



AshtonHale



Planning Statement

1 Hardman Boulevard, Spinningfields, Manchester

September 2024

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Report title: Planning Statement

Prepared by: NL/ CO'D

Status: Final

For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Planning Statement has been prepared by AshtonHale Ltd on behalf of Parthena Reys Hardman Boulevard Limited ('the Applicant'), in support of an application for full planning permission at 1 Hardman Boulevard ('1HB'), Spinningfields, Manchester. This Planning Statement has been prepared to outline to Manchester City Council ("MCC") the proposed refurbishment improvements at the site and the proposed development's justification and appropriateness against relevant planning policies.

1.2 The application proposes the following description of development:

"Development comprising the creation of a new rooftop terrace, minor external façade alterations, and associated works at 1 Hardman Boulevard, Manchester."

1.3 The Applicant is proposing comprehensive refurbishments across each of the site's existing ten storeys in order to modernise the building as part of a larger programme of works that will deliver high-quality Grade A office space within Spinningfields. This planning application specifically seeks permission for the external works associated with the wider refurbishment proposals, namely minor exterior alterations to accommodate external terraces, revised plant layout on the roof, new balustrading, alterations to the building's façade, and several minor alterations to the ground floor façade to enhance access. It is worth noting that planning permission is not required for the internal refurbishments to the building, and therefore, this application relates only to the proposed external works, however, the holistic interior proposals are described indicatively in this Statement to provide the context for the proposed development.

1.4 Further details of the development are described in the Design and Access Statement ('DAS') prepared by SimpsonHaugh and presented on the supporting application drawings.

1.5 This Planning Statement assesses the development proposals against relevant national and local planning policies, and other material considerations. It provides the planning justification for why the proposals represent policy compliant

sustainable development and should be approved. This application is accompanied by a comprehensive suite of supporting documents and drawings, which has been agreed in advance with officers at MCC. A full schedule of the documents and plans submitted in support of the application can be found at **Appendix I**.

Supporting Information

1.6 The following documents are submitted in support of this application:

- Covering Letter prepared by AshtonHale Ltd
- Full set of existing and proposed drawings prepared by SimpsonHaugh
- Design and Access Statement prepared by SimpsonHaugh
- Planning Statement (including a Framework Construction Management Plan and a Local Labour Agreement) prepared by AshtonHale Ltd
- External Lighting Statement prepared by Cundall (contained within the Design and Access Statement)
- Noise Impact Assessment prepared by Hann Tucker Associates
- Refuse Strategy, prepared by SimpsonHaugh (contained within the Design and Access Statement)

Structure of this Planning Statement

1.7 The remaining chapters of this Planning Statement is structured as follows:

- **Chapter 2** provides a description of the application site and its surroundings;
- **Chapter 3** provides an overview of the pre-application consultation undertaken to date;
- **Chapter 4** describes the proposed development in detail;
- **Chapter 5** contains an overview of the relevant local and national planning policy and guidance;
- **Chapter 6** assesses the application proposals in the context of the relevant development plan and guidance;



- **Chapter 7** summarises the conclusions of each technical report provided;
- **Chapter 8** demonstrates that the proposals represent a sustainable development and details the social, environmental and economic benefits of the scheme; and
- **Chapter 9** provides a conclusion.



2. Site and Surrounding Area

- 2.1 This section of the Planning Statement provides a description of the site's location, characteristics and accessibility credentials. It provides a description of the site's current status and condition, as well as any statutory designations and technical constraints which may affect the proposal.

The Site and Surroundings

- 2.2 Situated within Manchester City Centre, within the Spinningfields business district, the site comprises a ten storey office building, covering an area of c. 365,000 sqft, currently lying vacant. The site hosts retail units upon the ground floor, and car parking facilities are located within the basement. The site was last occupied in Autumn 2023 by NatWest, however, since their vacation of the site, 1 Hardman Boulevard has remained unoccupied. A site location plan is attached at **Appendix II** and is shown in Figure 2.1 below.



Figure 2.1: Site Location Plan

- 2.3 The construction of 1 Hardman Boulevard was completed in 2004 and the building stands at 10 storeys within the heart of the Spinningfields district. The building comprises a steel frame structure predominantly clad in glazed curtain walling with areas of stone cladding.



- 2.4 Commercial / retail units are located upon the ground floor of the building along the east elevation, with office accommodation occupying levels 2-9. All uses now fall within Use Class E.
- 2.5 1 Hardman Boulevard is located within a highly urbanised environment, surrounded by various commercial uses. The site lies within proximity to both Deansgate and Quay Street, two key locations within the city's business district area.

Site Accessibility

- 2.6 The main site entrance to the office floors is located at the site's northern elevation along Hardman Boulevard. The site's Ground Floor commercial / retail unit spaces can be accessed Gartside Street.
- 2.7 The site is considered to be within a highly sustainable location due to its proximity to public transport links, including the Metrolink (Castlefield- Deansgate and St Peters Square), Manchester Victoria and Deansgate Train Stations, and good connections to the road network. The A57 (Winstanston Road) is located c. 900 metres north of the site, and the A665 (Great Ancoats Street) is located c. 1.4 meters southwest.
- 2.8 The site additionally lies within vicinity to a number of bus stops, including those at John Rylands Library. Bus stops within the site's vicinity provide regular access across the city, and to further afield locations to locations including Media City, Bolton and Leigh.

Environmental Constraints

- The site is located within Flood Zone 1
- There are no trees protected by a Tree Preservation Order within the curtilage of the site
- There are no listed buildings within the curtilage of the site
- There are no Public Rights of Ways across the site
- The site is located within Manchester City Centre's Air Quality Management Area.

