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14th August 2024

Jack Naven
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
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Dear Jack

Manchester Union Brewery – Unit 1, Manchester Goods Yard, Manchester Application for Full Planning Permission

Manchester Quays (MGY) Developments Limited (hereinafter 'the Applicant') has submitted a Full Planning Permission in relation to Manchester Goods Yard (MGY), Manchester City Centre (hereinafter 'the Site') to Manchester City Council (MCC). The proposals relate to the inclusion of a single louvred panel above one of the commercial unit entrances for Manchester Goods Yard to be occupied by Manchester Union Brewery as a bar.

Site and Surroundings

The Site is located in St. John's located to the south of the Spinningfields commercial district of Manchester City Centre, an exemplar of City Centre economic regeneration.

The Site comprises Unit 1, on the southwest corner of the Manchester Goods Yard building, which is an 11-storey office development that completed in August 2022 and is currently occupied by Booking.inc and Cloud Imperium Games among other tenants on the upper office floors. The ground floor is occupied by Fenix currently (Unit 4 at the northeast of MGY), and is due to be occupied by Caravan (Units 2 and 3 at the southeast of MGY) and Manchester Union Brewery.

The Applicant

The Applicant, Manchester Quays (MGY) Developments Limited, is a delivery vehicle formed to support the joint venture between MCC and Allied London, formed to deliver wholesale regeneration within the St John's area of Manchester City Centre in 2016.

Background

On 14th December 2018, Full Planning Permission (121511/FO/2018) was approved by MCC at the Site for the following Description of Development:

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"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

The original permission has since been amended through several Non-Material Amendment (NMA) applications which have been listed below:

- **123047/NMC/2019** (Approved 12th April 2019) - Non-Material Amendment to planning permission ref:121511/FO/2018, to include amendments to the wording of conditions, introduction of additional condition regarding phasing and additional condition regarding interim landscaping details, together with additional office floorspace to level 8 and revisions to layout of level 9.

- **125223/NMC/2019** (Approved 28th January 2020) - Non-Material Amendment to condition 2 of planning permission ref. 121511/FO/2018, to replace approved basement layout level 1 plan.

- **127790/NMC/2020** (Approved 17th September 2020) - Non Material Amendment to planning permission ref:121511/FO/2018, including minor reduction in building heights, minor reduction of distance between blocks, relocation of smoke extract, and re-alignment of canopy.

A further application (131318/JO/2021) was made under s.73 of the Town & Country Planning Act 1990 (as amended) for the following Description of Development:

"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

The above s.73 Application was granted approval on 31st August 2021, resulting in a new decision notice being issued. As the building is now complete, a Full Planning Application is required to agree this external change.

Proposed Development

External changes are proposed to Commercial Unit 1 to suit the ventilation requirements of the tenant comprising a small louvre panel located above the entrance to the unit for fresh air intake and internal comfort. The description of development as stated on the application form for Full Planning Permission is as follows:

"Full Planning Permission for external alterations to Manchester Goods Yard to install louvre above unit entrance."

The design of the proposed louvre panel would be consistent with those installed above other entrances. The panel is proposed to be fronting onto a primarily service route between Manchester Goods Yard and Union Tower 1 and would not be visible from Goods Yard Street.



Figure 1- Proposed West Elevation showing louvre

Pre-Application Consultation

This Application is submitted following engagement with MCC in July 2024. Through this engagement, it was agreed the changes proposed were acceptable in principle and could be progressed through an application for Full Planning Permission.

Planning Policy and Guidance

National Planning Policy Framework (2023)

The revised National Planning Policy Framework (NPPF) was published in July 2018 and most recently updated in December 2023. Further changes are currently being consulted upon by the new Government.

The NPPF sets out the government's planning policies for England and how these are expected to be applied and is a material consideration in the determination of all planning applications. At the heart of the NPPF lies the 'presumption' in favour of sustainable development; the golden thread running through plan-making and decision taking. The NPPF notes there are three dimensions to sustainable development; economic, social, and environmental.

Places for Everyone (2024)

Places for Everyone Joint Development Plan Document (PfE) is a long-term plan of nine Greater Manchester districts (Stockport opted out of the Plan in 2020) for new homes, jobs and sustainable growth, covering the period from 2022 to 2039. The regional planning policy document was adopted on 21 March 2024.

Policy JP-P1 requires developments to be distinctive and be visually stimulating through the use of quality design to create sustainable places.

Manchester Core Strategy (2012)

Manchester's Core Strategy (2012) sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

Core Strategy Policy DM1, which requires development to consider appropriate siting, layout, scale, form, massing, materials, and impact on surrounding areas in terms of design, scale, and appearance is the most pertinent to this application.

Manchester Unitary Development Plan 1995 (Saved Policies)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of polices were saved on 11 July 2012 and remain extant.

Guide to Development in Manchester

The 'Guide to Development' document contains supplementary information to provide further detail on planning policy. It covers the following issues:

- Design;
- Accessibility (DfA2)
- Environmental Standards;
- Street Hierarchy;
- Parking Guidelines;
- Housing Density;
- Promotion of a Safer Environment;
- Design for Health; and
- Internal Design Principles.

St John's Strategic Regeneration Framework

The St John's Strategic Regeneration Framework ("the SRF") was originally endorsed by Manchester City Council in 2015 and provides support for active streets will be encouraged by developing active frontages on the ground floor of buildings, allowing for a vibrant and varied street scene with a complementary mix of uses across both the day and night-time economy.

Consideration of Proposed Development

Design, Scale and Appearance

The design of the development aligns with the existing development and design of Manchester Goods Yard, including the use of materials, colour palette, and overall aesthetic. This ensures that the proposed development blends in with the surrounding area and maintains a cohesive visual identity. Additionally, the

proposed design changes, provide for an increased functionality by providing additional flexibility for the commercial tenant as well as improved internal circulation.

In conclusion, the proposed development aligns with the local plan policies and guidance, contributing to the overall vision and objectives of the City Centre's strategic development.

Summary and Conclusions

In addition to this Covering Letter, the Application is supported by the following documents, which have been compiled in accordance with Manchester City Council's validation requirements:

- A planning application form for Full Planning Permission, including ownership certificates, prepared by Deloitte;
- Red Line Boundary Plan (SJQ600-CTA-XX-L00-DR-A-0-7551-P01), prepared by Chapman Taylor;
- Proposed elevation prepared by Chapman Taylor, comprising:
    - Proposed West Elevation (SJQ600- CTA-XX-XX-DR-A-0702-P09) prepared by Chapman Taylor
    - Existing West Elevation (SJQ600- CTA-XX-XX-DR-A-0702-P08) prepared by Chapman Taylor
- Planning application fee of £363 (including £70 service charge).

Overall, the proposed development aligns with local plan policies and guidance, supporting economic growth, urban vitality, and high standards of design and amenity.

We would be grateful if you could notify us of the validation of the Application (PP-13320015) and please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) or Ragini Dutta (raginidutta@deloitte.co.uk / 03301386276)

Yours sincerely

Deloitte LLP

Deloitte LLP

Encs: