modern, high quality office space that meets the expectations of grade A office occupiers within Manchester city centre. The physical works proposed seek to deliver ESG requirements that both the applicant and likely occupiers expect of a high quality office space. The external alterations proposed are summarised below and should be read alongside the detailed works that have been set out in the Design and Access Statement and drawings prepared by JMArchitects.

Proposed external alterations

- 5.5. The below sets out the proposed external alterations.
- 5.6. A full strip back of the existing cladding is proposed which will be replaced. A summary is given for each elevation below. In addition, this will include a new entrance on the building frontage and introduction of a new commercial space (use Class E) which could be operated eg as a cafe, coffee shop or restaurant. Therefore, the elevations to the north and east corner of ground floor elevation are designed to include access for the public into the ‘cafe’ space as well as internal access for users of the building.

Northern Elevation

- 5.7. A black brick plinth at Level 1 has been proposed as a way to enhance the building's connection to its surroundings and clearly defining floor level transitions.
- 5.8. Copper colour, anodised ribbed columns are also proposed as a way of accentuating the building's height, while horizontal ribbing at Level 3 emphasises horizontal elements.
- 5.9. Horizontal detailing that highlights the central core is proposed at the intermediate floors (Levels 2, 4, and 6), contributing to the overall composition of the building.
- 5.10. The proposed works also feature banding at Level 5, which visually separates the structure's 'crown' and subtly alters the building's silhouette at its uppermost level.

- 5.11. The works also propose a new glazed entrance door, which will be revolving, as existing.

Southern Elevation

- 5.12. The proposed works to the southern elevation include updates to the central section which was previously composed of plain concrete panels. This has been redesigned with a distinctive panel pattern, significantly improving the overall appearance of the south elevation. The panel is proposed to be of the same copper colour adonised material.
- 5.13. The crown section at Level 5 has been enhanced, strengthening the banding effect and creating a more prominent visual transition at the upper levels.
- 5.14. The proposal also incorporates fins into the central core, mirroring the features of the curtain wall.

East and Western Elevations

- 5.15. Due to concrete upstands behind the existing spandrel panels, significant facade alterations are restricted, particularly in areas away from the building's corners. To improve the visual appeal within these constraints, the current spandrel panels will be replaced with black ones, creating a more cohesive look.
- 5.16. For consistency with other sides of the building, a black brick plinth will be introduced at the base, and corresponding banding will be added at Level 5.
- 5.17. Horizontal aluminium profiles are proposed, but only at the corner junctions. These changes aim to unify the building's appearance, work within the existing structural limitations, and enhance the cohesion of the East and West elevations with the rest of the building.
- 5.18. A bronze capping finish is proposed on the curtain walling system across all four of the elevations.

Roof plant

- 5.19. The proposed mechanical plant equipment on the roof will be a replacement of the existing equipment and will be positioned in a very similar location to the existing.
- 5.20. The proposed works involve removing the existing water cooled Variable Refrigerant Volume (VRV) air conditioning system which comprises of four large dry coolers. A new air cooled VRV system is proposed to be installed in a like for like position.

Photovoltaic (PV) Panels

- 5.21. Further external works include additional solar photovoltaic panels to be added to the roof of the building enhancing the renewable energy consumption on site. The final layout is to be confirmed. A new perimeter self-weighted handrail is also proposed around the PV panels.

Internal Alterations

- 5.22. There are a range of works proposed as per the General Arrangement plans submitted alongside this application which do not form a requirement for planning permission, however, consist of a wholesale refurbishment of the building.
- 5.23. The works will include an internal upgrade to the building which will provide a CAT A quality office scheme, elevating the buildings sustainability credentials by improving the thermal envelope and implementing an advanced energy management system to optimise energy efficiency. The proposal aims to maintain BREEAM Excellent status.

- 5.24. The refurbishment of the building will also incorporate enhanced amenities for future occupiers and contribute to high quality, grade A office space within the city centre

5. Planning Policy Context

- 5.1. When determining a planning application, the relevant authority (in this case Manchester City Council) as the Local Planning Authority will be under statutory obligation, as imposed by Section 38(6) of the Planning and Compulsory purchase Act 2004 to make their determination in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The Levelling Up and Regeneration Act 2023 amended section 38 of the Planning and Compulsory Purchase Act to add that regard must be given to the National Development Management Policies (NDMPs) and that where there is a conflict between development plan policies and NDMPs, *'the conflict must be resolved in favour of the nation development policy'*.
- 5.3. As yet, NDMPs have not been published for consultation and have not been adopted. The principal Development Plan documents against which planning applications for development in Manchester are considered currently comprise the following:
 - Manchester Unitary Development plan 'saved' policies (1995)
 - Manchester Core Strategy (2012)
 - Places for Everyone Development Plan Document (2024)
- 5.4. Other material considerations will include the National Planning Policy Framework (2024) and supplementary planning guidance.

