



Planning Statement Update

Full Planning Application and Listed Building Consent for an Aparthotel Development

Room2 Homotel, Piccadilly, Manchester

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning Statement Update has been prepared by Avison Young in support of a planning submission made by Northside (Manchester) Ltd ("the Applicant"). It relates to a full planning application and listed building consent application submitted to Manchester City Council ("the Council") for an aparthotel development at no. 12 and land at 14-16 Piccadilly, Manchester M1 3AN ("the Site").
- 1.2 The application proposes the development of a new 34 storey, 251-bedroom aparthotel with ancillary public facing uses including a new restaurant, bar, café, exhibition space and museum. The full description of development on the planning application forms for both full planning permission and listed building consent are as follows:
- "Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."*
- "Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."*
- 1.3 Full details of the proposed development are described fully in the Design and Access Statement ("DAS") and DAS Addendum prepared by Bennetts Associates and presented on the submitted application drawings. The DAS addendum describes the design amendments to the scheme made since the application was originally submitted in December 2023. The original submission in December 2023 also included in the Description of Development '32 storeys.' This was because the ground floor and mezzanine floor were not accounted for as 2 storeys, The ground floor and mezzanine floor have now been accounted for as 2 storeys, meaning that the Description of Development has changed to 34 storeys. Neither the actual number of storeys, or the actual height of the building has changed since the submission in December 2023.
- 1.4 This Planning Statement Update addresses the relevant national and local planning policy and other material considerations and sets out the planning justification for why the proposal represents a sustainable development and should be approved by the Council without delay.
- 1.5 This planning submission follows the previous approval of a planning application submitted by Toyoko Co Inn, which was consented in January 2019 under application reference 121014/FO/2018 by the Council for a 23 storey hotel development. The previous proposals for a hotel development were considered to be consistent with various Greater Manchester Strategy 2021 – 2031 key growth priorities (A greener, fairer and more prosperous Manchester) and contribute positively in terms of economic growth, regeneration and the need to provide additional hotel accommodation in the City Centre. These key development principles support sustainable growth of the region's economy, and it is considered the proposed development as part of this new planning application

will provide economic, social and environmental benefits.

- 1.6 A tall building in this location was also previously considered acceptable to the Council, having regard to heritage impact, overlooking, overshadowing and daylight / sunlight. This is due to the central location of the site and the surrounding built environment. It is considered that this new proposed development builds upon the key planning and regeneration principles established by the previous planning consent, but crucially represents a high quality more sustainable, and deliverable scheme that will incorporate unique, direct public benefits such as a ground floor café, exhibition floor and a rooftop terrace with bar and restaurant. These publicly accessible spaces create a new destination within the City Centre and breathe new life into this site including the vacant listed building.
- 1.7 This application is accompanied by a comprehensive suite of supporting documents and drawings. A full schedule of documents and plans submitted in support of the application can be found at **Appendix I**.

The Applicant

- 1.8 Northside Manchester Ltd was set up as a company to purchase and develop the site at Piccadilly, Manchester and Lamington Group plan to operate it as a room2 homotel. Lamington Group is a multi-award winning independent family-owned real estate investment and development company, which was founded in the 1960s and is based in West London. Led by Managing Director Robert Godwin, the group has made the commitment to only build and operate to whole life net zero standards for any new properties that started being developed after the launch of their net zero roadmap in September 2021.
- 1.9 Lamington Group has a family of brands comprising room2 hometels; Lamington Apartments; Lamington Developments; Lamington Lettings and Missionworks coworking.
- 1.10 The room2 homotel concept was first conceived in 2015 by Lamington Group and is the UK's first homotel brand. Hometels combine the best elements from Airbnb, serviced apartments and boutique hotels in an offering designed to appeal equally to corporate and leisure guests and those seeking alternative forms of residential accommodation. With innovative features such as 24-hour stays, mattress selection and room2's highly flexible offer which provides kitchens in most rooms and is available from one night to one year. Room2 currently has three operational locations, in Southampton, Hammersmith and Chiswick, the latter opening in December 2021 marking the world's first fully whole life net zero hotel. Room2 has the target of having 5,000 keys open and operating by 2030 with this site in Manchester a key part of the expansion plans.

Structure of this Planning Statement Update

- 1.11 The Planning Statement Update considers a range of principal matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:
- **Chapter 2 The Site and its Surroundings**– This Chapter provides a detailed description of the site and the surrounding area, including any known environmental constraints.
 - **Chapter 3 Planning History**– This Chapter describes the site's background and planning history of

previously consented hotel developments.

- **Chapter 4 Development Proposals** – This Chapter describes the proposed development in full.
- **Chapter 5 Pre-Application Consultation and post-submission consultation** – This Chapter describes the community and stakeholder engagement exercises undertaken by the Applicant and project team at the pre-application stage and the post-submission consultation;
- **Chapter 6 Planning Policy Context** – This Chapter sets out the relevant local and national planning policy framework, relevant planning guidance and any material planning considerations;
- **Chapter 7 Planning Assessment** – This Chapter appraises the development proposals more widely against the statutory development plan and other material considerations;
- **Chapter 8 Environmental and Technical Consideration** – This Chapter outlines the technical work and considerations undertaken in support of the proposed development;
- **Chapter 9 Scheme Benefits** – This Chapter outlines the scheme’s environmental, social and economic benefits; and
- **Chapter 10 Conclusion** – This Chapter provides a summary of each of the above chapters and reaches the conclusion that it is appropriate for planning permission to be granted in response to this application.

2. The Site and its Surroundings

- 2.1 This chapter discusses the site's location, characteristics and sustainability credentials. It provides a brief description of the Site's current status and physical attributes as well as any environmental constraints.

The Site

- 2.2 The site is located within Manchester's City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Manchester Piccadilly Train Station. The site is therefore considered to be a key, prominent, city centre location. The extent of the application site boundary is shown below and attached at **Appendix II**.

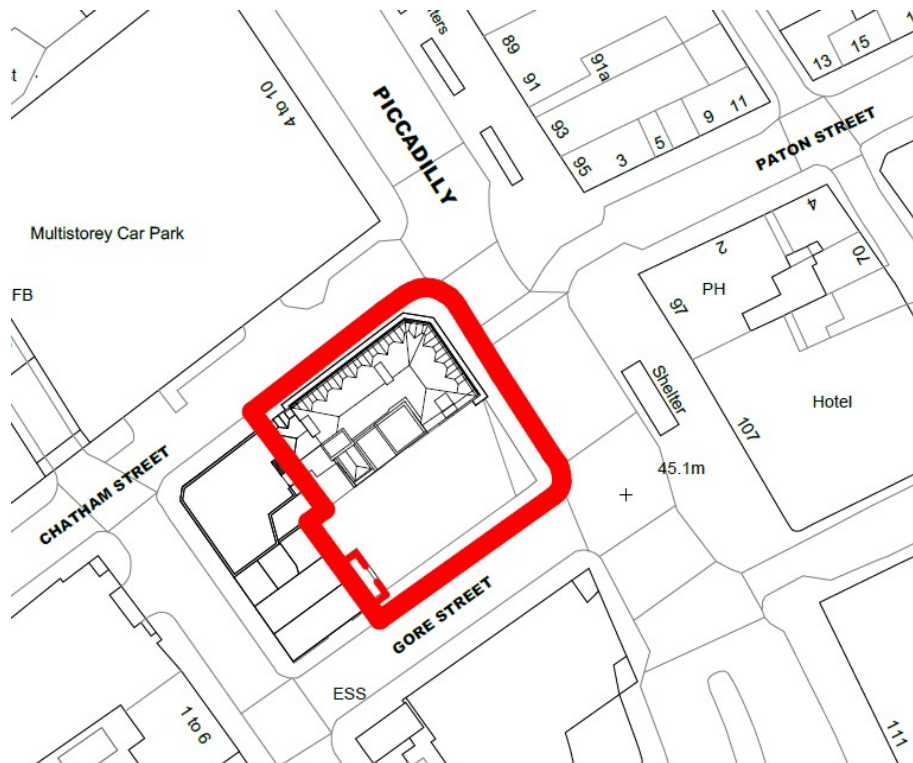


Figure 1. Site Location Plan (outlined in red)