Planning History

- 2.9 The site has not been subject to any planning applications of relevance to this application within the past five years.
- 2.10 1 Hardman Boulevard was initially granted consent in November 2001 (LPA Ref. 063139/FO/CITY1/01) for development of the following description:
- 'Erection of 10 floor office building with retail at ground floor level after demolition of existing buildings.'*
- 2.11 The permission granted office use development for the upper floors of the building, along with permission for the ground floor units to be used under the former Class A1 (retail) and A3 (food and drink) uses. The 2001 application allowed the site to operate with various ground floor uses, which today permits the use of this space under Use Class E (as of September 2020).



Figure 2.1: 1 Hardman Boulevard, existing view from Left Bank

Spinningfields Regeneration Context

- 2.12 The Spinningfields area was heavily developed in the 2000s between Deansgate and the River Irwell. Over the last decade, Spinningfields has evolved to become the home for over 170 commercial organisations.
- 2.13 Spinningfields is one of Manchester's largest and most successful urban regeneration initiatives, recognised as a prominent world class business hub. Spinningfields comprises Manchester's financial centre which has become a destination of choice for the region's economic, professional and business services industry sectors. The area has attracted significant international investment from major investors in the property, retail, and professional industries.
- 2.14 1 Hardman Boulevard's surrounding context has benefitted from a strong pipeline of development and investment within the past few years, which has given Spinningfields a new founded sense of place and improved public realm.
- 2.15 The surrounding development within proximity of 1 Hardman Boulevard comprises similar commercial development, cafes, bars, shops and restaurants which provide a sociable and vibrant atmosphere within the area. The site sits within distance to key commercial attractions of the area including The Ivy Spinningfields restaurant, 20 Storeys restaurant, 3 Hardman Street, and the Leftbank apartments.
- 2.16 1 Hardman Boulevard is recognised as one of the largest commercial buildings within the region. The building has helped shape Spinningfields Square, Hardman Street and Gartside Street as an economic centre of the city.
- 2.17 The site forms part of the Spinningfields Strategic Regeneration Framework ('SRF') which has been subject of holistic regeneration since 1997 and has enabled the establishment of the new business district within Manchester.





Figure 2.2: 1 Hardman Boulevard, existing view from Hardman Square

Summary

- 2.18 This section of the Planning Statement has provided a detailed description of the site's location, characteristics and accessibility credentials. The current condition of the site has been detailed along with any site considerations that would need to be considered within this planning application.
- 2.19 The proposed development site is located within an area which has undergone, and continues to undergo, transformational change as development is delivered across Spinningfields.
- 2.20 The location of the development site is within a highly sustainable and accessible location, which has accessibility for pedestrians, cyclists and strong connections to public transport which in turn reduces reliance on private motor vehicles.

3. Statement of Community Involvement

- 3.1 This section of the Planning Statement sets out the consultation which has been undertaken by the Applicant prior to the submission of this planning application, demonstrating that the relevant stakeholders have been informed of the proposals, and describes the consultation which took place to obtain their views. These views, subject to their relevance and achievability, have been utilised to inform the evolution of the proposed development.

Planning Policy Guidance to Community Consultation

- 3.2 The following documents provide an overview of local and national planning policy that promotes community involvement in the preparation of planning applications:
- Statement of Community Involvement, Manchester City Council (adopted in June 2018);
 - The National Planning Policy Framework ('NPPF') (adopted in December 2023); and
 - The Localism Act (adopted in November 2011)

Statement of Community Involvement (2018)

- 3.3 Manchester City Council adopted a Statement of Community Involvement ('SCI') in June 2018. The statement sets out how the Council will consult and involve people in the preparation of local plans and in the planning application process. Section nine of the Council's SCI sets out the Council's approach to community involvement in planning applications.
- 3.4 At the pre-application stage the Council advises that development proposals will benefit from engagement with the local community early in the process and encourages applicants to undertake community involvement exercises using a variety of techniques. Specifically, the Council state that developers will be encouraged to carry out pre-application consultation with interested parties and community bodies to enable issues to be addressed early within the planning process.

National Planning Policy Framework (2023)

- 3.5 The NPPF contains the Government's most up-to-date planning guidance and sets out the Government's planning policies for England.
- 3.6 Paragraph 39 of the document states how "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties" therefore leading to "better coordination between public and private resources and improved outcomes for the community".

The Localism Act

- 3.7 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods to give local communities more control over planning decisions.
- 3.8 Chapter 4, Paragraph 122 of the Localism Act introduces a requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. The intention is that this will facilitate meaningful consultation and feedback whilst the proposals are in draft.

Consultation with Manchester City Council

- 3.9 A pre-application meeting was held on Wednesday 17 July 2024 between the Applicant, the project team and Manchester City Council (MCC), regarding the proposed development. Feedback from MCC was positive in relation to the refurbishment and modernisation of the building, due to its central location within Spinningfields.
- 3.10 Following on from the initial pre-application meeting, the project design team have maintained correspondence with the MCC officer to agree the principles and the scope of the planning application.
- 3.11 The design team have incorporated comments made by the Council into the final design of the submission material.

Summary

- 3.12 In summary, the Applicant has carried out necessary consultations during the pre-application discussions. The consultation has been undertaken in accordance with MCC's Statement of Community Involvement, as well as being in line with the principles of the localism act and the NPPF.



4. Proposed Development

4.1 This chapter of the Planning Statement describes the use and amount, layout and scale, appearance and means of access to the development for which planning permission is sought. The application proposals are described in detail in the accompanying Design and Access Statement prepared by SimpsonHaugh, which should be read in conjunction with this Planning Statement.

4.2 This planning application seeks full planning permission for:

“Development comprising the creation of a new rooftop terrace, minor external façade alterations, and associated works at 1 Hardman Boulevard, Manchester.”

