

7<sup>th</sup> March 2025

Angela Leckie  
Planning Department  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Angela,

## Port Street, Manchester– Application for Listed Building Consent

On behalf of our client, Manchester (Port Street) Limited, we hereby submit an application Listed Building Consent at Port Street / Avro, Manchester City Centre.

### Background

On 7 October 2022, planning permission was granted for Port Street in Manchester City Centre (132489/FO/2021). The description of development approved under application reference 132489/FO/2021 is as follows:

*“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works”*

Following the grant of planning permission, a subsequent application for Non-Material Amendments was submitted to Manchester City Council (“MCC”) on 11<sup>th</sup> January 2023 to reflect internal design changes and amendment of time triggers for specific conditions to allow for a timely start on site for the contractor. This application (Ref. 135938/NMC/2023) was formally approved by MCC on 25<sup>th</sup> January 2023.

A second Non-Material Amendment (NMA) application (Ref. 138008/NMC/2023) was formally approved on 18<sup>th</sup> September 2023 which sought to secure approval for a number of internal and external changes following design development.

More recently, another NMA application (Ref. 140874/NMC/2024) was approved on 6<sup>th</sup> September 2024 which sought to make external façade changes by adding in decorative screening to some of the louvres on ground floor level to enhance the visual quality of the development as street level.

## Pre-Application Consultation

The approved development on the Site was subject to a comprehensive process of public and stakeholder engagement, including *inter alia* engagement with Historic England, the Environment Agency, Greater Manchester Police, local businesses and residents, and local Ward Councillors.

This application is submitted following engagement with Ms Angela Leckie (MCC Planning Officer) throughout 2024. It was agreed that an NMA would be submitted to secure minor alterations to the approved landscaping, and that this would be submitted alongside an application for Listed Building Consent to address impacts on the Listed retaining wall. The scope of information required for the applications was also agreed.

## Summary of Proposed Amendments

As part of the Applicant's Party Wall Agreement with the adjacent property ('Avro'), they are contractually required to build a retaining wall adjacent to the Grade II\* Listed Building Avro building, which will retain the pedestrian footpath adjacent to the podium block at Port Street. As part of the works, and as required by the agreement, the Applicant is required to provide a flashing detail to the head of the proposed retaining wall to prevent water ingress between both structures. This detail is identified on Z0-REF-G710-SK-GRD-0894-1002. As this specific retaining wall is to be constructed adjacent to the Avro building, this application for Listed Building Consent is being submitted.

This application is being submitted alongside a Non-Material Amendment (NMA) application, to secure amendments to the approved landscaping arrangement. These applications should be reviewed concurrently.

## Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"*

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that *"in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

| DEVELOPMENT PLAN                |                                  |                                           |                                                          |                                                |
|---------------------------------|----------------------------------|-------------------------------------------|----------------------------------------------------------|------------------------------------------------|
| REGIONAL                        |                                  | GM Places for Everyone (2024)             | GM Joint Waste Development Plan (2012)                   | GM Joint Minerals Plan (2013)                  |
| LOCAL                           |                                  | Manchester Core Strategy (2012)           | Manchester Proposals Map (2012)                          | Saved Unitary Development Plan Policies (1995) |
| MATERIAL CONSIDERATIONS         |                                  |                                           |                                                          |                                                |
| NATIONAL                        |                                  | National Planning Policy Framework (2024) | Historic England’s Guidance Note 4 Tall Buildings (2022) |                                                |
| LOCAL                           | Supplementary Planning Documents | Guide to Development in Manchester (2007) | Provision for Housing Choice (2008)                      |                                                |
| Supplementary Planning Guidance |                                  | Design for Access (2003)                  | Manchester Residential Quality Guidance (2017)           |                                                |

The proposals have been considered against all relevant Development Plan Documents and other material considerations. This includes the 2012 Manchester Core Strategy, Saved Policies of the 2006 Manchester Unitary Development Plan, 'Places for Everyone’ (PfE) Joint Development Plan Document (2024) and the National Planning Policy Framework.

Planning Considerations

Design and Heritage

A report has been submitted with this application, prepared by Stephen Levvrant Heritage Architecture, to assess the potential heritage impact of the proposals.

To ensure visual cohesion and harmony with the new building, both the retaining wall and the zinc flashing detail will be brown in colour. This colour choice is intended to allow the wall interface works to be clearly identifiable as a modern intervention related to the development on Port Street, while still being sympathetic to the materiality and colour palette of the existing boundary wall.

In terms of heritage impact, the report concludes that the proposed works are of a minor nature. Careful consideration has been given to the specification and methodology of installation. As a result, it is anticipated that the works will have a negligible adverse direct impact on the significance of the Grade II\* Avro building. While there may be some physical or visual changes, these changes would not diminish the value of the Avro building's significant physical fabric, its setting, or its overall significance in a noticeable way.

The report affirms that the proposed works comply with relevant planning policies.

## Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and Notice Certificates;
- Site Location Plan;
- Avro Party Wall Heritage Statement, prepared by Steven Levant Heritage Architecture;
- Avro Wall Elevation Survey, prepared by Renaker;
- Avro Boundary Wall photos, prepared by Renaker,
- Avro Wall Sketch Change in Level, prepared by Renaker;
- Avro Party Wall Interface Details Drawing No. Z0-REF-G710-DE-GRD-0894-8015; and
- Avro Wall and Steps View Drawing No. RF21-984-LU-01-01, prepared by Reform; and
- Landscape General Arrangement Drawing No. 0894-RFM-XX-00-DR-L-0001-S2-P10, prepared by Reform.

## Summary and Conclusion

This application is to facilitate amendments to the approved scheme, following detailed design development. The Listed Building Consent is for:

*“Listed Building Consent for the erection of retaining wall at Port Street development abutting Grade II\* Listed Avro Building.”*

The design interventions proposed in this application will result in a development that is substantively unchanged from the approved development on-site (ref: 132489/FO/2021, as amended) and is not considered to have a negligible adverse direct impact on the significance of the existing Listed Building but instead will provide protection from potential water damage and ultimately enable the delivery of high quality landscaping which compliments the elevation of the Listed Building.

The development is considered to be in compliance with the Development Plan when read as a whole and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

The application is submitted through Planning Portal, reference PP-13717129.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Niall Alcock ([nalcock@deloitte.co.uk](mailto:nalcock@deloitte.co.uk) / 0161 455 6787) or Kelly McCann ([kmccann@deloitte.co.uk](mailto:kmccann@deloitte.co.uk) / 0161 455 6671).

Yours sincerely

Deloitte LLP

Deloitte LLP

Enc.