- 2.3 The site encompasses a vacant Grade II Listed former Union Bank building ('Former Union Bank') and adjacent land which has been vacant for over 20 years. The Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site to the west but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street. The land adjacent to the Former Union Bank is currently a vacant and derelict site, offering detrimental visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. In addition, the setting of the Former Union Bank is adversely affected by the presence of a 'gap site' immediately adjacent to it. The site left in its current state is considered to be undesirable and detrimental to the success of the city centre.

Wider Context

- 2.4 The site is within close proximity to Manchester Piccadilly Train Station and has a frontage onto Piccadilly, which is an important city centre street. The site fronts a key gateway for those entering or exiting the train station and wishing to connect to Manchester's primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core. Stevenson Square Conservation Area also runs parallel to the site along the east side of Piccadilly.
- 2.5 In terms of surrounding similar uses, several hotel developments are within 250m of the site, such as:
- **Malmaison Manchester** – a 5 - 6 storey hotel development containing a restaurant on the ground floor and meeting / venue space for hire.
 - **Holiday Inn Manchester** – 8 storey hotel development containing 306 bedrooms, canal-side terrace, conference and ancillary facilities, ground floor restaurant, taxi drop-off and improvements to public realm and Rochdale Canal corridor.
 - **Premier Inn Manchester City (Piccadilly)** – 12 storey hotel development with 193 hotel rooms, including restaurant, bar, meeting facilities and associated ancillary space.
 - **DoubleTree by Hilton Manchester Piccadilly** – mixed-use scheme of up to 12 – 13 storeys, including a hotel development.
 - **Native Manchester** – 166 no. of serviced aparthotel rooms, including a co-working office space, barber shop, gym and underground parking.

Accessibility

- 2.6 The site has high levels of accessibility in terms of its location, boasting immediate access to a variety of public and private transport modes. In location terms, the site is situated within easy walking and cycling distance to a number of key services and facilities within Manchester City Centre. The site is located in the heart of the city and is well connected to surrounding areas by a comprehensive network of illuminated pedestrian routes.
- 2.7 There is a major bus interchange hub located at Piccadilly Gardens, approximately 330m north-west of the site, which is served by more than 85 bus services connecting the site to the wider Greater Manchester region. The nearest bus stops are located adjacent to the proposed development along Piccadilly, approximately 40 metres from the site.
- 2.8 There are a number of train stations within the Manchester City Centre area, all of which are accessible either on foot, by cycle or by connecting bus or Metrolink from the site. The closest rail station is Manchester Piccadilly Train

Station, which is just 250m to the south-east of the site and therefore easily walkable via the footways along the A6 Piccadilly.

- 2.9 Manchester Piccadilly Train Station is one of the UK's busiest rail stations catering for nearly 20 million passenger movements per year. Services from Manchester Piccadilly cover the majority of the UK including regular services to destinations such as London Euston, Birmingham New Street, South Wales, Liverpool Lime Street and Scotland as well as numerous local services to areas within Greater Manchester.
- 2.10 In addition to the railway services, Manchester is served by an expansive and highly accessible network of light rail known as the Manchester Metrolink. The Manchester Metrolink is one of the largest light rail networks in the UK and covers local areas beyond the City Centre, with the nearest station being located at Piccadilly Gardens, which is within 250m walking distance from the site.

Statutory Designations

- 2.11 Considering statutory designations:

- **Listed Buildings** - The site contains a Grade II Listed Building (Former Union Bank) and there are a number of listed buildings located near the site, particularly to the north and east:
 - Grade II Listed, The Brunswick Hotel (List UID: 1271113)
 - Grade II Listed 107 Piccadilly (List UID: 1246944)
 - Grade II Listed Grand Hotel (List UID: 1197797)
 - Grade II Listed The Portland Thistle Hotel (List UID: 1246951)
 - Grade II Listed Joshua Hoyle Building, including Roby House (List UID: 1271127)
- **Conservation Areas** - The site is not located within a Conservation Area, however Stevenson Square Conservation Area is adjacent to the site to the east.
- **Flooding** - The site is located withing Flood Zone 1 where there is a low risk of flooding.
- **Air Quality** - The site is within the Greater Manchester Air Quality Management Area (AQMA), which covers the whole of the City Centre core.
- **Trees** - The site does not contain any trees.

3. Planning History

- 3.1 A desk-based search was conducted to find the sites relevant major planning application history within the past 10 years. The findings of this search are detailed in Table 1 below.

Table 1. Planning Application History

Application Ref	Development Description	Status	Date
'Toyoko Inn Co. 2019 Hotel Development'			
125148/JO/2019	<i>S73 Minor material amendment to condition 2 (approved dwgs and documents) attached to application ref no 121014 (Erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby.) to amend some elevational detailing and materials</i>	Approved	10/12/2019
121014/FO/2018	<i>Erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby.</i>	Approved	18/01/2019
121015/LO/2018	<i>LISTED BUILDING CONSENT for works associated with the erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level comprising conversion of 12-14 Piccadilly (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby</i>	Approved	18/01/2019
'YOTEL 2013 Hotel Development'			
103766/FO/2013/C2	<i>Erection of 20 storey building (land at no. 14-16) and conversion of adjacent building (no.12) (basement to 4th floor) to create 258-bedroom hotel above ground floor bar and ancillary accommodation (basement and ground floor).</i>	Approved	25/11/2013
103769/LO/2013/C2	<i>Listed Building Consent for conversion of basement to 4th floor to hotel accommodation associated with proposed adjacent 20 storey building (land at no.14-16) to create a 258-bedroom hotel above ground floor bar and ancillary accommodation (basement and ground floor).</i>	Approved	25/11/2013
'YOTEL 2013 Withdrawn Hotel Development'			
102841/FO/2013/C2	<i>Erection of 20 storey building (land at no.14-16) and conversion of adjacent building (no. 12) (basement to 4th floor) to create 258-</i>	Withdrawn	01/10/2013

	<i>bedroom hotel above ground floor bar and ancillary accommodation (basement and ground floor).</i>		
102845/LO/2013/C2	<i>Listed Building Consent for conversion of basement to 4th floor to hotel accommodation associated with proposed adjacent 20 storey building (land at no. 14-16) to create a 258-bedroom hotel above ground floor bar and ancillary accommodation (basement and ground floor).</i>	Withdrawn	01/10/2013

- 3.3 As mentioned previously, the site has been subject to planning consents for hotel developments, tall buildings, and interventions to the listed former Union Bank building. These include planning permission for the most recent consent for Toyoko Inn Co. branded hotel development of up to 23 storeys, comprising of 356 hotel rooms, above a ground floor containing a breakfast room and lobby. We understand that no development activity has commenced on site since full planning permission was consented in January 2019, and therefore the planning consent has now expired. Prior to 2019, several planning applications were lodged and approved between 2012 – 2013 for a new hotel development of up to 20 - 23 storeys and conversion of the existing Listed Building into a hotel use by the hotel brand Yotel. Both applications were not realised and the site remains undeveloped.
- 3.4 The planning consents in 2019 & 2013 for a hotel development are of most relevance to the current proposals which seek to build on the key principles established previously, but finally realise the potential of this impact site to deliver an aparthotel with a higher standard of accommodation, greater community benefits and sustainability credentials. Figure 2 and 3 below represents the previously consented schemes on the site for reference.



