



DECEMBER
2024

Planning Statement

The Equitable Building, St Ann Street,
Manchester, M2 7LG

Iceni Projects Limited on behalf of
PH Property Holdings

December 2024

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ON BEHALF OF PH
PROPERTY HOLDINGS

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Planning Statement
THE EQUITABLE BUILDING, ST ANN STREET,

CONTENTS

1. INTRODUCTION	1
2. APPLICATION SITE AND BACKGROUND	5
3. PRE-APPLICATION DISCUSSIONS AND PUBLIC CONSULTATION	8
4. PROPOSED DEVELOPMENT	10
5. PLANNING POLICY	13
6. PLANNING ANALYSIS	17
7. PLANNING BALANCE AND CONCLUSION	27

APPENDICES

A – COPY OF THE PUBLIC CONSULTATION FLYER

1. INTRODUCTION

1.1 This Planning Statement has been prepared by Icení Projects Limited ('Icení') on behalf of PH Property Holdings ("the Applicant") in support of a planning application for the redevelopment of The Equitable Building ('the Site').

1.2 This application is submitted in full, and the proposed description of development is as follows:

Change of use of second and third floors from commercial use (Use Class E) to residential apartments, erection of a rooftop extension to create an additional residential dwelling (Use Class C3), creation of an external bin store and cycle store, and other associated external works including demolition, building alterations and window replacement.

1.3 The purpose of this Planning Statement is to provide Manchester City Council ('MCC' / 'the LPA') with an overall 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 relevant national planning policies. Furthermore, this Planning Statement demonstrates that the scheme detailed in this planning application offers several benefits, including:

- A scheme that is fully aligned with the Economic, Social and Environmental pillars of the NPPF.
- Enabling a largely vacant building to be brought back into a productive and viable use.
- Introducing residential uses at a prominent building within a landmark location in Manchester City Centre, which will stimulate and support the daytime and evening economy of the City Centre.
- Providing additional passive surveillance in an area of the City Centre which becomes relatively quiet in the evening, improving the perception of safety and security around this commercial district.
- Providing residential development within a highly accessible location that can be reached by a variety of sustainable modes of transport, thus reducing reliance on the private car.
- Providing employment opportunities in the construction sector.
- Delivering a sensitive but striking modern addition to this historic building through a rooftop extension, which positively contributes to the St Ann's Conservation Area.

Submission Documents

- 1.4 The following documents and drawings have been prepared and submitted in support of this planning application:

Drawing Name	Drawing No.	Revision
Location plan	AL[05]001	
Topographical survey	AL[05]005	
Existing plan -sub basement	AL [05]010	
Existing plan -basement	AL [05]011	
Existing plan -ground	AL [05]012	
Existing plan -first floor	AL [05]013	
Existing plan -second floor	AL [05]014	
Existing plan -third floor	AL [05]015	
Existing plan -fourth floor	AL [05]016	
Existing plan – roof	AL [05]017	
Existing section 01	AL [05]050	
Existing section 02	AL [05]051	
Existing section 03	AL [05]052	
Existing section 04	AL [05]053	
Existing section 05 and 06	AL [05]054	
Existing elevation A (south)	AL [05]060	
Existing elevation B (east)	AL [05]061	
Existing elevation C (west)	AL [05]062	
Demolition plan - sub-basement	AL [05]110	
Demolition plan - basement	AL[05]111	
Demolition plan – ground floor	AL[05]112	
Demolition plan – first floor	AL[05]113	A
Demolition plan – second floor	AL[05]114	A
Demolition plan – third floor	AL[05]115	A
Demolition plan – fourth floor	AL[05]116	
Demolition plan - roof	AL[05]117	A
Demolition section 01	AL[05]150	
Demolition section 02	AL[05]151	A
Demolition section 03	AL[05]152	A

Drawing Name	Drawing No.	Revision
Demolition section 04	AL[05]153	A
Demolition section 05 & 06	AL[05]154	A
Demolition elevation A (South)	AL[05]160	
Demolition elevation B (East)	AL[05]161	
Demolition elevation C (West)	AL[05]162	A
Proposed plan - sub-basement	AL[05]210	
Proposed plan - basement	AL[05]211	A
Proposed plan – ground floor	AL[05]212	A
Proposed plan – first floor	AL[05]213	A
Proposed plan – second floor	AL[05]214	A
Proposed plan – third floor	AL[05]215	A
Proposed plan – fourth floor	AL[05]216	A
Proposed plan - roof	AL[05]217	A
Proposed section 01	AL[05]250	A
Proposed section 02	AL[05]251	A
Proposed section 03	AL[05]252	A
Proposed section 04	AL[05]253	A
Proposed section 05 & 06	AL[05]254	A
Proposed elevation A (South)	AL[05]260	A
Proposed elevation B (East)	AL[05]261	A
Proposed elevation C (West)	AL[05]262	A
Proposed building façade study 01	AL[05]400	
Proposed extension façade study 01	AL[05]410	

Planning Documents	
Planning Statement (this document)	Iceni Projects
Application Forms	Iceni Projects (via the Planning Portal)
Land ownership Notice and Cover letter	Issued to the landowner directly
Report Title	Author
Air Quality Assessment	Redmore Environmental
Construction Management Plan	PH Property Holdings
Crime Impact Statement	Greater Manchester Police Secure by Design