4.3 Separately, internal works are proposed to the building to deliver a high-quality refurbishment and upgrade for new office amenity areas and commercial suites, however, these do not require planning permission and are therefore not included in this application. The building will undergo significant internal refurbishment to enhance the existing office spaces as part of the wider holistic redevelopment of the site.

4.4 It has been agreed with officers at MCC that the proposed uses for the ground floor retail units will not necessitate a change of use as they fall within the overall Class E use of the existing building.

4.5 The proposed design enhancements seek to attract new tenants to the site through the offer of high-quality office space which meet a variety of needs, within a highly sustainable location. The proposals have been designed to deliver high quality specification and will be built using high quality materials. In the longer term, the ambition is to retain a desirable office environment which will be secured and enhanced to meet changing occupier demand. The Applicant seeks to revitalise the site to create a sustainable Grade A office development, with best-in-class assets.

4.6 This application seeks permission for the following proposed external alterations to the existing building:

- The addition of a new communal roof terrace, with internal amenity space, accessible to all tenants;
- A revised plant layout on the roof;
- New glass balustrading to increase the height of the existing parapet to the existing Level 8 terraces;
- Alterations to the façade at Level 1, New College Street Elevation (SW) to provide opening windows to the winter garden;
- Several minor alteration to the ground floor façade to enhance access and provide suitable means of escape for the proposed larger retail units; and
- The single glazing to the commercial units at ground and first floors to be replaced with double glazing to improve the thermal performance.

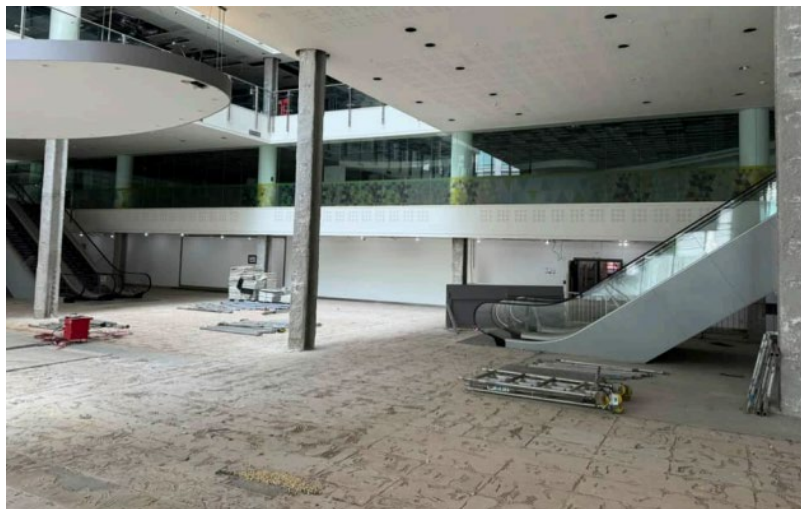


Figure 4.1: Current internal condition of 1 Hardman Boulevard

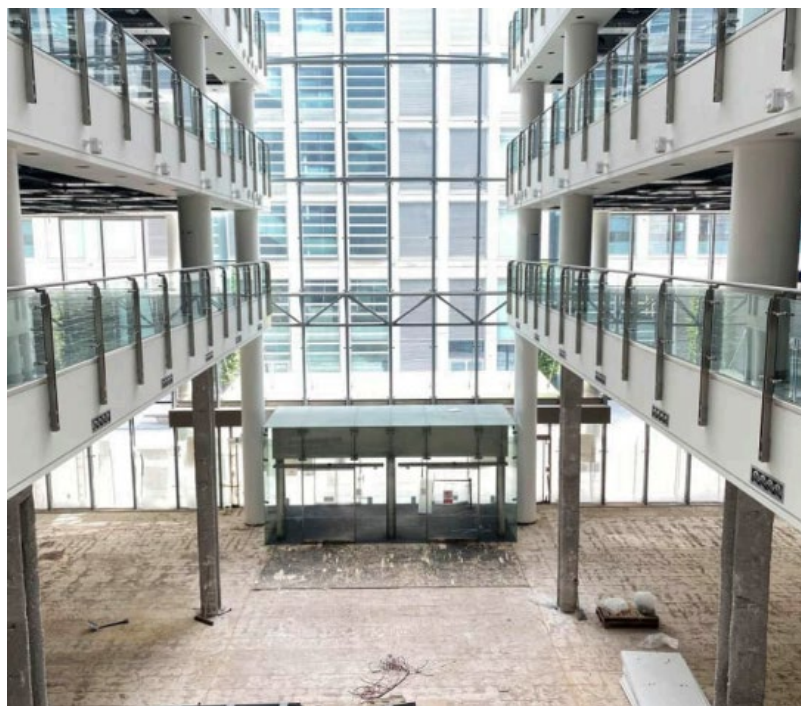


Figure 4.2: Current internal condition of 1 Hardman Boulevard

- 4.7 As it has been noted, these external alterations to the site have been proposed to aid the holistic refurbishment of the whole building to deliver 'best in class' Grade A office space within the city centre. A series of internal images have been included within this Planning Statement to illustrate the wider plans for the site, however, it is again reiterated that planning permission is not required for the internal proposals.

Wider Internal Refurbishment Proposals (Indicative Only)

- 4.8 The internal alterations will enhance the building's offering by introducing new amenities which will significantly improve the existing workplace and attract long-term occupiers. Internally the client is committed to undertaking a full refurbishment to bring the building up to current standards and meet modern occupier needs.
- 4.9 Further details of the internal proposals are included indicatively within the accompanying Design and Access Statement as they do not require planning approval, with two illustrative images provided below.