Figure 2. CGI's of previously consented Toyoko Inn Co. Hotel Development, approved 2019 (ref: 121014/FO/2018)



Figure 3. CGI's of the previously consented Yotel Hotel Development, approved 2013 (ref: 103766/FO/2013/C2)

3.5 It is worth noting the following extracts from the planning officer's report, dated January 2019, when considering the most recent hotel development consent on the site (Toyoko Inn Co. 2019 consent (app ref: 121014/FO/2018)):

- *The proposals would be consistent with a number of the GM Strategy's key growth priorities. There is an important link between economic growth, regeneration and the provision of new employment opportunities and there is an acknowledged need to provide additional hotel accommodation in the city centre in order to support the sustainable growth of the region's economy.*
- *The building would not adversely impact on the character and fabric of the listed building, setting of the adjacent listed buildings or the adjacent conservation area. It would help to re-vitalise the area and would enhance the city's historic landscape.*
- *The scheme would add activity and vitality and re-integrate the site into its urban context, reinforcing the character of the streetscape.*
- *It is considered that the public and heritage benefits of these proposals would secure the objectives of sustainable development and notwithstanding the 'great weight' given to conservation it has been demonstrated that the level of harm and conflict between the provision of such public benefits and heritage conservation is necessary to deliver those public benefits.*
- *It would maximise the use of land and would be appropriate to the City Centre context. The building would be classified as tall building within its local context but would be of a high quality which would raise the standard of design in the area. It would be appropriately located, contribute positively to place making and would bring significant regeneration benefits.*

- *The principle of taller buildings has been established within this part of the City Centre by the previous 9 and 20 storey consented schemes on this site and a previously consented scheme for a 44-storey tower on the former Dept. for Employment building site (now the site of the Holiday Inn Hotel).*
- *On balance there is policy support for the proposals. There would be a degree of less than substantial harm but the proposals represent sustainable development and would deliver significant social, economic and environmental benefits.*

- 3.6 Following the failure to deliver the previous hotel consent, the Applicant purchased the site in 2022 and is committed to delivering a landmark aparthotel building, which will achieve a whole of life, net zero carbon development, and to deliver the UK's first net zero tower. The hotel provider (room2 Hometel) have hotels in London (Chiswick, Hammersmith), Southampton and coming soon to Belfast, and are looking to expand into the north of England with their first northern hotel to be located in Manchester. Their exemplar hotel development located in Chiswick London, is fully electric, contains blue and green infrastructure, is 85% more energy efficient and contains interesting design features such as a herb garden and lab room.
- 3.7 Since acquiring the site in 2022, the Applicant has been working to refine the plans to deliver a high quality hotel offer, that builds upon the key planning principles established through the previously consents, as well as to suit their specific carbon neutral, net zero ambitions. Following recent discussions with planning officers at Manchester City Council in May 2023, the current proposals have been well-received. The site has been vacant for over 10 years, and contains a longstanding history of failed hotel projects, despite the strong desire for hotel space in Manchester.
- 3.8 The proposals for room2 Hometel build upon the principles established as being acceptable on the site from the previous hotel development consents, however, the current proposals provide increased sustainable development considerations and social benefits which include front of house and rooftop amenities such as a net zero museum, events space, fair cost café, rooftop bar and farm to table restaurant. The current room2 designs place significant consideration on the relationship with the Grade II Listed Former Union Bank Building which has informed the baseline for the design proposals. The new proposals provide 251 higher quality and larger rooms as opposed to the previous 356 rooms within a tall building, as well as the sensitive refurbishment, material pallet and design concept of the existing listed building.
- 3.9 It is considered the room2 Hometel proposed development, as presented within this full planning application, goes above and beyond the benefits acknowledged as part of the previous 2019 and 2013 consents and represents a deliverable scheme.

Summary

- 3.10 In summary, the site is within a prominent strategic gateway location within Manchester's City Centre. This presents a unique opportunity to reinstate this gateway site and Grade II Listed Former Union Bank building, back to its former glory and to provide a significant positive, city-shaping contribution to Manchester.

- 3.11 The site's planning history demonstrates that the principle of development for the proposed hotel use been previously accepted by the Council both in 2019 and 2013. The proposed development would contribute positively towards the continued regeneration of Manchester City Centre, and will provide immediate social, environmental and economic benefits to the local community and visitors of the City.

4. Development Proposals

4.1 This chapter of the Planning Statement Update describes the use and amount, layout and scale, appearance, landscaping and means of access to the development for which full planning permission and listed building consent is sought. The application proposals are described in detail within the accompanying Design and Access Statement ('DAS') and DAS Addendum prepared by Bennetts Associates, which should be read in conjunction with this Planning Statement Update.

4.2 The formal description of development is as follows:

"Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

"Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

4.3 The proposals put forward for full planning permission and listed building consent include the following:

- Sensitive conversion of the Grade II Former Union Bank Listed Building and construction of a new 34 storey building on the 'gap site' to provide 251-bedroom aparthotel and ancillary uses, 5% of which will be accessible rooms.
- Creation of a publicly accessible, green rooftop terrace.
- Front of house, ground and first floor amenities including fair cost café, exhibition space and net zero museum.
- A new high quality rooftop bar and fine dining restaurant offering incredible skyline views over Manchester.

4.4 The bar, restaurant, café, exhibition hall and museum will be open to the general public and not just customers of the hotel. The focal point of the design is to provide an exemplar, high-quality new aparthotel development, and to carry out the Applicant's net zero carbon and sustainability ambitions, to sensitively restore the vacant listed building.

Use and Amount

4.5 The proposed development comprises the following uses and total areas:

- Aparthotel (Use Class C1)
 - GIA = approx. 12,350 m²

- Food & Drink (Use Class E (b))
 - GIA = approx. 1,000 m²
- Exhibition / Museum / Event (Use Class F)
 - GIA = approx. 216 m²

4.6 The proposal comprises the conversion of the, Grade II listed Former Union Bank including internal alterations, and the construction of a new 34 storey building on the vacant 'gap site' which adjoins the listed building to form a 251-bedroom aparthotel and associated front of house facilities including a fair cost café, exhibition room and museum, as well as a publicly accessible rooftop terrace, bar and restaurant.

Aparthotel Proposals

- 4.7 The proposed aparthotel development is of a high-end design, suitable for the room2 hotel brand, commensurate with the importance of the area in which it is located. The site is considered to be appropriate for an aparthotel use given its city centre location, visibility and prominence at Piccadilly, as well as the longstanding history of approved hotel developments on site. The proposed aparthotel, in terms of its market positioning and distinctive aparthotel offer, will act as a complementary addition to the existing hotels in the area, which include the Malmaison, DoubleTree by Hilton, Native Manchester, Dakota, ABode, Novotel, Premier Inn, Mercure Piccadilly Hotel and Hotel Ibis. The new hotel will make a positive contribution to the business, leisure and tourism offer in Manchester City Centre.
- 4.8 The proposed use will greatly enhance the street scene by providing a high-quality new building and restoring the Former Union Bank, which will both positively regenerate the vacant site. The scheme will improve and enhance the appearance of the site by the development of a new building as the current site is derelict land and detracts from the street scene.
- 4.9 The development of a high-quality aparthotel will provide a complementary addition to the wider mix of uses in the area. Furthermore, the additional visitors and footfall the hotel would bring will support local retail, restaurants and leisure uses. The existence of a defined end user has enabled the scheme to be designed to a high quality whilst also guaranteeing deliverability. Figure 4 below demonstrates the different uses proposed on different floors.