Design and Access Statement	Jeffrey Bell + Company
Environmental Standards Statement	Ridge
Flood Risk Assessment and Drainage Strategy	Integra
Heritage Statement	Stephen Levrant Heritage Architecture
Local Labour Agreement	PH Property Holdings
Noise Impact Assessment	Professional Consult
Phase I Site Investigation Report	ID Geo-environmental
Preliminary Bat Roost Assessment	E3P
Security Strategy	Jeffrey Bell + Company
Transport Statement	Mode Transport Planning
Travel Plan	Mode Transport Planning
Viability Report	Roger Hannah (to follow)
Waste Management Proforma	Jeffrey Bell +Company

2. APPLICATION SITE AND BACKGROUND

Site Description

2.1 The 0.9ha site is located on the northern side of St Ann Street, within the central part of Manchester City Centre. The Site comprises a part four and five storey sandstone building with frontages onto St Ann Street to the south, St Ann's Square to the east and Barton Square to the west. The Site is known as the Equitable Building but comprises a number of 'planning units' and addresses. The original building did for example comprise of six retail units at ground floor level with frontages onto St Ann Street, but three units have been merged to create one larger unit (13-19 St Ann Street), and two other units have been merged to create a further larger unit (21-23 St Ann Street). No.28 St Ann's Square has now also merged with the two amalgamated units to create a larger retail unit. The addresses of each of the 'planning units' are:

- 7-9 St Ann Street
- 13-19 St Ann Street
- 21-23 St Ann Street
- 24-28 St Ann's Square.

2.2 The Site is vacant on the upper floors, but the ground floor is home to David M Robinson Jewellers. The areas of the building which are currently vacant have a last known use as retail floorspace (Use Class E), which has been confirmed via a Lawful Development Certificate, granted in 2021.

Local Plan Allocations/Designations

2.3 The site is within the jurisdiction of Manchester City Council. According to the Manchester City Council Interactive Proposals Map, the Site is within the 'City Centre Primary Shopping Area'. The building is not listed but is located within the St Ann's Square Conservation Area and is a prominent and positive contributor to this heritage asset. The Site is contained within Flood Zone 1, and has no historical records of flooding from sewers, highway drainage, overland flow or groundwater.

2.4 There are no other known planning designations or allocations.

Site Context

2.5 The Site is located in the heart of Manchester City Centre's commercial core and is in close proximity to many amenities including transport links, shops, offices, libraries, theatres and restaurants.

- 2.6 Directly to the north of the Site is further built development within St. Ann's Square, generally comprising retail or financial uses at ground floor with office/residential accommodation above. There are a number of listed buildings and structures in close proximity to the Site, including the Grade I listed Church of St Ann, the Grade II listed townhouses at 16-22 St Ann's Square, and the Grade II listed Cobdens Statue.

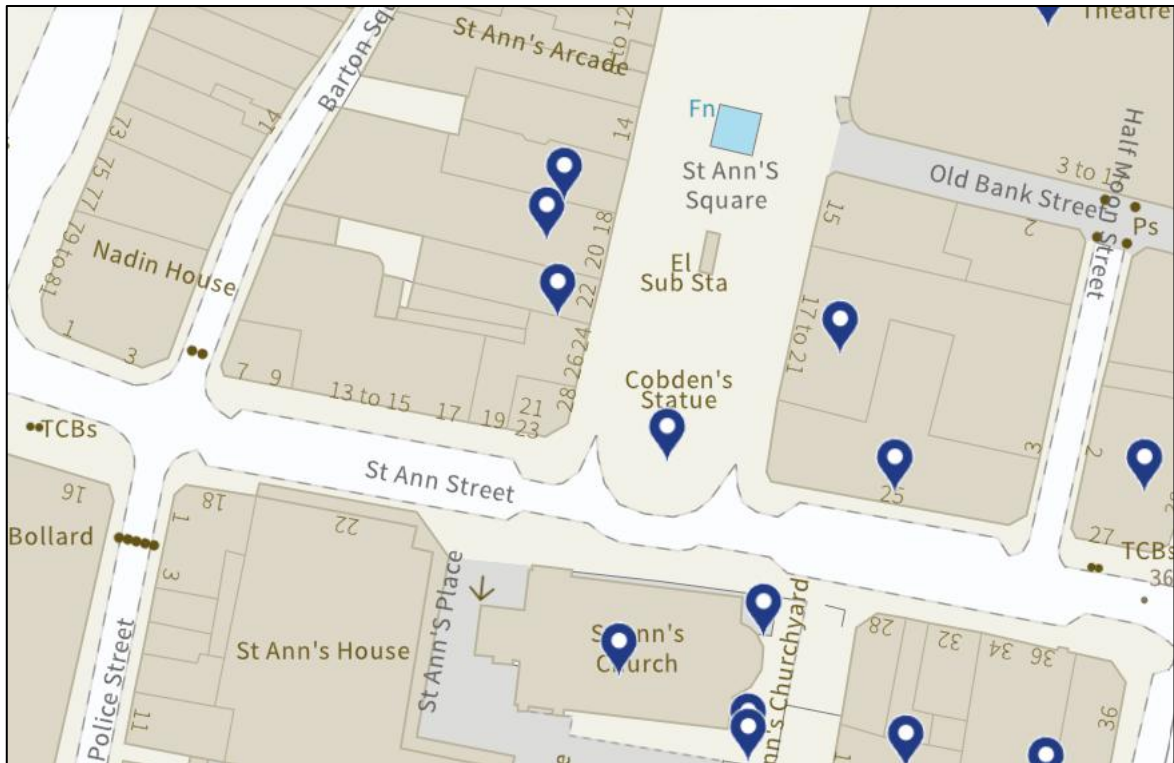


Figure 1 Historic England map showing nearby listed buildings.