Figure 4.3: Indicative internal refurbishment proposal



Figure 4.4: Indicative internal refurbishment proposal

The Proposed Development Requiring Planning Permission

4.10 As stated above, planning permission is only required for the external alterations to the existing building that form part of the wider refurbishment works. These can be summarised in the image below and then described in more detail:



Figure 4.5: Proposed external works proposed

Proposed L10 Roof Terrace

- 4.11 A communal roof terrace is proposed upon Level 10 of the existing building. New or replacement roof plant will be installed and reconfigured to provide space for the roof terrace proposal. The rooftop amenity space will provide flexible accommodation for a range of health and wellbeing, thought leadership and networking events for tenants and their associated visitors.
- 4.12 It is proposed that the existing structure that supports the raised BMU track, along with the existing plant screen are removed at the Gartside Street end of the building and are replaced with a more elegant solution, better suiting the buildings form and reducing its massing from the street. This new structure for the terrace and associated amenity space would incorporate the BMU track into the design to retain the existing access and maintenance strategy for the buildings facades, whilst also providing sheltered seating areas to the terrace.
- 4.13 A new entrance lobby and amenity space would be created off the existing South core. The existing stair in the eastern core would be extended to roof level to provide an additional means of escape. The landscaping principles are included in the application but the detailed design of this will be secured by way of a planning condition.



Figure 4.6: Proposed Level 10 external terrace

Elevational Alterations

- 4.14 A number of minor external alterations are proposed to the existing facades of 1 Hardman Boulevard in order to aid and complement the internal alterations presented, as indicated below:



Figure 4.7: Proposed Level 10 external terrace

- 4.15 At the ground and first floor levels, new glass balustrades, glazed curtain walling, glazed doors, fire escapes and roller shutters have been designed in order to support the internal use of the building.
- 4.16 The existing roof terraces fronting Hardman Boulevard at Level 8 of the building will be subject to new balustrading.
- 4.17 The proposed design of the street level façade improves the relationship between the streetscape and the external context of the building. The streetscape is to be improved by creating an active façade at ground level.

Summary

- 4.18 This section of the Planning Statement has described the proposed development subject to this planning application, as well as the wider context of the comprehensive refurbishment works that will be undertaken internally within the building.
- 4.19 The high-quality development will deliver a high-quality refurbishment and upgrade for new office amenity areas and commercial suites, which will enhance not only the existing building but also the wider Spinningfields area.

5. Relevant Planning Policy Framework

- 5.1 This chapter outlines and assesses the proposals against the Development Plan and all other relevant material considerations, which the decision taker should have regard to.
- 5.2 Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

The Development Plan

- 5.3 The Development Plan for the site currently comprises the following documents:
- Places for Everyone (adopted March 2024);
 - Manchester's Core Strategy 2012-2027 (adopted July 2012); and
 - The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995).
- 5.4 There are no saved policies of relevance to the determination of the application within the Greater Manchester Joint Waste Plan or the Minerals Plan. As such, no further consideration has been given to these documents within this Planning Statement.
- 5.5 Key policies within the Development Plan are considered below. Other planning policy documents relevant to the proposal which could be deemed "material considerations" will also be taken into account in this Planning Statement.

Places for Everyone

- 5.6 The Places for Everyone ('PfE') plan is a Joint Development Plan for 9 of Greater Manchester's Planning Authorities, including Manchester City Council. The Plan was formally adopted by Manchester City Council on 20th March 2024.

5.7 The Plan seeks to deliver sustainable, inclusive growth through a number of Strategic Objectives, of most relevance to this application are Strategic Objectives 3, 4, 5 and 6:

- **Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester-** PfE seeks to ensure that there is adequate development land to meet employment need, prioritise brownfield land, and ensure that there is a diverse range of employment sites and premises.
- **Objective 4: Maximise the potential arising from our national and international assets- Maximise the potential arising from our national and international assets-** development will be focussed in the Core Growth Area. Access to jobs within these locations will be improved, and there will be an effort to increase graduates staying within Greater Manchester.
- **Objective 5: Reduce inequalities and improve prosperity-** the objective sets out to ensure that people in each neighbourhood have access to employment opportunities. Development will be prioritised in well-connected locations.
- **Objective 6: Promote the sustainable movement of people, good and information-** PfE will focus new development within 800m of sustainable transport hubs and ensure new development is designed to encourage active and sustainable travel.

5.8 Further to the Strategic Objectives, PfE details the 'Core Growth Areas' across Manchester which have been identified to support growth across the area and provide opportunities for local communities. The proposed development site falls within the City Centre Core Growth Area.

5.9 **Policy JP-Strat1 (Core Growth Area)** identifies the city centre as playing a key role in Greater Manchester's economy with significant development potential. The Core Growth Area will be important in supporting the growth of jobs and providing employment opportunities. The city centre will be the largest source of new jobs within Greater Manchester, with an aim to create future employment opportunities across brownfield land.



- 5.10 **Policy JP-Strat2 (City Centre)** further details that the city centre will provide the primary focus for business, retail, leisure and culture within Greater Manchester. The role of the city centre as the most significant economic location in the country outside of London will be strengthened considerably. The city centre will compete at an international level for investment, businesses and skilled workers. A broad range of commercial accommodation will be delivered, helping the city centre to capture growth across key economic sectors.
- 5.11 **Policy JP-J3 (Office Development)** notes that the city centre will account for more than half of all new office floorspace in the sub-region and take advantage of public transport activity.
- 5.12 **Policy JP-P4 (New Retail and Leisure Uses in Town Centres)** PfE confirms that the city centre will be the prime location for locating new retail development
- 5.13 **Policy JP-S2 (Carbon and Energy)** PfE promotes the retrofitting of existing buildings with measures to improve energy efficiency and generate low carbon energy.

Manchester Core Strategy

- 5.14 The site is not allocated for a specific use but falls within the city centre and is therefore, subject to policies CC1-CC10 within the Core Strategy. The key relevant policies have been extracted:
- 5.15 **Policy CC1 (Primary Economic Development Focus)** outlines that the city centre is a strategic economic location and focus for employment growth. The city centre is considered to be a suitable location for high density buildings and commercially led mixed use schemes. Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in this location.
- 5.16 **Policy CC2 (Retail)** the Council will promote the growth and improvement of retail provision in the city centre. Approximately 70,000 square metres net of new comparison retail floorspace will be provided in the city centre over the plan period.

- 5.17 **Policy CC6 (City Centre High Density Development)** states that city centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the city centre will significantly exceed what is appropriate elsewhere in the city.
- 5.18 **Policy CC7 (Mixed Use Development)** notes that the city centre presents the most viable opportunities for mixed use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- 5.19 **Policy CC8 (Change and Renewal)** identifies that the Council will welcome development which makes a significant contribution to the city centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre.
- 5.20 **Policy CC9 (Design and Heritage)** the Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 5.21 Outside of the city centre policies (Policies CC1-CC10), further relevant policies applicable to this application are set out below:
- 5.22 **Policy EC1 (Employment and Economic Growth in Manchester)** states that a minimum of 200ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).
- 5.23 **Policy EC2 (Existing Employment Space)** notes that the Council will seek to retain and enhance existing employment spaces.



- 5.24 **Policy EC3 (The Regional Centre)** within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
- 5.25 **Policy SP1 (Spatial Principles)** notes that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity.
- 5.26 **Policy EN1 (Design Principles and Strategic Character Areas)** states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above 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.
- 5.27 **Policy T1 (Sustainable Transport)** states that to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that improve choice by developing alternatives to the car, promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services.
- 5.28 **Policy T2 (Accessible Areas of Opportunity and Need)** states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, is easily accessible by walking, cycling and public transport and connects residents to jobs, centre, health, leisure, open space and educational opportunities.
- 5.29 **Policy EN8 (Adaptation to Climate Change)** states that all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function.

Other Material Planning Considerations

National Planning Policy Framework (2023)

- 5.30 The National Planning Policy Framework ('NPPF') contains the Government's most up-to-date planning guidance for England. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.
- 5.31 Paragraph 85 of the NPPF states that 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.
- 5.32 Paragraph 90 supports the enhancement of existing markets and where appropriate, the re-introduction and creation of new ones in order to support the role that town centres should play at the heart of local communities.
- 5.33 Furthermore, Paragraph 131 details 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. In addition to this, Paragraph 139 notes that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

Spinningfields Masterplan (2010)

- 5.34 The Spinningfields Masterplan identifies Spinningfields as an established world class office destination for financial and professional services, including a wider mix of uses including high quality civic, residential, leisure and retail space.

Supplementary Planning Documents

Guide to Development in Manchester

- 5.35 The Guide to Development in Manchester (2007) seeks to provide guidance which will help to development and enhance an environment within Manchester that is visually attractive, has a unique and positive sense of place and that properly caters for the functions which it accommodates both now and in the future. The advice covers the following issues: design; accessibility; environmental standards; street hierarchy; parking guidelines; housing density; promotion of a safer environment; design for health; and, internal design principles.

Blue and Green Infrastructure Strategy

- 5.36 Manchester's Green and Blue Infrastructure Strategy and Action Plan (2022) aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

Summary

- 5.37 This chapter has identified national and local planning policy considerations to be taken into account when determining this application. The following chapter assesses the proposals against the policies set out above.

6. Assessment of the Proposals

- 6.1 This Chapter of the Statement assesses the planning policies of relevance in context to the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Principle of Development

- 6.2 The proposed development at 1 Hardman Boulevard presents an exciting opportunity for the holistic refurbishment and development of the site, making use of a key underutilised building within a key regeneration area of Manchester. Situated within Spinningfields, the proposals seek to enhance the existing building whilst contributing to the competitiveness and sustainability of the area. The planning proposals exclusively relate to the exterior of the existing building, however, have been developed to support the refurbishment of the interior office and retail space to deliver high-quality workspace environments. The NPPF requires planning decisions to promote an effective use of land, including the redevelopment of previously developed (brownfield) land where possible. Substantial weight should be given to proposals which will secure the development of under-utilised land should be supported.
- 6.3 Spinningfields is a key driver in Manchester's growth aspirations and continues to play a key role in Manchester's economic upturn as a core employment area. The area is recognised as a priority location for office occupiers, residential development, and leisure destinations. The proposed scheme aims to contribute towards Spinningfields's commercial, cultural and leisure opportunities. 1 Hardman Boulevard has been an anchor building within the Spinningfields' regeneration initiatives, and the site represents a key location for future economic outputs.
- 6.4 The principle of commercial development is already established at the site, whereby the proposals seek to enhance the existing office building through external alterations throughout each of the existing floors, in addition to the creation of a new



rooftop terrace. The result of the proposed enhancements to the office space will create a modern office fit out, amenity provision and sustainability, which all will enable the retention of long term occupiers in the building and investment into the local area's economy.

- 6.5 The site consists of an existing office building located within Spinningfields, with the proposals aiming to enhance the site in order to contribute towards the long-term visions of the area, in accordance with policies CC1, CC8, SP1, EC1 and EC3.
- 6.6 The provision of the ground floor retail space utilises the central position of the site and the site's accessible location. The provision of a retail unit complements the existing above office uses, and further uses within the site's proximity.

Design

- 6.7 Core Strategy Policy CC6 states that city centre development will generally be high-density and is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the city centre will significantly exceed what is appropriate elsewhere in the city.
- 6.8 The proposals comprise minor changes to the external elevations of the existing building and an addition of a rooftop terrace.
- 6.9 A supporting Design and Access Statement has been prepared to detail the design proposals, and how these will be incorporated within the existing built environment. The DAS demonstrates that the proposed development is well considered, is of high quality and will make a positive contribution to the character of the area in accordance with the policies of the Framework and the Development Plan.
- 6.10 The proposals will transform the existing site at 1 Hardman Boulevard by creating inviting office spaces, a roof terrace and exterior façade alterations. The innovative design of both the internal and external alterations to the building seek to meet the needs of tenants within a modern office environment. Both the internal and external alterations will create a best in class office development, contributing towards Spinningfields' regeneration aspirations.