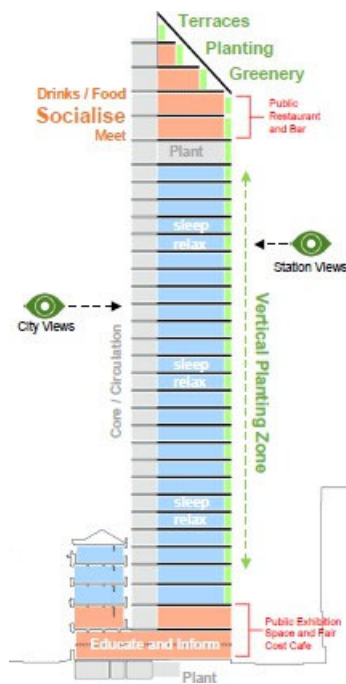


Figure 4. Layout of each floor of the hotel and adjacent listed building in terms of varying uses. Proposed Indicative Section viewed from the east site of the site.

Basement

- 4.10 A new basement is proposed on the vacant portion of the site and will link in with the existing basement beneath the Former Union Bank, which will house the heavier mechanical, electrical and plumbing plant equipment. The plantrooms will be optimised to be most efficient to ensure the building base, entrance, rooftop levels are prioritised for front of house and amenity functions. The extent of the new build portion of the basement has been minimised to mitigate embodied carbon.

Entrance Levels (Ground, Mezzanine and Level 1)

- 4.11 The buildings base and entrance level are intended to be open, active, and highly visible from the street front along Piccadilly. They will comprise of a dramatic triple height entrance which will integrate new and existing buildings with a range of public amenities. This will establish the building as an important social hub, drive activity at street level and generate public awareness. The ground floor will include the reception / foyer of the hotel, fair cost café and back of house areas use for staff of the hotel including administration office, bag and bike store, linen store, refuse store, WC and kitchen. The mezzanine floor will include a gym for hotel guest use only and meeting rooms and back of house facilities such as a staff room, maintenance store, laundry room and switchrooms. The first floor will include the Net Zero Museum, auditorium and conference room and meeting rooms as well as a maintenance room and store room and toilets. The aim of the net zero lifestyle museum is to inspire behavioural change in the public and guests through the teaching of environmental issues and impacts. The meeting rooms and exhibition facilities and conference room will provide a hub for sustainability conferences. The first floor is shown in Figure 5 below.



Figure 5. Level 1 Floor Plan

Hotel Bedrooms (Level 2 – Level 26)

- 4.12 The Bedroom Levels are a core element of the design, providing the key accommodation for the hotel and comprising the majority of the development area with the provision of 251 bedrooms, 13 of which are accessible, providing high quality accommodation to a range of sizes including Studio, 1 and 2 bedrooms all with access to daylight and views. The internal layout has been developed to accommodate a central planting zone to support productive planting and visible greenery on the south east façade. At levels 2 - 4 the tower base connects to the Union Bank, the two elements are integrated through partial demolition with the existing lightwells filled to unlock the plan. The circulation is configured to improve interconnectivity and efficient access and fire escape. Levels 5 - 26, the tower rises above the Union Bank and becomes a singular element, creating visual interest to the long façade. The plan form is arranged to maximise space for bedroom accommodation whilst supporting effective circulation and integration of building services. Figure 6 and 7 shows the floorplans for Level 2 and Level 21 to compare a lower level hotel floor plan and upper level hotel floor plan.



Figure 6. Level 2 Floor Plan (typical lower level hotel floor plan)



Figure 7. Level 21 Floor Plan (typical upper level hotel floor plan)

Level 27

- 4.13 Level 27 will be a transition floor between the aparthotel use and the restaurant / bar and rooftop terrace levels. This floor will include ancillary uses to both the restaurant/bar and hotel as well as a loading area for the planting zone and a plantroom. This floor will not be accessible by the public.

Restaurant / Bar and Terrace (Level 28 – 29)

- 4.14 The proposed rooftop restaurant and bar will be on located on Level 28 & 29 and accessible via a lift from the ground floor. A terrace opening is proposed on Level 28. Lifts, lobbies and WC facilities are proposed on both floors.

Rooftop Terrace and Event Space (Level 30 and 31)

- 4.15 Level 30 is reserved for the open air rooftop terrace & events space, divided by sliding screen to provide flexibility in use; either as one continuous open air space or as separate internal and external spaces. Level 31 comprises of angled terrace space as well as a planted area.
- 4.16 For full details, please refer to the submission drawings and Chapter 5 of the DAS prepared by Bennetts Associates.

Massing

- 4.17 The proposal is for a tall, high quality building that creates a significant landmark and focal point in the City Centre. The form of the building appears as an elegant and smooth extruded form with softened edges and a protruded core element over the Union Bank building. The top levels of the building are expressed as a clean cut to the massing, adding drama/interest and giving the proposal directionality to the south east. The height of the building allows for a new public amenity space on the upper floors of the building which will provide a rooftop terrace and restaurant and bar offering. The proposals reinforce the grid structure created by its surroundings by incorporating a building that reinstates the street edge and site corners. It will sit well within its context and positively contribute to the sense of variety in building types in the area.
- 4.18 The massing and height of the new, tall building at 34 storeys is considered acceptable and various studies have been prepared and submitted alongside this Planning Statement Update which confirm that the height is considered acceptable for this City Centre location and will ultimately allow the delivery of this key site and the public benefits offered by this development. The technical work which has been carried which confirms the height is acceptable includes:
- Townscape and Visual Impact Assessment ('TVIA');
 - Heritage Impact Assessment ('HIA');
 - Daylight & Sunlight Assessment;
 - Wind Assessment; and

- Tall Buildings Statement ('TBS').

- 4.19 The proposed development is 11 storeys taller than the most recent planning permission for a tall building on the site. Through design development and to meet the aparthotel brief, it has been possible to reduce the floor to floor heights to minimise the impact of additional storeys whilst also deliver the new public benefits on offer.
- 4.20 These effects have also been considered and assessed as part of the Environmental Impact Assessment ('EIA'). Although the proposed development is taller than previous planning consents, overall, there are no major concerns with the height of the building in terms of heritage, views, wind and daylight / sunlight. In some instances, such as townscape visual impacts and views, there are minor benefits recorded. The height of the proposed building is considered complimentary to surrounding tall buildings such as 111 Piccadilly Manchester which is adjacent to the site. It is therefore considered a prime location for a building of this scale.