- 2.7 To the east of the Site is St. Ann's Square which forms a rectangular area of public realm with associated street furniture and art. At the opposite side of the square are further buildings containing a mix of city centre uses.
- 2.8 The south of the site adjoins St. Ann Street, at the opposite side of which are further buildings offering retail/office floorspace, alongside St. Ann's Church which is one of only 15 Grade I listed buildings in the City.
- 2.9 The Site is in close proximity to a number of different modes of transport, making it a highly sustainable location. The closest bus stops can be found on Deansgate, approximately 250m from the site. The nearest tram stop is the St Peter's Square stop, located approximately 600m southeast of the site. Both of these services provide frequent services to Piccadilly and Victoria train stations along with the wider Greater Manchester area. The accompanying Transport Statement provides greater detail on the sustainable methods of transport that can be found near to the site.

Planning History

- 2.10 The Site has been subject to various historic planning applications which are summarised in Table 2.1 below.

Table 2.1 Planning History of the Site

Application Reference	Description of Development	Decision	Decision Date
048325/FO/CITY/95	Change of use from offices and retail to a retail development	Approved	26 th October 1995
118915/FO/2018	Demolition of existing storage area at ground floor level and its replacement with new refuse and cycle storage area, elevational alterations to building facade in association with amalgamation of 2 no. existing shop units (Use Class A1) at ground floor and basement into 1 single shop unit and associated works including new external canopies and building lighting	Approved	9 th August 2018
121840/FO/2018	Change of use of basement shop unit (Use Class A1) to ancillary residential plant area, change of use of second basement shop unit (Use Class A1) and associated ground floor entrance to flexible use (Use Classes A1 shop, A3 food and drink, A4 drinking establishment, A5 hot food takeaway and D2 gymnasium), change of use of first to third floors from shop (Use Class A1) to 23 no. apartments (Use Class C3, to comprise 9 no. 1-bed apartments and 14 no. 2-bed apartments) together with creation of new ground floor entrance lobby, roof terrace areas and associated works	Undetermined	N/A (whilst this application remains undetermined, it was positively received by the Council and the principle of providing residential development at the site was accepted).
129290/LE/2021	Certificate of Lawfulness for an existing use to confirm that the building has been in Class E use for a minimum of 10 years continuously	Granted	24 th March 2021

3. PRE-APPLICATION DISCUSSIONS AND PUBLIC CONSULTATION

- 3.1 This section of the Planning Statement sets out the stakeholder engagement exercises undertaken by the project team in order to comply with the City Council's expectations regarding community engagement, as set out in their Statement of Community Involvement (2018); specifically, page 38, 'Appendix 1 - Guidance on developer-led early engagement'.

Pre-application engagement with MCC

- 3.2 Pre-application meetings have been held with MCC's Planning Department to discuss the detailed design of the proposed roof extension and other external alterations, including the window replacement strategy. Meetings were held in February, August and September of 2024 and dialogue has continued via email where necessary.
- 3.3 Further details regarding the pre-application process and the subsequent design evolution is provided in the Design & Access Statement.

Pre-application engagement with Historic England

- 3.4 The project team utilised Historic England's pre-application advisory service in the summer of 2024. This is a free service available to prospective applicants for planning permission affecting designated heritage assets, listed building consent, faculty consent and scheduled monument consent. After issuing them with the pre-application information about the proposals, the Historic England North-West team advised that they did not need to be involved in the pre-application stage due to the relatively modest scale of the proposed works and the fact that the Equitable Building itself is not listed. Nevertheless, Historic England will be consulted during the determination period of the planning application, hence early engagement was considered a useful step.

Stakeholder Engagement

Ward Member engagement

- 3.5 Ward Members of the Deansgate Ward were contacted about the proposed plans for the building in the summer of 2024 and offered a briefing should they wish to learn more about the proposed scheme. They were also advised of the public consultation exercise being undertaken by the Applicant. Councillor McCaul was able to attend a briefing and met the project team in person to discuss the future plans for the building.

Engagement with St Ann's Church

- 3.6 In recognition of the fact that St Ann's Church is a Grade I Listed building located near to the Equitable Building, the Rector, Rev. Adam Robertson, and the Church Wardens of St Ann's Church, were

contacted about the proposals by the project team, and offered a briefing. The Church did not consider this necessary, but they have been provided with the project team's details should they wish to get in contact with any questions in the future.

Public engagement

- 3.7 A flyer advertising the proposals was issued to 326 commercial and residential addresses in the vicinity of the Site in the summer of 2024. The flyer described the proposals and provided some indicative CGIs, as well as contact details should interested persons wish to provide comments and feedback on the scheme. No comments were received as a result of this public engagement. A copy of the public consultation flyer is provided at Appendix A of this Planning Statement.

4. PROPOSED DEVELOPMENT

4.1 This planning application seeks detailed planning permission for the following:

Change of use of second and third floors from commercial use (Use Class E) to residential apartments, erection of a rooftop extension to create an additional residential dwelling (Use Class C3), creation of an external bin store and cycle store, and other associated external works including demolition, building alterations and window replacement.

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

- Creation of 10 no. high quality residential apartments (use class C3) across the second and third floor.
- Delivery of an additional penthouse apartment via a rooftop extension (creating a total of 11 apartments).
- Delivery of refurbished commercial space on the first floor for use by David M Robinson Jewellers (who already occupy the ground floor).
- Creation of a new bin store and cycle store area in the existing courtyard for both the commercial and residential uses.
- Delivery of external improvements, alterations and demolition, including:
 - A comprehensive window replacement strategy.
 - Reinstating and closing off several existing window openings to the courtyard.
 - Closing off old ventilation outlets within the courtyard and providing new vent locations to facilitate services requirements (apartment ventilation MVHR and heat pump hot water cylinders).
 - New glazing/door and masonry over panel to align with adjacent shopfronts/streetscape.
 - The careful removal of the existing Level 04 volume along St Ann Street and reduction to existing masonry pier and parapet heights.
 - Removal of old lift overruns, service pop-ups, glazed roof, miscellaneous plant and maintenance equipment.

-
- Existing gate to the courtyard to be retained/refurbished.

- 4.3 As the delivery of the refurbished commercial space on the first floor does not require planning permission (as it is already in lawful use as Class E floorspace), it is not considered in detail in this planning application.

Dwelling Mix

- 4.4 The proposal comprises a total of 11 residential dwellings, with the following dwelling mix:

Table 4.1 Proposed Dwelling Mix

Dwelling Type	Number of Dwellings
One Bed	0
Two Bed	8
Three Bed	3
Total	11

Affordable Housing

- 4.5 The scheme is below the policy threshold for affordable housing provision to be a planning consideration (as per Policy H8 of the Core Strategy). Notwithstanding that, the applicant has considered whether it would be possible to provide a contribution, and in this instance, it has not been achievable due to viability constraints. To demonstrate this position, a Viability Assessment, prepared by Roger Hannah, has been submitted as part of this planning application.

Accessible and Adaptable Dwellings

- 4.6 As detailed in the Design and Access Statement which accompanies this planning application, all residential units have been designed to meet the Manchester Residential Space Standards (and therefore NDSS). In addition, the scheme has been developed to be a fully accessible and inclusive design to Approved Document Part M, with the residential apartments M4(2) compliant, subject to the constraints of working with the existing building fenestration. The scheme is able to comply with M4(2) asides from requirements related to window guarding/heights and window operation heights.

Refuse Storage

- 4.7 Each dwelling will have a dedicated space to accommodate the LPA's bin requirements. The proposed refuse strategy is outlined within the Design and Access Statement and Waste Management Proforma submitted with this application.

Access and Parking

- 4.8 Pedestrian access to the apartments will be taken from an entrance on the corner of St Ann Street / Barton Square, as well as via the existing courtyard from Barton Square.

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- 4.9 Access to the cycle storage, bin store and service area will be taken via the existing courtyard to the rear of the building off Barton Square.
- 4.10 The Site does not accommodate parking provision, but it is easily accessible on foot and via public transport. Public car parks are also available within the vicinity of the Site.

5. PLANNING POLICY

5.1 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 principal 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.

5.2 The current development plan consists of:

- Manchester City Council's Core Strategy (2012)
- Addendum to the Core Strategy following the adoption of Places for Everyone ('PfE') (2024)
- Saved policies of the Unitary Development Plan (1995)
- Places for Everyone (a regional spatial strategy document) (2024)

5.3 Other material considerations include:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance (2023)
- Manchester Residential Quality Guidance (2016)
- City Centre Strategic Plan 2015-2018 (2016)
- Manchester Strategy (2016)
- Manchester Green and Blue Infrastructure Strategy (2015)
- The Guide to Development in Manchester SPD (2007)

National Planning Policy

5.4 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.

Table 5.1 Relevant National Planning Policy

Achieving Sustainable Development	Chapter 2 outlines that the planning system aims to achieve sustainable development by balancing economic, social, and environmental objectives. This involves providing homes, commercial development, and infrastructure sustainably, ensuring present needs are met without compromising future generations. At the heart of the NPPF lies the presumption in favour of sustainable development
Decision Taking	Chapter 4 of the NPPF suggests local planning authorities should make decisions on proposed developments positively and creatively, using all available planning tools and working proactively with applicants to improve economic, social, and environmental conditions.
Delivering a sufficient supply of homes	Chapter 5 emphasizes the importance of ensuring a variety of land is available to meet housing needs, including for specific groups. The chapter outlines the need to develop land with permission promptly and highlights the government's objective to significantly boost housing supply. It also stresses the importance of addressing housing needs through strategic policies and local plans, ensuring that housing development is sustainable and meets the needs of present and future generations.
Ensuing the vitality of town centres	Chapter 7 makes it clear that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
Promoting healthy and safe communities	Chapter 8 expresses the importance of planning policies and decisions that foster social interaction, create safe and accessible environments, and supports healthy lifestyles. This includes providing open spaces, sports facilities, and community facilities, as well as ensuring that new developments are designed to reduce crime and the fear of crime.
Promoting sustainable transport	Chapter 9 indicates the need to consider transport issues early in the planning process to support sustainable development. This includes focusing significant developments in locations that are or can be made sustainable, reducing the need to travel, and offering a genuine choice of transport modes. The chapter also highlights the importance of integrated transport planning and land use, improving public transport, walking and cycling infrastructure, and to ensure that transport policies aim to reduce greenhouse gas emissions and congestion.
Making effective use of land	Chapter 11 emphasises the importance of planning policies and decisions that promote the efficient use of land. It encourages the use of previously developed or underutilised land, supports the development of brownfield sites and promotes higher density housing in accessible locations.
Achieving well-designed places	Chapter 12 is dedicated to achieving well designed and beautiful places. It emphasises the importance of high-quality design in creating sustainable, attractive, and functional environments. The chapter outlines the need for local design guides and codes to ensure consistency and quality, while also allowing for local distinctiveness and variety. It stresses the role of beauty in planning and development aiming to create places that are not only

	functional but also visually appealing and beneficial to the community.
Meeting the challenge of climate change, flooding and coastal change	Chapter 14 emphasises the role of the planning system in supporting the transition to a low-carbon future, taking full account of flood risk and coastal change. The chapter also outlines the need to shape places in ways that contribute to reductions in greenhouse gas emissions, enhance resilience to climate impacts, and encourage the reuse of existing resources. It also supports the development of renewable and low carbon energy infrastructure.
Conserving and enhancing the historic environment	Chapter 16 clarifies what a historic asset is and how they should be dealt with during the planning process, including what weight should be attributed to their loss or preservation through planning applications.

Places for Everyone

5.5 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 worked 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-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-P2: Heritage
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development

Manchester's Core Strategy

5.6 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 – these are listed within the Core Strategy Addendum.

5.7 The relevant policies from Manchester's Local Development Plan are listed below.

Unitary Development Plan Policies

- Policy DC7 – New Housing Development
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and noise

Core Strategy Policies

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC2 – Retail
- Policy CC3 – Housing
- Policy CC5 – Transport
- Policy CC7 – Mixed Use Developments
- Policy CC8 – Change and Renewal
- Policy CC9 – Design and Heritage
- Policy CC – 10 A Place for Everyone
- Policy EC3 – Regional Centre
- Policy H1 – Overall Housing Provision
- Policy H5 Central Manchester
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 – Adaptation to Climate Change
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

6. PLANNING ANALYSIS

- 6.1 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.

Principle of Development

A Brownfield Development Site

- 6.2 Policy H1 of the Core Strategy supports residential development on previously developed land and notes that it will be predominantly steered toward the north, east, city centre and central Manchester areas. Policy CC7 supports residential development in the City Centre as part of mixed-use proposals, where there is active ground floor uses. Policy JP-S1 of the PfE Plan concerns sustainable developments and how they should aim to maximise their economic, social, and environmental benefits, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. It further states how development should also aim to make full use of existing brownfield land and/or vacant buildings where suitable. The NPPF is equally clear that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for the delivery of homes. Delivery of a brownfield site in the Regional Centre such as this is therefore supported in principle by the thrust of the housing policies within the Manchester Development Plan.

Planning History of the Site

- 6.3 Whilst planning application ref. 121840/FO/2018 remains undetermined, this application sought planning permission for the creation of 23 apartments across the first to third floors. The principle of development for this application was supported by Planning Officers at the time, and the application had a resolution to grant subject to a s106. The application only remains undetermined as the former applicant's (Henry Boot Developments 'HBD') vision for the Site changed in part due to the Covid-19 pandemic. Notwithstanding this, it is clear from this previous application that the principle of residential development has been previously established and supported.

Permitted Development Rights

- 6.4 It should be noted that the refurbishment of the existing commercial space, alongside the change of use of the commercial space on the second and third floor into apartments is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 i.e. it does not require planning permission.
- 6.5 Schedule 2, Class MA of the GPDO ('commercial, business and service uses to dwellinghouses') states that:

Permitted development includes *‘development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order’*.

- 6.6 Whilst there are caveats to the permitted development regulations, the change of use to apartments from commercial floorspace is acceptable in principle at this Site and could be delivered under permitted development regulations.
- 6.7 Therefore, whilst still subject to the Prior Approval procedure, should this planning application not be approved, it is pertinent to note that the Site could still be converted into apartments by utilising the existing commercial floorspace alone. The principle of the change of use of the existing commercial floorspace is therefore acceptable.

Design

- 6.8 Policy EN1 of the Core strategy states that 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.
- 6.9 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. The same principles are also discussed in PfE policies JP-H1 and JP-H3.
- 6.10 The proposals presented in this application seek to address the thrust of the Local Plan and PfE policies regarding good design.
- 6.11 The Design & Access Statement demonstrates how the analysis of the existing building's form led to the decision to deliver a lightweight rooftop extension. Whilst three options were considered, it was determined that a bay design (as opposed to a roofscape or faceted design) was the most appropriate form of roof extension, as can be seen in the image below.

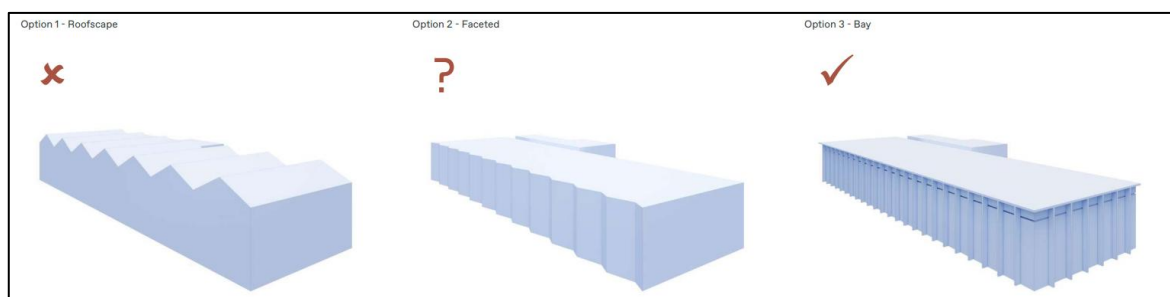


Figure 2 Initial design development -showing three options considered prior to the development of the 'bay' design for the rooftop extension.