- 6.11 The proposed architectural exterior alterations to the office building will result in an increase in the site's functionality, aesthetic, and environmental performance. Upgrading of the ground floor façade and incorporating modern materials will improve energy efficiency, reducing long-term operational costs and supporting sustainability goals. Such changes can also revitalise the building's appearance, attracting tenants and visitors while aligning the structure with current architectural trends and the surrounding area's character. Overall, these improvements seek to foster a more vibrant business environment.
- 6.12 The site is within proximity to several heritage assets however, the building itself is not listed nor is it within a Conservation Area. Policy EN3 notes that the Council will encourage development that takes advantage of the distinct historical features of the city. The proposed development does not propose any alterations to the existing building's height, scale or massing, and so will not impact upon the setting of the surrounding heritage assets.

Summary

- 6.13 In summary, this chapter of the Planning Statement has assessed the proposals against the relevant policy considerations. It has been clearly demonstrated that the principle of development is fully established when considered against the Development Plan. The following chapter considers the proposed development against other technical policies in the Development Plan.

7. Technical Considerations

7.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, Local Planning Authorities ('LPAs') are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise. Consideration is given to the following key issues:

- External Lighting Assessment;
- Environmental Noise Survey Report; and
- Refuse Strategy

External Lighting Statement

7.2 An external lighting statement has been prepared by Cundall and is contained within the Design and Access Statement. It details the proposals for the new external lighting scheme for the proposed terrace area. The lighting statement seeks to adopt the key principles of enhancing the proposed landscape area, provide safe lighting for its users, and provide functional task lighting where required. The exterior lighting shall be designed in accordance with current Society of Lighting and Lighting (SLL) guidelines and the Institution of Lighting Professionals (ILP) GN01:2021 Guidance Notes for the Reduction of Obtrusive Light.

7.3 The methods outlined within the statement have been proven to reduce potential light spill over the site boundary onto neighbouring areas and reduce light distribution. A lighting scheme has been enclosed within this application in order to accord with Policies EN1 and DM1 of the Core Strategy.

External Noise Survey Report

7.4 Hann Tucker Associates have prepared an environmental noise survey to describe the environmental noise climate around the site.

- 7.5 The assessment determines that it is not expected that the external terrace would result in significant environmental impact to surrounding properties. The assessment shows the site, subject to appropriate mitigation measures, is suitable for commercial development in terms of noise.
- 7.6 Accordingly, the development therefore complies with Core Strategy Policy DM1.

Refuse Strategy

- 7.7 The supporting Design and Access Statement enclosed within this application confirms that the existing bin store location will be retained and utilised for the future occupiers of the site. This equipment is proposed to be retained and reused during and after the refurbishment following a recommission

Summary

- 7.8 Supporting technical information has been submitted with this application, commensurate to the scale of the proposed external changes, which demonstrate that the application proposals are acceptable in terms of lighting and noise impact.

8. Planning Balance

- 8.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement, the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 8.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the significant economic, social and environmental benefits, as set out below:

Economic Benefits

- Contribution towards Spinningfields' economic value;
- The redevelopment of a strategic and key office building within Spinningfields, helping to bring a vacant space back into use and meet the needs of modern occupiers.
- The generation of both temporary and full-time equivalent construction jobs, including skilled professionals and lower skilled jobs, and associated job creation in the local economy. The proposals will also support the delivery of both temporary and full-time employment within the proposals end uses as an office and commercial development.
- Support for a number of other off-site employment opportunities in the building trade;
- Provide investment into the local area through the construction process which; and
- Generate increased spending in the immediate area of Spinningfields which will subsequently support job creation.

Social Benefits

- Delivery of a well-designed commercial development within central Manchester;
- Delivery of a Grade A development which has excellent access to shops, services and transport links, and will continue the reputation and success of the Spinningfields' commercial district;
- Introduce a new rooftop terrace which enables social cohesion between employees.
- Attract new tenants, and give rise to an influx of new people and visitors to the building which will broaden the skill base available in the local area and benefit local businesses; and
- Secure direct investment into the local economy by improving the area's aesthetics and streetscape.

Environmental Benefits

- Ensure efficient use of previously development land by maximising the buildings commercial potential;
- Be designed to ensure that the building functions effectively from an operational perspective whilst also reinforcing an exciting and innovate refurbishment;
- Will provide access to services and facilities via sustainable modes of transport, such as cycling and walking.

Summary

8.3 In summary, the proposed development represents a highly sustainable form of development which will deliver a new roof terrace and exterior alterations to the current site as part of a comprehensive package of wider refurbishment works. The proposals fully accord with the Development Plan and associated planning guidance.