Elevations and Materiality

- 4.21 The external appearance of the building has been carefully considered both in terms of its immediate context. The materials have been selected to achieve a net zero façade which balances achieving the proposed height and architectural quality, cost and carbon footprint.
- 4.22 The façade design has been informed by contemporary interpretation of surrounding buildings and proposes a high rise building with cladding wrapped skin, and sheltered garden rooftops providing public amenity. A range of light-weight facades have been selected in terms of their architectural value and carbon footprint. The facades seek to visually represent the sustainable qualities of the building through a reduction of façade elements, refined articulation and selection of low carbon materials to aid positive perception and meet embodied and operational carbon targets.
- 4.23 The design has been developed with the understanding that materials can be supported off the structure, while meeting the carbon target for the envelope. Both finishes and fixings are key to achieve a low carbon cladding. Among the lowest carbon options for a building of this scale and use in the proposed location are local stone masonry, (proposed for the tower base) unitised curtain glazing and (ultra-high performing) precast stone (proposed for the main tower and core).
- 4.24 Since the original submission in December 2023 and as discussed with MCC officers, a warm red/brown/bronze colour has been selected for the tower and the base and bronze anodized aluminum has been selected for the vertical side panels. An all pre-cast solution for the base with wide joints reflecting the rustification of the former Union Bank has been chosen.
- 4.25 The unitised curtain glazing proposed for the tower on the hotel bedroom levels provides the opportunity for refined detailing to support the Applicant's net zero ambitions, whilst also being a high performance envelope to address the climatic conditions associated with high rise buildings and reduce operational energy consumption.

- 4.26 Precast panels present the advantage of having inherent structural qualities (i.e , self-supporting and minimising the need for additional fixings back to the primary structure) whilst also offering a suitable intrinsic external cladding finish, therefore removing the requirement for any further surface applied facing materials.
- 4.27 Precast also offers the freedom when it comes to shaping the panels i.e. moulds and form liners can be used to achieve a textured panel face and / or irregular profiles / curves. It has been designed to visually engage with the neighbouring Former Union Bank and includes materials such as glazing, back painted glass, precast concrete, brickwork, PPC/ timber.
- 4.28 The base of the building has been developed to unify the new tall building with the existing former Union Bank building and will complete the urban block by fully occupying the vacant plot and will provide the development with a distinctive entrance off Piccadilly which is the main active façade.
- 4.29 On Piccadilly, the design sensitively references the detailing and proportion of the Grade II listed building and conveys a matching sense of robustness and substance through deep reveals and punched window openings. The façade language and material palette acknowledge the sites heritage position and creates a bold intervention that will act as a catalyst for future development. The scale of the base has been carefully considered to acknowledge the massing and key datum lines of both adjacent buildings on Piccadilly and Gore Street.
- 4.30 The top of the building is punctuated with a dramatic angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within. The structure announces the building on the skyline and will be lit effectively at night. The composition is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof at the intersection with the angled canopy.
- 4.31 The canopy structure peels away at this junction, referencing the symmetry of the facade to reveal the stepping external terraces and planting , flanked on the north west elevation by the core which rises above the top level and stops beneath the ridge.
- 4.32 The overall impact provides an iconic resolution to the top of the building and emphasises this green zone at the heart of the building, enclosed by two wings of accommodation either side and the core to the north.
- 4.33 The planting zone and roof terrace are proposed as ideal locations for areas of planting to grow edible produce for use in the restaurant and different species to support biodiversity. The integration of productive planting and visible greenery further supports the sustainable narrative of the development, providing a strong visual reference to the project vision.
- 4.34 Additional consideration since the original submission in December 2023 has been given to the external appearance of the stair core following discussions with MCC officers. Texture has been added to the solid cladding panels and a warm red/brown/bronze colour has been introduced. The initially proposed solid cladding of the top two levels of the core have been amended to glazed panels to soften the silhouette of the core on the skyline. Enlarged window openings, featuring an angled panel that makes a larger feature of the windows have also been added to reduce the solidity and mass of the core.

4.35 Figures 8, 9 and 10 below illustrate the massing and elevational treatment of the proposed development.



Figure 8. Street level perspective view of the tower base and former Union Bank Building.



Figure 9. View of the tower showing the dramatic angled roof



Figure 10. View of the external stair core looking south along Piccadilly

Publicly Accessible Uses

4.36 The proposals include the following uses which are to be publicly accessible:

- **Café, Bar and Restaurant** – A fair cost café is proposed on the Ground Floor of the aparthotel and can be accessed directly from Piccadilly. A bar and restaurant are located on the top floors of the aparthotel, which can be accessed via a lift.
- **Museum / Exhibition / Conference Hall** – The first floor will comprise of a net zero museum, auditorium / conference hall and meeting rooms. These facilities can be used by the public and guests of the hotel.

4.37 The rooftop proposals will offer incredible views over central Manchester, which will help define the hotel as a true destination to visit. Perched on the 28th, 29th and 30th floor of the aparthotel, these publicly accessible areas comprise of a rooftop bar, restaurant and rooftop terrace which will be fully accessible via lift from the

ground floor. With an enclosed internal element of the restaurant, and open terrace, the space is expected to be used all year round, with facilities to accommodate both summer and winter weather conditions. An example of similar rooftop terraces in Manchester City Centre are presented at Figure 11, as well as a CGI of the proposed development.

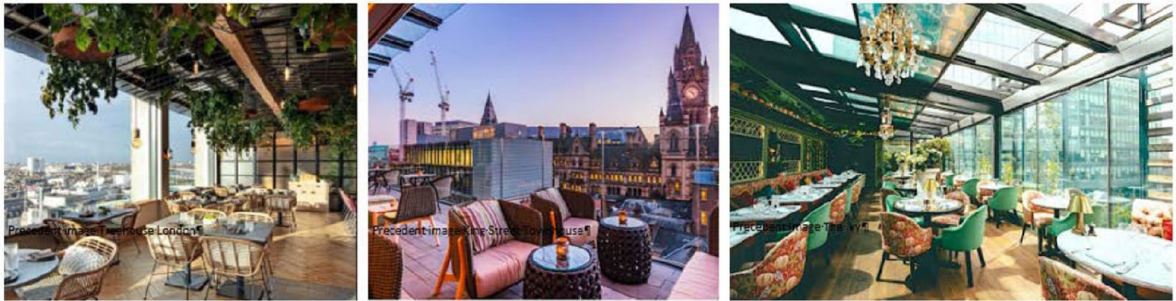


Figure 11. CGI of rooftop terrace, bar and outdoor space (bottom). Images of similar rooftop terraces in Manchester City Centre (top).

- 4.38 At the ground floor level, a fair cost café is proposed and on the first floor there will be the Net Zero Museum, auditorium and conference room and meeting rooms. These areas are proposed to be accessible to the public for use which promotes social interaction and provides a space for the community to educate, inform and to meet with one another (Figure 12).



Figure 12. View of ground floor, entrance to aparthotel and café area.

- 4.39 The proposed new public amenities will create a new destination and offer something back to the city and local community. The proposal will enable access to the Grade II Listed Building which has been vacant for over 15 years, and enables the building to be restored to its former glory, whilst providing a significant positive contribution to Manchester.

Access, Servicing and Parking

- 4.40 The main pedestrian access into the building will be from Piccadilly. This entrance location provides an active frontage to a currently undervalued and neglected streetscape. The associated front of house facilities including the fair cost café, reception, waiting areas and luggage storage are all located near to the main entrance.
- 4.41 The operation of the aparthotel requires a number of deliveries each day. To facilitate these servicing requirements a service entrance is located on Chatham Street and a loading bay has been provided on the highway opposite. Any required servicing and waste collection will utilise this same entrance, as well as cyclists who require access to the cycle store. This entrance will also connect with the back of house facilities on the ground floor, including kitchen, administration office, bag store and linen store. A lift and stairwell are also provided to gain access to the

basement level which is where plant rooms and communications are located. Fire exits and fire brigade access is located along Gore Street.