- 6.12 Following this analysis, the design has evolved over three pre-application meetings and the scheme now proposes a rooftop extension to deliver a three-bedroom penthouse apartment. The floorplate of the roof extension is relatively small in scale to ensure it is not read as the addition of a completely new floor to the building, but rather a lightweight, modest insertion.
- 6.13 The penthouse design will include a back-painted glass spandrel panel system, textured metal panels in a metallic bronze colour palette and a glass balustrade around the edge of the roof, which creates an external residential amenity space. The selected material palette has evolved from the initial concept; whilst at first the scheme looked to utilise colours associated with the red granite at ground level of the Equitable Building and red sandstone of St. Ann's Church, the design now draws upon a metallic bronze colour palette with an anodized finish. The colours have synergy with the Peterhead granite and buff sandstone associated with the Equitable Building's upper floors, whilst the finish has been selected to provide textural depth and light/reflection variation.
- 6.14 The design has been tested from a number of viewpoints, to understand the impact of the scheme on the surrounding listed buildings and St Ann's Conservation Area as a whole. This is discussed in further detail below.
- 6.15 All of the apartments meet minimum space standards as per The Manchester Residential Quality Guide, and asides from criteria regarding window guarding/heights and window operation heights, all apartments have been designed to align with the criteria set out in Approved Document M4(2) (accessible and adaptable dwellings)

Secure by Design

- 6.16 A Crime Impact Statement (CIS) has been prepared and submitted in support of this application. The report suggests that the layout of the proposed scheme can be considered acceptable and supported from a crime impact perspective, if changes could be made to address the approach to the access and entrance to the building. The CIS suggests that the proposed shared entrance and access serving the first-floor jewellers and upper floor apartments could provide opportunities for offenders to exploit. The report recommends separate external entrances, entrance lobbies and stair/lift access

cores. The CIS states that it should not be possible to gain internal access between the commercial uses and the residential uses within the building.

6.17 However, due to the constraints of the existing building footprint and layout, it is not feasible to provide separate entrances, cores and circulation routes for the commercial and residential uses. Notwithstanding this, there will be a heightened level of security in place to prevent any issues in this regard, due to the nature of David M Robinson's jewellery business and the type of stock that will be onsite. The security strategy will therefore involve:

- Secure doors with access control
- Manned reception during commercial operating hours
- Video intercom with door release control
- Access controlled lifts
- Security rated walls
- CCTV

6.18 This approach has been discussed with GMP in advance of the application submission and a Security Strategy document has been prepared and submitted in support of this application, for their review.

Heritage

6.19 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.

6.20 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.

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- 6.21 In this regard, a Heritage Statement has been prepared by Stephen Levrant Heritage Architects and submitted in support of the scheme. The Heritage Statement appraises identified features of the surrounding historic built environment within the context of the Site and provides a description of their significance and setting in order to understand the capacity for change and potential impact of the Proposals. The current building upon the Site is an unlisted and heavily altered c.1890s building in the context of a prominent Conservation Area in the city centre. The Heritage Statement therefore considers that the proposal will have the potential to have some minimal impact on the character of the Conservation Area, but no physical impact on any designated heritage assets. The focus of the Heritage Statement, therefore, is on the indirect (visual) heritage impact.
- 6.22 In this regard, the assessment confirms that the proposed development has been demonstrated to result in a neutral change to the setting of the No. 16 St Ann's Square, No. 18-20 St Anne's Square, No. 22 St Ann's Square, the Cobden Statue, the Deacon Monument, Mansfield Chambers, and the Royal Exchange, and a neutral change to setting of St Anne's Church, and No. 25 St Ann Street, and St Ann's Square Conservation Area. The cumulative impact of the proposed works on the Equitable Building, including the unified fenestration arrangement, repairs and cleaning will enhance the appearance of the building and its positive contribution to the character and appearance of the Conservation Area.
- 6.23 It can therefore be concluded that the assessment has demonstrated the proposals will not give rise to any instances of harm and so, it is considered the proposals comply with local and national planning policy, in particular, paragraphs 207 and 212 of the NPPF which concern proposals affecting heritage assets and considering potential impacts.

Flood Risk and Drainage

- 6.24 Core Strategy Policies SP1, H1 and DM1 states that new development proposals must have regard to flood risk and drainage. 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.
- 6.25 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 once the proposed development is operational.
- 6.26 A Flood Risk Assessment and Drainage Strategy has been submitted in support of this scheme. The report confirms that due to the nature of the Site and surroundings (a city centre location with no available associated external areas), the use of sustainable urban drainage systems are not considered feasible. These methods rely on external areas and are thus more suitable for use on

less densely populated sites. In addition, discharging to a nearby water course is not possible due to the Site location; the nearest watercourse to the Site is the River Irwell situated approximately 250m west of the building. Subsequently, it is therefore necessary to discharge directly into the existing surface water public sewers surrounding the Site and this will be undertaken via a section 106 sewer application to United Utilities. The existing Site surface water drainage currently discharges into the existing adopted sewer system. Accordingly, it is proposed that the existing site drainage points are utilised and therefore no additional connections to the public sewer are required.