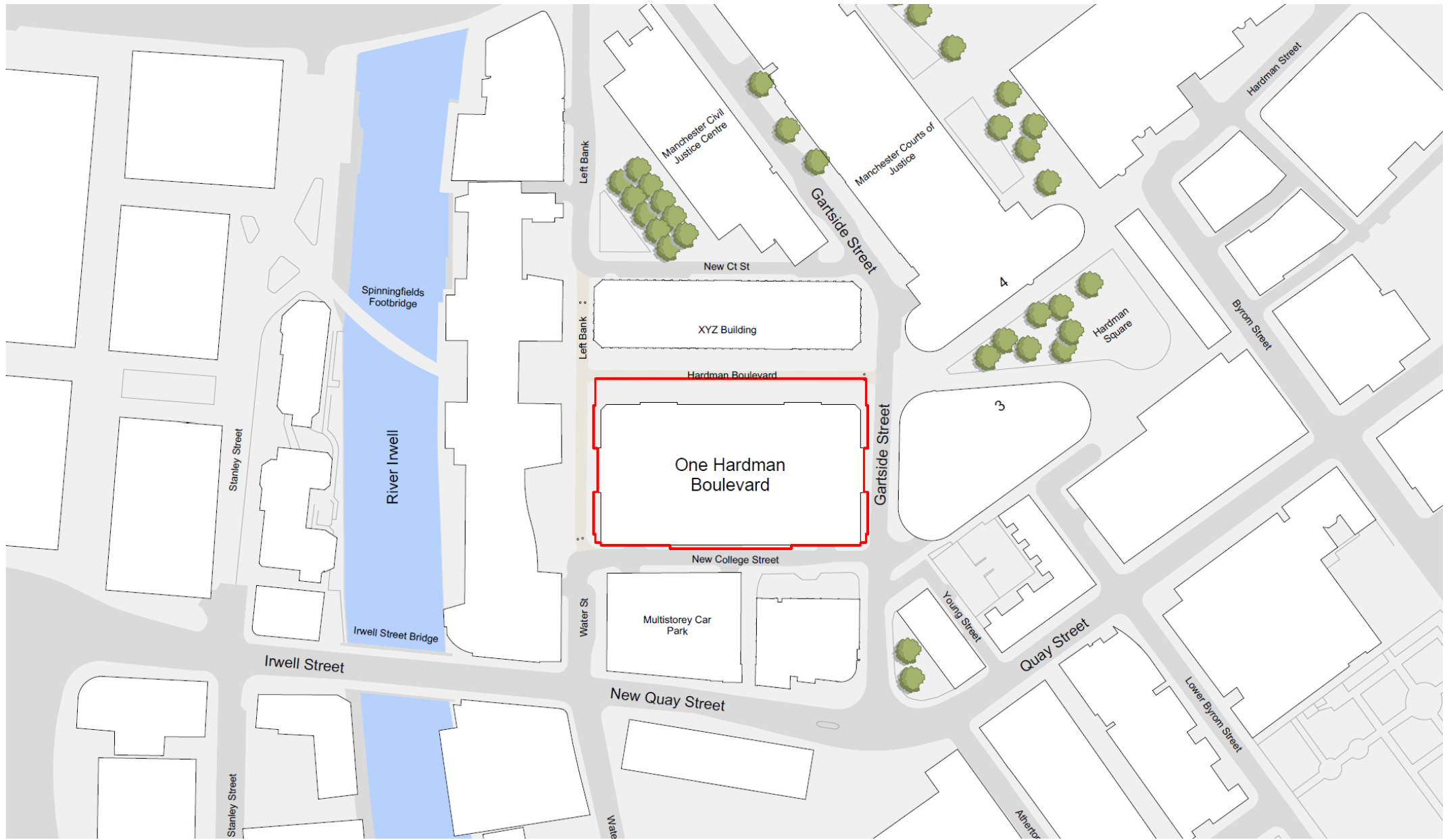
9. Conclusion

- 9.1 This Planning Statement has been prepared by AshtonHale on behalf of Parthena Reys Hardman Boulevard Limited in support of a full planning application made to Manchester City Council for a new roof terrace and external alterations at 1 Hardman Boulevard, Spinningfields. This Statement has addressed all relevant planning policy considerations, and in particular the case for retail and office development at the Site.
- 9.2 The Site is situated within a highly sustainable location within an area populated by office and retail development. In locational terms, the site provides an excellent opportunity to enhance the provisions of the site, and the overall regeneration aspirations of Spinningfields.
- 9.3 The proposals have been designed with due regard to the technical assessments undertaken by the Applicant's project team.
- 9.4 The proposals, alongside the substantial internal refurbishment works that do not require planning permission, will contribute towards the sustainable development of the site in alignment with the NPPF when taken as a whole. The proposals deliver beneficial economic, social and economic prospects and are fundamental in creating a new best in class office building within the heart of Spinningfields.
- 9.5 Accordingly, it is respectfully requested that Manchester City Council grants planning permission for the proposals.

Appendix I

Site Location Plan





Appendix II

Submission Schedule

1 Hardman Boulevard Submission Schedule

Report	Reference	Author
Planning Statement	September 2024	AshtonHale Ltd
Covering Letter	September 2024	AshtonHale Ltd
Framework Construction Management Plan (contained within Appendix III of the Planning Statement)	September 2024	AshtonHale Ltd
Design and Access Statement	September 2024	SimpsonHaugh
Application Plans	September 2024	SimpsonHaugh
External Lighting Assessment (contained within the Design and Access Statement)	September 2024	Cundall
Local Labour Agreement (contained within Appendix IV of the Planning Statement)	September 2024	AshtonHale Ltd
Noise Impact Assessment	September 2024	Hann Tucker Associates
Refuse Strategy (contained within the Design and Access Statement)	September 2024	SimpsonHaugh

Appendix III

Construction Management Plan Framework

Construction Management Plan Framework



The purpose of this section is to provide a framework for the preparation of the Construction Management Plan ("CMP") which will be prepared prior to construction and delivered via a planning condition. The CMP will provide details of how the proposed scheme will be managed during the construction.

A Construction Phase Plan is required by the CDM 2015 Regulations for any construction work carried out by contractors. This CMP will be prepared to satisfy these regulations. The CMP will be enforced by the Contracts/Project Manager on receipt of client pre-construction information.

The CMP will be checked by the client team or his appointed Principal Designer for accuracy and robustness before commencement of site works. Following agreement of the Plan, this will be issued to the construction team and be updated/maintained on site by the site manager.