- 4.42 A double substation is located in the south west corner of the development on Gore Street with a drop off/ pick up only bay provided on the highway opposite the access doors.
- 4.43 The proposal does not include any vehicular parking associated with the development. Taking into account the proximal location of the site to a plethora of major transportation hubs within the Manchester City Centre area, the proposed development site can be considered extremely accessible by all available modes of transport.
- 4.44 The Manchester Piccadilly Gardens APCOA multi-storey car park is located opposite the site on Chatham Street and incorporates 712 standard spaces and 8 disabled spaces. There are also a number of car club bays located in close proximity to the site, with the closest being on Piccadilly and Piccadilly Place.
- 4.45 In terms of on-street parking nearby, there are currently 17 standard car parking spaces and 2 blue badge holder bays located along Chatham Street, Roby Street and Gore Street. To encourage more sustainable travel plans and due to the close proximity of several multi-storey car parks to the development, it is proposed that the total number of parking spaces be reduced by 4. The proposed mix and quantity of street parking proposed along Chatham Street, Roby Street and Gore Street is 2 blue badge holder bays, 13 standard car parking spaces and 2 drop off spaces. Suitable surfaces and associated road markings will be provided to enable the proposed parking bays and access strategies to be implemented.
- 4.46 The existing 2 on-street blue badge bays were considered as appropriate disabled parking provision for the consented scheme (121014/2018) which was for a hotel scheme of over 100 bedrooms more than the proposed development. On this basis, the two existing blue badge bays are considered to be appropriate provision for the proposed development. Disabled car parking is also available at the Manchester Piccadilly Gardens APCOA multi storey on Chatham Street opposite the proposed development.
- 4.47 In order to promote sustainable travel to and from the site, cycle facilities have been provided for both staff and visitor needs. Cycle storage will be provided internally on the ground floor with access via Chatham Street. Secure access for building occupants will be provided to the cycle store, containing wall mounted racks, folding cycle lockers and accessible bike spaces. The total provision will amount to 35 and comprises of internal cycle spaces, including accessible cycle parking. Full access, servicing and parking details are contained within the Transport Assessment prepared by Price & Myers.

Sustainability Measures

- 4.48 Sustainability has been a significant driver in the design of the proposed development, with the Applicant seeking to champion sustainable construction practices and minimise their environmental impact. Sustainability and wellbeing has been central to the design proposal with the overarching objective to deliver the UK's most

sustainable tower and 'Whole Life Net Zero Carbon' aparthotel, with the ambition for the development to become a highly sustainable gateway building into Manchester city centre that both draws international recognition and inspires and educates the public on the environment and sustainable lifestyles.

4.49 The development proposals have been developed to reduce Embodied, Operational and Whole Life Cycle Carbon as far as feasibly possible. Through the design process, the scheme has been tested, optimised and tracked to ensure we are on target meet the Applicant's ambitious sustainability benefits.

4.50 A wide range of sustainability initiatives have been considered in parallel with the 'Zero Carbon Framework 2020-2038' that sets out Manchester's goal to become carbon neutral by 2038. The development employs a range of strategies to further support the developments environmental commitments, with key targets listed below:

- BREEAM 'Excellent' rating for both the new build development and refurbishment fit out
- WELL Gold Rating
- EPC A Rating
- Operational Energy Use Intensity (EUI) < 90KWh/m2/a
- Embodied Carbon Intensity < 500kgCO2e/m2
- Increase social value through maximising public engagement, sustainability storytelling and urban greening

4.51 In summary, the key sustainability benefits reflected in scheme include the following:

- The proposed retention and re-use of the on-site Grade II Listed Building in lieu of demolition and a new build on the vacant portion of the site;
- Consideration of the wider environmental impact of demolition to reduce landfill;
- The use of ethical and low carbon materials, this includes both minimising energy consumption as well as embodied carbon emissions related to the production of the materials, systems and maintenance throughout the proposed developments life cycle;
- Reducing operational energy of the building by minimising the need for internal lighting, providing sufficient amounts of natural daylight through the design whilst minimising the risk of overheating;
- Introduction of energy efficient technology as opposed to the use of inefficient energy systems;
- Increase of biodiversity within an urban context;
- Consumable planting located in the vertical planting zone;

- BREEAM 'Excellent' rating to be achieved;
- Reduce waste generation for buildings operational use; and,
- Creating of an exhibition hall and net zero museum to educate and raise awareness.

4.52 The Applicant's aim to become the UK's first 'net zero' tower, by incorporating sustainable measures throughout the proposed development. The proposed sustainability measures are covered in full within the submitted DAS and Energy Statement, however, in summary, the key sustainability headlines include:

- Minimise reliance on energy-using equipment for heating, cooling, lighting and natural ventilation;
- Use of renewable energy sources including biomass, ground source heat pumps, air source heat pumps, photovoltaic panels, solar thermal hot water generation and wind;
- Position of trees and soft landscaping on and around the development and within buildings to provide natural shading, insulation and air conditioning;
- Integrate energy efficient micro-generation and community heating schemes, such as combined heat and power (CHP);
- Site layout and building design principles maximise the capture and use of daylight and passive solar energy, whilst avoiding excessive solar gain in summer; and
- Specific energy and water efficient appliances and systems.

Summary

4.53 This chapter has described the use and amount, layout and scale, appearance, means of access and sustainability measures of the proposed development. The proposals include a new aparthotel development and publicly accessible areas. It sets out that the proposals comprise of a significantly more sustainable development which includes publicly accessible areas and has been curated with net zero ambitions in mind.

5. Pre-Application Consultation and post-submission consultation

- 5.1 This chapter of the Planning Statement Update is primarily focussed on providing an overview of the formal pre-application process with the Council, other statutory bodies and the local community prior to the submission of the planning application. This chapter also explains that since the validation of the application in December 2023, there have been a number of design amendments to the scheme in accordance with comments raised by MCC officers.

Planning Policy and Legislative Context

National Planning Policy Framework (July 2021)

- 5.2 The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The NPPF specifically promotes pre-application engagement and the frontloading of consultation, the purpose being to identify issues that can be resolved at the pre-application stage enabling the planning system to function more effectively and efficiently.
- 5.3 As set out in this Chapter, comprehensive stakeholder and community consultation has taken place prior to the submission of the planning application in full accordance with guidance set out within the NPPF.

Localism Act (2011)

- 5.4 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:
- Decentralisation and strengthening local democracy;
 - Community empowerment and re-booting of the planning system including neighbourhood planning;
- 5.5 This Act places a responsibility on applicants to:
- consult communities, having regard to any advice that their local planning authority may provide;
 - consider any responses before they finalise proposals and submit their applications; and,
 - account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

EIA Screening Request

- 5.6 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (hereafter referred to as the "EIA Regulations") require that for certain planning applications, an Environmental Impact Assessment ("EIA") must be undertaken. The guidance states that EIA is unlikely to be required for redevelopment of land unless the new development is of a significantly greater scale than the previous use, or the types of impact are of a markedly different nature.
- 5.7 No formal screening or scoping has been undertaken; however, it was agreed that an EIA would be undertaken as part of the application. The scope was agreed informally with Planning Officers prior to the submission of the applications.