- 6.27 In a similar manner, it is proposed that the existing site foul drainage points are utilised and therefore no additional connections to the public sewer are required to dispose of foul water.

Highway Impact

- 6.28 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.
- 6.29 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 should be integral to the design of schemes. Crucially, NPPF Paragraph 116 states that development 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, taking into account all reasonable future scenarios.
- 6.30 To address national and local plan policies concerning highways, a Transport Statement and Travel Plan have been prepared and submitted in support of the application. The Transport Statement confirms that the Site is accessible by a range of sustainable modes of transport, including walking, cycling and bus services. These travel options provide a realistic alternative to single occupancy car travel.
- 6.31 On-site car parking provision will not be provided, and the development will be marketed to residents as car-free. Instead, to encourage sustainable travel, 100% cycle parking will be provided for the apartments. Whilst car parking will not be provided, the Transport Statement includes a residential trip generation exercise. This exercise confirms that the proposed development is expected to generate two additional two-way trips during the AM peak period and two additional two-way trips during the PM peak period.

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- 6.32 Based on this expected trip generation, it can be reasonably concluded that the development will have a negligible impact, and certainly not a 'severe' impact, on the local highway network, as stated in paragraph 116 of the National Planning Policy Framework (NPPF) under which development should not be refused on highways grounds.
- 6.33 Additionally, considering the lack of parking proposed, commuting patterns of City Centre residents, and the Site's excellent level of sustainable accessibility, it is reasonable to assume that sustainable modes will be preferred by future residents and visitors and vehicle trips will be low.
- 6.34 A Travel Plan (TP) accompanies the application to demonstrate the Applicant's commitment to ensuring new residents seek to undertake as many day-to-day journeys by sustainable transport methods as possible. The Travel Plan is a long-term management strategy for integrating proposals for sustainable travel into the planning process. The TP provides a strategy for managing travel demand and involves a dynamic process of implementation, monitoring and review to ensure that it is sustainable over the long-term.

Sustainability and Energy

- 6.35 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.
- 6.36 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'.
- 6.37 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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- 6.38 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 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.
- 6.39 A review of possible renewable technologies has been completed by the energy consultant and it is considered that solar photovoltaic panels could be incorporated into the design. A typical rooftop 5Kw system would generate 5,000kWh per year, saving nearly 2.5 tonnes of CO₂. The final decision on the use of solar photovoltaic panels on site will be decided post planning. Further, air source heat pumps are to be installed for domestic hot water generation, with an anticipated result of an improvement on the 15% improvement required against Part L2 2021.
- 6.40 This will ensure the scheme exceeds the requirements of Policy EN 6 of the Manchester Core Strategy Development Plan and JP-S2 Carbon and Energy of the Place for Everyone Joint Development Plan.

Noise and Air Quality Impact

- 6.41 Paragraph 198 of the NPPF notes that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

Air Quality Impact

- 6.42 Developments can introduce new receptors into an area of poor air quality. They can also increase emissions of air pollutants during their construction and operational phases and/or create a building configuration that inhibits effective pollution dispersion.
- 6.43 An Air Quality Assessment has been carried out by Redmore Environmental in support of this application. The report concludes that during the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. However, assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by construction and trackout activities is predicted to be not significant.
- 6.44 The report further considers potential impacts during the operational phase of the proposed development, which may occur due to road traffic exhaust emissions associated with vehicles

travelling to and from the Site. However, when assessed against the screening criteria, due to the scale and nature of the proposals, road traffic impacts were predicted to be not significant.

- 6.45 In addition, the report has considered the potential for future occupants to be exposed to exceedances of the locally set Air Quality Objectives. This was assessed through consideration of Air Quality Management Areas designations, local monitoring results and background concentrations. This assessment indicated that concentrations of NO₂ are predicted to be below the relevant AQO at the development location. As such, the Site is considered suitable for the proposed end use from an air quality perspective.
- 6.46 In summary, based on the assessment results, air quality factors are not considered to be a constraint toward planning consent for this development and as such, accord with the appropriate national and local planning policy.

Noise Impact

- 6.47 A Noise Impact Assessment has been provided by Professional Consult. This assessment has identified the key sources of noise surrounding the Site which may adversely impact upon proposed residential amenity. A number of noise sources were identified from the background noise survey which was conducted in July of this year. These sources were:
- Church Bells at St Ann's Church
 - Air Handling Units at Barton Square
 - People in the vicinity of the building
 - Vehicles in the vicinity of the building
 - Street entertainers around St Ann's Square
- 6.48 The report has shown that with regards to the various external noise sources surrounding the building, compliance with the adopted internal noise criteria can be achieved with upgraded glazing and alternative ventilation in place.
- 6.49 The glazing specifications have been provided within the report and these differ across the eastern façade (facing St Ann Square) and southern and western façades (facing St Ann Street and Barton Square). In addition to glazing, alternative ventilation in the form of a trickle ventilator to permit background ventilation to rooms will be required, and this should have a sound reduction performance which matches the glazing specification.

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- 6.50 The report has demonstrated that the future noise climate at the Site can be controlled through appropriate noise mitigation measures to meet acceptable noise levels in both internal and external amenity areas which will accord with the 'No Observed Adverse Effect Level' as detailed in the Planning Practice Guidance and as such noise should not be deemed to be a determining factor in the granting of planning permission for this Site.