Local Planning Policy



Figure 1: Adopted proposals map

Manchester Unitary Development Plan ‘saved’ Policies (1995)

- 5.5. The following saved policies of the UDP are considered to be of relevance to the proposed development:

DC26. Development and Noise

- 5.6. **Policy DC 26.1** sets out that the Council intends to reduce the impact of noise on people living, working or visiting the city by considering the effect of new proposed developments which may generate noise as well as consider new development that will be exposed to noise sources.
- 5.7. **Policy DC26.4** explains that where a new proposal may generate potentially unexpected levels of noise, the Council will require the applicant to provide an assessment of the likely impact and the mitigation measures that will be put in place to deal with any noise impact.

Manchester Core Strategy (2012)

- 5.8. The following policies of the Core Strategy are considered to be of relevance to the proposed development:

- 5.9. **Policy SP1: Spatial Principles** sets out that ‘development in all parts of the city should:

- Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.’

- 5.10. **Policy CC8: Change and Renewal** set out that *‘developments which make significant contributions to the City Centre’s role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre will be supported. ... The Council will also provide appropriate support including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester’.*

- 5.11. **Policy EN1: Design Principles and Strategic Character Areas** explains that all *‘development will be expected to follow the seven principles of urban design... and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised.... Design and Access Statements must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.’*

- 5.12. **Policy DM1: Development Management** sets out that development should have regard to specific issues including:

- Appropriate siting, layout, scale, form, massing, materials and detail

- Impact on the surrounding areas in terms of the design, scale and appearance
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation
- Buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

Places For Everyone

- 5.13. The Places for Everyone (PfE) is a joint development plan for Manchester City Council and eight other Greater Manchester authorities. The plan was adopted in March 2024 and is part of Manchester's development plan. The PfE sets out a framework for planning and development in the area until 2039.
- 5.14. **Policy JP-Strat2: City Centre** sets out that *'the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded'*.
- 5.15. **Policy JP-J3: Office Development** *'At least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on: 1. The City Centre, accounting for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new Northern Powerhouse Rail links which will further enhance its position as the premier office location outside London'... 'The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations'*. [Our Emphasis]

National Planning Policy Framework (2024)

- 5.16. The revised NPPF was published on 12th December 2024 and contains the national planning policy for England.
- 5.17. At the heart of the NPPF is a presumption in favour of sustainable development, it also states applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.18. The following policies are considered to be of relevance to the proposal.
- 5.19. NPPF paragraph 11 is clear that in decision making:
- Development proposals are approved with an up-to-date development plan without delay;
 - Where there are no relevant development plans or the policies which are most important are out of date, permission should be granted unless:
 - The application of policies in this Framework that protect area or assets of particular importance provides a clear reason for refusing the development proposed;

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.'

- 5.20. **NPPF paragraph 12** states that *'The presumption in favour of sustainable does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up to date development plan (Including any neighbourhood plans...) permission should not usually be granted. Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should be not followed.'*
- 5.21. **Section 6 'Building a strong, competitive economy'** sets out at paragraph 85 that *'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development...'*
- 5.22. **Section 12 'Achieving well designed places'** paragraph 131 explains that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*
- 5.23. **Paragraph 139** follows on stating that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*

6. Planning Considerations

Introduction

- 6.1. On the basis of the Development Plan and NPPF, it is considered that the proposed development is acceptable in principle. Below, JLL brings together the principle of development and other planning considerations focussing on design in regard to this full planning application.

Principle of Development

- 6.2. The proposed works to the external facades of the building are to ensure that the Site remains an attractive and well maintained place to work, as well as aesthetically integrating into the character and environment of the area.
- 6.3. NPPF paragraph 85 sets out that planning '*decisions should help create the conditions in which businesses can invest, expand and adapt*'. Currently, the existing cladding that is in situ and the overall look of the building is dated and damaged in some areas, with the last refurbishment being nearly 18 years ago.
- 6.4. The dated look of an office building can significantly impact a business by affecting first impressions, employee morale, talent attraction, brand image, and operational efficiency. It can also increase operational costs due to lower energy efficiency and maintenance issues.
- 6.5. These factors combined can ultimately influence a company's market value, competitiveness, and overall success, prompting many businesses to consider renovations or relocation to more modern facilities as a strategic investment.
- 6.6. A significant overhaul of the external appearance of the site is therefore necessary to bring the building up to modern standards, aesthetically and sustainably, to continue to contribute '*to the City Centres role in terms of employment and retail growth*' in line with local policy CC8.
- 6.7. *Maintaining the existing use, including introduction of a commercial cafe type space at ground floor level fall under Use Class E and are acceptable; and full external refurbishment of the building is also acceptable in principle.*

Design

- 6.8. In line with Core Strategy Policy EN1, a Design and Access Statement has been produced by JMArchitects to '*clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character*' of the First Street area.
- 6.9. The proposed development aims to '*ground*' the building by balancing its base, middle and top sections to create a stable appearance which integrates into context of First Street.

Materials

NPPF paragraph 131 sets out that '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*'

- 6.10. The proposed works includes high quality anodised aluminium has been selected for the proposed cladding. The material choice is extremely durable and requires minimum maintenance, meaning it will provide longevity as well as avoid corrosion. It is also lightweight which benefits the structural integrity of the building.
- 6.11. The proposed colour and finish of aluminium was chosen as it is reminiscent to the existing terracotta tiles that clad the building. The colour blends well with the context of First Street and provides a contrast against the yellow and black neighbouring buildings. The anodised finish has a slight sheen which contrasts well against the proposed brick plinth.
- 6.12. The brick plinth that is proposed is a robust material made of matt brick slips. The bricks require minimum maintenance and 50 percent lighter than traditional brick slips, ensuring the structural integrity of the building is not compromised in the future. The proposed dark colour mimics the surrounding buildings, as all structures in the area feature a dark plinth. The colour also contrasts well against the copper aluminium cladding and the curtain wall capping.
- 6.13. The curtain wall capping is proposed in an aluminium bronze finish which will improve the overall visual appearance of the façade, ensuring a cohesive integration with the proposed brick and cladding materials.

Design

- 6.14. The introduction of the brick plinth at Level 1 enhances the buildings' ability to connect to its surroundings and its interaction at the human scale. The brick plinth columns contain a brick feature to add to the appearance of the building. The upgrade at street level enhances the quality of the public realm at First Street a creates a place which is attractive for people who work and live in the area in line with MCC's design principles.
- 6.15. The vertical copper aluminium ribbed columns are proposed as a way to accentuate the building's height, whilst the horizontal ribbing is proposed to emphasise the buildings horizontal elements and highlight the central core. The use of the vertical and horizontal ribbing has been incorporated at all elevations of the proposal.
- 6.16. Based on the above, it can be concluded that the proposed development complies with local policy EN1 and NPPF paragraph 131. Noise

Noise

- 6.17. In line with UDP policy 2.4, a noise assessment and noise ingress assessment have been produced by Spectrum Acoustic Consultants in support of this application.

Noise Assessment- Proposed New Mechanical Services Plant

- 6.18. A Noise Assessment has been prepared to evaluate the potential impact of installing new replacement mechanical services plant at the Site.
- 6.19. Background noise measurements were taken at two locations that were representative of the most sensitive residential positions near the site. These were the north western corner of Vita Student Accommodation and north of the Friedrich Engels statue, south of the INNSiDE Melia hotel. The survey was conducted during daytime hours when the proposed new plant will operate, with existing mechanical plant switched off during that part of the survey period.

- 6.20. The results of the assessment concluded that with the new mechanical plant in place, the rating levels would be comfortably lower than the representative background noise level at all of the residential properties. Furthermore, the noise levels would not exceed noise limits set out in Manchester city Council's Planning Noise and Technical Guidance document (Oct 2022).
- 6.21. It can be concluded that the noise assessment demonstrates that the noise levels produced by the proposed plant would not exceed the noise limits set out in MCC's guidance document. Therefore, the proposal would have a low noise impact at all of the nearby sensitive receptor locations, in line with Core Strategy policy DM1.

Noise Ingress Assessment

- 6.22. A Noise Ingress Assessment has been produced to evaluate the potential impact of ambient noise levels on the proposed refurbishment of the Site.
- 6.23. Ambient noise measurements were taken at four locations representative of the most sensitive facades of the building. These were the eastern façade facing Vita Student Accommodation, the northern façade facing Tony Wilson Place, the western façade facing First Street, and the southern façade facing River Street. The survey was conducted during day time hours when the office will be occupied.
- 6.24. The ambient noise levels were found to range from 58-60db LAeq across the different façade locations. The dominant noise sources included traffic on the nearby roads, construction activity in the area, plant noise from nearby building, pedestrian activity and aircraft overflights.
- 6.25. Calculations of internal noise levels were also completed, taking into account factors such as the measured external noise levels, façade sound insulation performance, and room acoustics. The assessment considered various spaces including open plan offices, meeting rooms and other areas throughout the building.
- 6.26. The results indicate that with the proposed façade construction, the internal ambient noise levels would be comfortably below the guidelines for different types of spaces. For open plan offices, the predicted internal levels are within the recommended range.
- 6.27. In line with Core Strategy policy DM, the noise ingress report demonstrates that the proposed scheme would provide suitable internal noise conditions for the intended office use and would comply with relevant noise standards.