Pre-Application Engagement with Manchester City Council

- 5.8 A series of pre-application meetings were held with the Council on emerging design options between October 2022 – May 2023. A summary of these meetings is provided below:

Pre-application Meeting 1

- 5.9 The Applicant and Project Team met with the Senior Planning Officers on 31 October 2022 to discuss the draft proposals and to seek feedback on the principle of development, and initial designs, which aimed to build and improve on the previous failed hotel projects on the site.
- 5.10 MCC officers were supportive of the project vision, developer ambition, proposed use and quality offer. MCC officers were keen to see a deliverable proposal for the site after a long history of failed projects, and there is a strong desire for hotel space in Manchester. The public access and benefits of the proposal were acknowledged as well as the technical challenges of some aspects of the scheme. Officers were keen to see how these will be tackled to create a deliverable scheme.

Pre-application Meeting 2

- 5.11 A second pre-application meeting was held with MCC on 18 January 2023. The design team presented emerging design proposals and MCC offered feedback on key challenges to be addressed, these included the need for consultation with Historic England on the latest proposals.
- 5.12 MCC reiterated feedback from the first pre-app meeting that in many ways the proposals are exemplary in their sustainability message and vision and in line with the Council's objectives. MCC advised that key aspects of the project vision and sustainability aspirations be tested and further substantiated to ensure these aspirations remain deliverable.

Pre-application Meeting 3

- 5.13 The third pre-application meeting was held on 10 May 2023. MCC Planning Officers stated that feedback from Historic England will need to be robustly addressed in the application clearly setting out how the benefits of the scheme outweigh any harm to the significance of the Former Union Bank Grade II Listed Building.

- 5.14 Planning Officers stated that the quality of the façade presented is important due to the scale of the building. Officers reiterated their support for the redevelopment of this site given its poor state and the negative image it currently portrays at a key gateway site to the City from Piccadilly Station. Officers mentioned that there have been a number of consented developments on the site which have not been delivered and the proposal needs to show a high quality building, and a commitment to deliver.

Pre-Application Engagement with Historic England

- 5.15 As part of the pre-application discussions, a formal meeting took place with Historic England (HE) to discuss the development proposal, as well as the zone of visual influence and key views for the scheme. A draft scheme was presented to Richard Broadhead, Inspector of Historic Buildings and Areas, on the 1 February 2023 explaining the design rationale of the development and the effect upon surrounding historic environment.
- 5.16 Written advice was received on the 13 February 2023, with the following comments:

- In HE's response to previous proposals for the site it was supportive of the principle of bringing the listed building back into an active use, and this remains.
- The extent of demolition required to the interior of the listed building was queried.
- The erection of a tall building directly adjacent to the listed building will alter how it is understood and experienced.
- The proposals would have some heritage benefits, particularly bringing the building back into an active use.
- The applicant has identified other public benefits that they believe derive from the scheme, including the building's commitment to be net zero through its lifetime.

Overall HE considered that the impacts would cause less than substantial harm to the significance of the listed building, and this is mainly due to the preservation of the building's exterior and bringing the building back into an active use. Historic England confirmed that it will be for the Local Planning Authority to weigh the benefits of the scheme against the harm in the overall planning balance at the planning application stage.

Public Consultation

- 5.17 An online public consultation exercise was undertaken between Thursday 18 May 2023 until Thursday 25 May 2023. This consultation strategy was discussed with and agreed to by Planning Officers at the Council.

Engagement with Local Councillors

- 5.18 The Applicant contacted several Councillors prior to the online public consultation commencing, with details on the draft proposals and an invitation to meet with the project team to discuss further. The Councillors who were contacted include the following:

- Councillor Sam Wheeler
- Councillor Jon-Connor Lyons
- Councillor Adele Douglas

5.19 Unfortunately, the Applicant did not receive any feedback on the draft proposals from the Councillors during the public consultation period.

Leaflet Drop & Consultation Webpage

5.20 Regarding consultation with the wider community, a leaflet was distributed to 2,122 residents and business owners located within close proximity to the site on Thursday 18 May 2023. A copy of the leaflet is attached at **Appendix III**. The leaflet provided details of the draft proposals and directions on accessing the Avison Young Planning Consultation Page where a full copy of the pre-application design document was available for viewing. An example of the consultation page is attached at **Appendix IV**.

5.21 The leaflet also included details on how to lodge formal feedback either via email, over the phone or through the website's feedback form.

Overall Feedback

5.22 In summary, a total of 32 responses were received. A summary of the feedback is provided below:

- circa. 70% of respondents showed either full or partial support for the draft proposals.
- Of those responses that weren't supportive, the comments relate to the development not in keeping with the skyline and that the new scheme will increase footfall and traffic flow in the area, and effects during the construction period. The comments also relate to increase in overlooking from bedrooms on the upper floors. In response to this, both a Transport Statement and Daylight / Sunlight report have been prepared as part of the application which robustly and adequately reviews any affects of the proposed development on traffic flows and overlooking. A Construction Management Plan has also been submitted which provides a robust framework during the construction period.

5.23 All feedback received from the pre-application consultation with both the Council, HE and the local community has been considered by the Project Team. Overall, the consultation demonstrated significant support for the draft proposals.

Post-submission consultation

5.24 The planning application was submitted in December 2023. Since then, the proposed development has received consultation comments from MCC officers, particularly in regard to design and heritage.

5.25 A first set of design and heritage comments were received from MCC officers on 15th March 2024 which were then

later discussed on site on 2nd April 2024. Amendments have been made to the scheme relating to materiality of the tower and base, the service core appearance, the retainment of stained glass windows, the retainment of the height of the cills on the ground floor of the former Union Bank building, the inclusion of louvres integrated into the rusticated stone base to Chatham Street, the retention of stone piers to form the secondary entrance, revision of the subdivision of rooms, reduction in the extent of the lowering of ceilings, the breaking through of rooms on the ground floor and the third floor, the re-use and retention of the existing marble panels and the proposals for secondary glazing.

- 5.26 A second set of comments were received from MCC officers on 13th June 2024 following a further review of the scheme and the initial amendments made. Amendments have been made to the scheme with additional changes to the external appearance of the stair core and the western elevation. Additional detail was requested and has been provided on the M&E design, the fire and acoustic separation, secondary glazing, the louvres, the vertical slatted screens to Gore Street and futureproof detail of the window vents.
- 5.27 Further detail on each of the post-submission design amendments is shown within the DAS addendum prepared by Bennetts Associates.
- 5.28 Changes have also been made to the highways proposals since the original submission in response to the comments received from MCC Highways officers. These include the removal of the external cycle provision proposed on Gore Street and the provision of 35 cycle parking spaces internally as agreed with MCC officers. The previously proposed loading bay on Gore Street has been changed to a drop off/ pick up only bay, which will take up two existing parking bays.

6. Planning Policy Context

- 6.1 This Chapter of the Planning Statement Update summarises the relevant national and local planning policy and other material considerations that have underpinned the proposed development.

National Planning Policy Framework

- 6.2 The NPPF was revised in December 2023 and is a material consideration in the determination of all planning applications. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

The Presumption in Favour of Sustainable Development

- 6.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making:

"Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means:

- c) *approving development proposals 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 taken as a whole."*

- 6.4 Footnote 7 confirms that criterion (i) includes NPPF policies relating to heritage assets.

- 6.5 Paragraph 38 of the NPPF confirms local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 6.6 The NPPF defines 'sustainable development' and sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental as follows:

- **an economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Building a Strong Competitive Economy

- 6.7 Paragraph 85 requires planning decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Ensuring the Vitality of Town Centres

- 6.8 Paragraph 90 states that planning 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. Paragraph 91 confirms that Main town centre uses should be located in town centres.