7. PLANNING BALANCE AND CONCLUSION

- 7.1 This planning application has been prepared on behalf of PH Property Holdings to support a planning application for the redevelopment of The Equitable Building, Manchester. The planning application is described as:

Change of use of second and third floors from commercial use (Use Class E) to residential apartments, erection of a rooftop extension to create an additional residential dwelling (Use Class C3), creation of an external bin store and cycle store, and other associated external works including demolition, building alterations and window replacement.

- 7.2 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 suitable for residential development. It maximises the floorspace and accommodates 11 new apartments and refurbished commercial areas. 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.
- 7.3 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:

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

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, 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; or

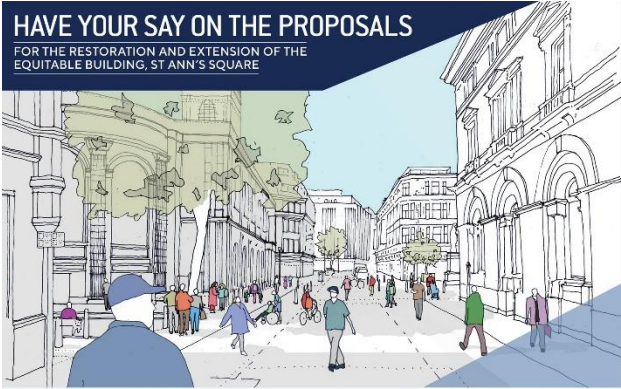
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.

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- 7.4 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. This site presents a brownfield site capable of delivering social, economic and environmental benefits to the wider area through the delivery of this scheme, and therefore this application should be approved without delay, in accordance with Paragraph 11(c) of the NPPF.

Appendix A – Copy of the Public Consultation Flyer

HAVE YOUR SAY ON THE PROPOSALS

FOR THE RESTORATION AND EXTENSION OF THE
EQUITABLE BUILDING, ST ANN'S SQUARE



The Proposals

iceni Projects are working on behalf of PH Property Holdings to prepare and submit a planning application for the redevelopment of the Equitable Building, located on the corner of St Ann's Square. The building sits in a prominent location within the St Ann's Square Conservation Area, opposite to the Grade I listed St Ann's Church.

The Equitable Building was originally constructed in the mid 1800's on behalf of the Equitable Fire & Insurance Company. Following bombing during World War Two, a large section of the building was re-constructed in the 1950's.

The building was previously home to one of Habitat's flagship stores which was located across the first, second and third floors. Since Habitat's closure in 2011, the upper floors of the building have lain vacant and fallen into a state of disrepair. PH Property Holdings are committed to sensitively restoring the building to bring it back to its former glory.

The redevelopment will involve:

- The expansion of David M Robinson Jewellers to the first floor to provide an exclusive Rolex showroom.
- A change of use of the second and third floors to form 13 high quality residential apartments.
- A single storey roof extension to the building to provide an additional penthouse apartment.

PH Property Holdings have engaged with Manchester City Council to discuss the proposals, and are excited to bring their plans for the building to fruition. JB + Co Architects, who are leading on the scheme vision and plan package, are currently working on the Rylands Building (the former Debenhams) in Manchester City Centre, and have extensive experience advising on heritage related projects.

The Applicant

Over the last 28 years PH Property Holdings has built a company with an enviable reputation for the quality of the homes they build. They have established themselves as a leading luxury housebuilder in the region.

A PH Property Holdings home is quite simply unlike any other. Not just in terms of its exclusive location, but in its exceptional design, outstanding materials, generous proportions and meticulous detailing. Every PH Property Holdings development offers exceptional levels of specification with unique interior design options, allowing owners to personalise their property.

The Public Consultation

This proposal is in the development stage at present. The design is still evolving, and we want to share our current ideas with the public before submitting the planning application.

As a member of the local community, your views are important to us and we are inviting you to provide feedback on the proposal, to help us shape the final scheme design.

All feedback received will be reviewed by the project team as part of the planning process to ensure that the development balances the needs of the community, future residents and the environment.

The Planning Application

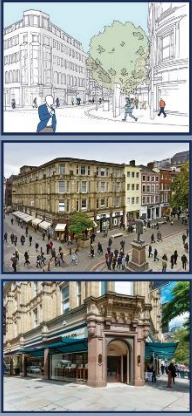
The proposals will be submitted to Manchester City Council's planning department as a detailed planning application. This means that the architect's plans will be supported by technical reports (such as a Heritage Statement and Sustainability Statement) addressing all of the necessary considerations as required by the Council.

These documents will all be available to view via the Council's website, along with the final plan package.

Once the application has been submitted, you will be notified by the Council and will be provided with a further opportunity to provide feedback on the proposed development.

The Benefits of the Proposal

- Delivery of 14 high quality apartments in a sustainable, city centre location.
- DMR will be expanding its operation onto the entire first floor of Equitable Buildings and look forward to continuing a 40 year long relationship with their favourite square in the UK.
- Restoration of the important Equitable Building, including sensitively updating aspects of the building's facade.
- Creation of local construction employment opportunities through the refurbishment and extension works.





How to Share Your Views

If you wish to submit your views on the current proposals, please get in touch with us by emailing:
manchester@iceniiprjects.com

Alternatively, you can write to us at:
Equitable Building Consultation
c/o iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M6 6FW

We look forward to hearing from you.