Sustainable Development

- 6.28. In line with 1, The proposed development of One Tony Wilson Place aligns with both local policy CC8 and NPPF paragraph 13 in terms of sustainable development.
- 6.29. The proposed works achieves significant embodied carbon savings by renovating the existing building rather than demolishing and rebuilding. This approach is in line with circular economy principles and reduces the overall environmental impact of the development.
- 6.30. The site's central location in Manchester promotes sustainable travel patterns, reducing reliance on private vehicles. This aligns with local policy SP1, which encourages development that improves access to jobs and services while reducing the need to travel. The building's position within the established First Street area ensures excellent access to public transport, supporting sustainable commuting options for employees.

- 6.31. The proposal aims to maintain the building's BREEAM Excellent status, demonstrating a commitment to high environmental standards in line with local policy EN6. The refurbishment includes improvements to the building's thermal envelope and the implementation of an advanced energy management system, optimising energy efficiency in line with local policy EN4
- 6.32. The proposed addition of photovoltaic (PV) panels to the roof enhances on-site renewable energy generation, supporting Manchester's climate change objectives. Furthermore, the use of durable, low-maintenance materials such as anodised aluminium cladding ensures longevity and reduces the need for frequent replacements.
- 6.33. By focusing on these sustainable elements, the proposed development meets the objectives of both the Local Plan and the National Planning Policy Framework, contributing to the creation of a more sustainable built environment in Manchester's city centre.

7. Conclusions

- 7.1. This Planning Statement has been prepared by JLL on behalf of ABRDN in support of the full planning application for external alterations to One Tony Wilson Place, Manchester.
- 7.2. The proposed development, which includes replacement cladding, a new entrance, and rooftop plant, aligns with both local and national planning policies and will contribute positively to the First Street area of Manchester.
- 7.3. The principle of development is acceptable and supported by policy. The proposal maintains the existing office use while introducing a new commercial space at ground level, both falling under Use Class E. The building will incorporate enhanced amenities for future occupiers and contribute to high quality, grade A office space within the city centre. This aligns with Policy CC8 of the Manchester Core Strategy, which supports developments that contribute to the City Centre's role in employment and retail growth.
- 7.4. The design approach and choice of materials demonstrate high-quality, sustainable design principles. The anodised aluminium cladding, brick plinth, and bronze curtain wall capping have been carefully selected to enhance the building's appearance and integrate it with the surrounding First Street area. This approach complies with Core Strategy Policy EN1 and NPPF paragraph 131, which emphasise the importance of high-quality, beautiful, and sustainable buildings.
- 7.5. Noise assessments have been conducted for both the proposed mechanical plant and potential noise ingress. These assessments demonstrate that the development will not exceed local noise limits and will provide suitable internal noise conditions for office use, in compliance with UDP Policy DC26 and Core Strategy Policy DM1.
- 7.6. The proposal strongly supports sustainable development principles by:
 - Renovating an existing building rather than demolishing and rebuilding, resulting in significant embodied carbon savings.
 - Maintaining the building's BREEAM Excellent status.
 - Improving energy efficiency through enhancements to the thermal envelope and implementation of an advanced energy management system.
 - Adding photovoltaic panels for on-site renewable energy generation.
 - Using durable, low-maintenance materials to ensure longevity.
- 7.7. Furthermore, the site's central location promotes sustainable travel patterns, aligning with local policy SP1 and supporting Manchester's climate change objectives.
- 7.8. In conclusion, the proposed development at One Tony Wilson Place represents a significant improvement to an existing office building in a key location within Manchester city centre. It aligns with local and national planning policies, addresses sustainability concerns, and will contribute positively to the continued success of the First Street area.

Joanna Gabrilatsou

Regional Head of Planning
Joanna.Gabrilatsou@jll.com
+44 7970 275826

Clarissa Forshaw-Murphy

Planner
Clarissa.Forshaw-
Murphy@jll.com
+44 7594 518376

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