Objectives of the CMP

The objectives of the CMP are to:

- Define the existing and proposed ground levels specific to the proposed development.
- Provide information on any environmental and sensitive local receptors relating to the construction of the development and associated infrastructure;
- Set out actions required to manage the specified environmental risks, through consideration of design requirements, monitoring schemes and appropriate method statements.
- Define the requirements for communication of the CMP to the project team, environmental training and awareness, stakeholder liaison.
- Define the processes for updating the CMP - management reviews, incident reporting and investigation, etc

The key function of the CMP is to highlight and manage the specific environmental effects of the construction phase and to ensure that the significant negative effects are mitigated, and where practicable that additional environmental enhancements are delivered through completion of the proposed works.

Perceived Environmental Risk from Construction Activities

The perceived and potential risks which the CMP will set out to address are:

- Contamination of soils, surface waters and groundwater through spills, run-off etc;
- Production of dust from construction activities;
- Management of construction traffic;
- Production of noise and vibration from construction activities;
- Production of construction waste from construction activities and;
- Damage to habitats (including flora and fauna and watercourses) from construction activities.

The following sets out the framework and structure of the CMP:

Chapter 1: Project Method Statement

The section will provide a detailed description of the proposed approach to the enabling and construction programme and set out the following:

- The construction process - sets out the programme and key construction operations such as setting up of compounds, access, any remediation required, changes in levels etc. At this preliminary stage. It is anticipated that the entirety of the construction process will take 40 weeks to complete;
- Hours of operation - for the avoidance of doubt, the construction working hours will be 07:30 - 19:30 Mondays to Fridays and 08:00 to 13:00 on Saturdays. No construction work shall take place on Sundays or Bank Holidays.

Chapter 2: General Site Management

The project delivery team structure, roles and responsibilities for the overall development of the site will be presented. Roles include:

- Environmental Manager
- Ecological Liaison Officer
- Principal Contractor
- PCs Contract Manager

- Design Manager
- Sub-Contractors

Site induction procedures will be set out which will include instruction on emergency procedures and any training required for site-based staff. The project goal is zero reportable or major accidents and dangerous occurrences during construction. Other items covered under this section of the CMP include:

- Selection criteria for contractors and designers
- Security and fencing
- Offices and cabins
- Welfare facilities
- Emergency incidents and management
- Fire and emergency evacuation

Chapter 3: Arrangement for Controlling Significant Site Risks

Material placement, delivery, removal and waste management will be set out and measures to ensure that site services are protect and maintained. Consideration of adjacent land uses and protecting the public to ensure activities will not create unnecessary safety issues will be undertaken. All works will be planned to protect the public and adjacent site workers from the site's activities associated with construction site movement, deep excavations and movement of materials.

Preventing of falls is considered to be one of the highest control priorities and measures will be set out to control working at height. Fuelling and hazardous liquids has the most potential for environmental impact to surface and ground water and will be tightly controlled through measures set out in this chapter.

A subsection within this part of the CMP will set out measures to control deliveries and vehicle movement:

- Parking
- Deliveries
- Site access and vehicle movement
- Road Cleanliness

Chapter 4: Environmental Considerations and Management Measures

This section will set out the key environmental issues such as soil contamination and how any contaminated material will be handled, removal of any asbestos material, ground gas and set out techniques that will minimise noise and vibration. In addition to reduce the impact of dust and air emissions measures such as dust suppressants, stockpile management and speed limits on site will be considered. The site management team will ensure that all site personnel are appropriately briefed on any ecological issues at the site. Specific site related issues will be set out here.

Chapter 5: Health and Safety

This chapter will set out the information that will be required, by the Principal Designer, for inclusion in the Health and Safety File. The above sets out the framework for the CMP. The applicant invites the requirement for a CMP to be a condition to the planning consent.

Summary

In summary, this section of the Planning Statement has described various components of the CMP. This CMP will be prepared prior to construction and delivered via a planning condition. The final CMP once issued will provide details of how the proposed scheme will be managed during the construction.

Appendix IV

Local Labour Agreement



Local Labour Agreement

Proposed Development at 1 Hardman Boulevard, Manchester

This agreement summarises how Parthena Reys Hardman Boulevard Limited and/or the scheme contractor (herewith referred to as "The Company"), will discharge planning conditions in relation to local labour attached to the above planning application. The Company will engage voluntarily with Manchester City Council's Work and Skills Team to maximise the recruitment of local residents in construction and related jobs.

If applicable and within the remit of The Company, this will extend to end use job opportunities as well. The Company, and if applicable the end user, will also consider links with schools, employment support organisations and community groups to offer careers information, skills development, work experience or other activities to be agreed.

Construction Phase

We will agree with the Work and Skills Team indicative targets against key performance indicators issued as part of this Agreement. We will endeavour to deliver and monitor these targets, and we will provide regular updates as agreed with the Work and Skills Team.

End Use

Prior to completing the proposed development, The Company, the Work and Skills Team and the end users of the proposed commercial units (if known at that time), will explore how they can work together on recruitment for the end use. Sufficient lead in time will enable the Council and its partners to source and prepare suitable local candidates.

In the first instance, The Company will consider conducting a local candidate search using the Manchester Employers Suite and other local community networks. The Work and Skills Team will support this work.

If 2 months prior, or another period to be agreed, to the start of the end use of the commercial units not enough local candidates have been identified and recruited, The Company can broaden its search for suitable staff via whatever means it so chooses but ideally targets Greater Manchester first.

Scope of Agreement

There shall be no obligation to extend the above commitments for staff that are difficult to recruit locally because of specific or specialist qualifications, where The Company reserves the right to recruit as business needs dictate. However, The Company will explore with the Work and Skills Team how opportunities for local residents can be maximised.

Nothing in this undertaking shall be deemed to impose on The Company any obligation or require any action that would contravene any UK employment law or UK anti-discrimination law