Making Effective Use of Land

- 6.9 Paragraph 124 requires substantial weight to be given to the value of using suitable brownfield land and decisions should support the development of under-utilised land and buildings.

Achieving Well Designed Places

- 6.10 Paragraph 139 sets out that 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. At paragraph 134 NPPF states that:

“...significant weight should be given to:

- a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and / or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings.”*

Conserving and enhancing the historic environment

- 6.11 Paragraph 200 confirms that with regards to proposals affecting heritage assets:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 6.12 Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset:

"... great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

- 6.13 Paragraph 207 states that where a proposed development will lead to substantial harm to a designated heritage assets, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

"a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use."

Local Planning Policy Context

- 6.14 Section 38 (6) of the Planning Compulsory Purchase Act 2004 requires that the application be determined in accordance with the Development Plan unless other material considerations indicate otherwise, this is also

confirmed in Paragraph 2 of the NPPF. For the purposes of this application, the relevant development plan documentation for the application is:

- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995); and
- Manchester's Core Strategy 2012-2027 (adopted July 2012)
- Places for Everyone (PfE) – Joint Development Plan Document (adopted March 2024)

Saved Unitary Development Plan (July 2012)

- 6.15 The site is located within Policy RC20 Area 16 of the City Centre Small Area Policies which covers Piccadilly and London Road. Area 16 notes that this area acts as a major gateway to and from Piccadilly Station and acknowledges the opportunities for commercial re-investment including the development of hotels.
- 6.16 The proposed development fully accords with this policy through the delivery of a high-quality hotel that seeks to improve the area and frontages through the development of a largely derelict site which will relate both to the new and older buildings.

Manchester's Core Strategy (2012)

- 6.17 The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. A number of the Core Strategy policies have been partially replaced by the policies in Places for Everyone. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and Places for Everyone policies as well as and other Local Development Documents.
- 6.18 **Policy SP1 (Spatial Principles)** provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity. Policy SP1 also states that the City Centre is covered by regeneration areas and development should have regard to the character, issues and strategies set out in the prospective plans. This policy also encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.
- 6.19 The development would be highly sustainable and would deliver high quality hotel bedrooms within the Regional Centre. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution to neighbourhoods of choice by: enhancing the built and natural environment; creating a well-designed place that would enhance and create character; re-using previously developed land; and, reducing the need to travel.
- 6.20 **Policy CC4 (Visitors, Tourism, Culture and Leisure)** states that the City Centre will be the focus for culture and leisure in the City Region. The policy also notes that hotels have become an increasingly important use across the

City, and these are particularly important in the City Centre. New hotel developments which contribute to the quality of the City Centre hotel offer and proposals to improve the facilities for business visitors will be supported. The proposed development will augment provision in the City Centre with a high quality designed, net zero hotel development with publicly accessible areas such as the restaurant, bar and café.

6.21 **Policy CC5 (Transport)** seeks to maintain and enhance sustainable access to the City Centre by all modes and to strengthen public transport capacity and quality. The proposed development, due to its location would contribute to these objectives by being accessible by a variety of modes of sustainable transport and not including any car parking on-site.

6.22 **Policy CC6 (City Centre High Density Development)** states that City Centre development will generally be high-density and will need to have regard to the Council's approach to tall buildings (Policy EN2). Overall the policy emphasises that high-density development will continue to be supported throughout the City Centre. The proposed development would be a high-density development and maximise the efficient use of land.

6.23 **Policy CC9 (Design and Heritage)** expects the design of new buildings to be of the highest standard in terms of appearance and function. It states:

"Development in Manchester City Centre should preserve and enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments".

6.24 Furthermore, the policy states that the Council will support high density development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. The 14 Conservation Areas and numerous listed buildings in the City Centre are essential to the City's sense of place, providing aesthetic quality and strong references to the City's past. Developments will need to enhance the appearance and use of the City Centre and not compromise its environmental quality.

6.25 The proposed development will have a high standard of design and materials appropriate to its context and the character of the area and provides an appropriate response to nearby heritage assets, including that of the Grade II listed building on site and Stephenson Conservation Area.

6.26 **Policy EN1 (Design Principles and Strategic Character Areas)** seeks to ensure that new development follows the seven principles of urban design within the sites specific character areas and reinforces the sense of place and local distinctiveness of the City. The policy also states that Design and Access Statements should be submitted with proposals for new development and must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

6.27 The site falls within the City Centre character area which is identified as being a major gateway to and from Manchester Piccadilly Train Station with a busy street level and active frontage.

6.28 The proposal involves a high-quality design and would result in development which would enhance the character of this area and the overall image of Manchester. The design incorporates the need for an active frontage at street level and would create a landmark new building within the centre of Manchester.

- 6.29 **Policy EN2 (Tall Buildings)** states that proposals for tall buildings will be supported where it can be demonstrated that they:
- Are of excellent design quality;
 - Are appropriately located;
 - Contribute positively to sustainability;
 - Contribute positively to place making, for example as a landmark building, by terminating a view or by signposting a facility of significance, and
 - Will bring significant regeneration benefits.
- 6.30 The policy also requires applications to demonstrate that proposals for tall buildings are viable and deliverable.
- 6.31 The proposed 34 storey building would be classified as a tall building. It would have an excellent standard of design quality, be appropriately located within the site, contribute positively to sustainability, contribute positively to place making and would bring significant regeneration benefits. A Tall Building Statement is submitted as part of the planning application, which identifies key views and assesses the impact of the proposed tall building upon these.
- 6.32 **Policy EN3 (Heritage)** states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. A Heritage Assessment prepared by Stephen Levrant: Heritage Architecture Ltd, is provided as part of the planning application that the proposed development would result in negligible-minor adverse impacts in nature, which would translate to less than substantial harm to the significance of the listed building in planning terms.

Places for Everyone (2024)

- 6.33 Places for Everyone (PfE) is a joint development plan which was adopted by nine of the Greater Manchester Authorities in March 2024. PfE sets out the long term strategic planning policies for the nine Greater Manchester Authorities up until 2039.
- 6.34 **Policy JP-Strat1: Core Growth Area** – states that the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities.
- 6.35 The proposal lies within the Core Growth Area and will generate jobs as demonstrated in the submitted Economic and Regeneration Statement.
- 6.36 **Policy JP-Strat2: City Centre** – states that the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester. Development will generally be high density. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture

- growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.
- 6.37 The proposed development is located in the City Centre and is a high density development. The proposed development will be the UK's first net zero carbon tower with an aparthotel and facilities open to the public, making it a tourist destination in the city. The proposals include the sensitive restoration of the Grade II Former Union Bank.
- 6.38 **Policy JP-S1: Sustainable Development** – states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.
- 6.39 As set out in chapter 9 of this Planning Statement, the proposed development will deliver numerous economic, social, environmental and heritage benefits. The first floor of the proposals include a net zero museum, which aims to educate the public on sustainability matters. The proposals include exemplary sustainable construction techniques, to ensure that the development reaches its target of 500kgCO₂e/m² upfront embodied carbon. A BREEAM report, Circular Economy report and Energy and Environmental Statement have been submitted in support of this application to demonstrate the sustainability credentials of the proposals. The site is a brownfield site, and a land contamination assessment has been submitted.
- 6.40 **Policy JP-S2: Carbon and Energy** – states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures. These include the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling; promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured. It is also expected that new development be net zero carbon.
- 6.41 The proposed development will refurbish an existing listed building on the site and will be the UK's first net zero carbon tower and will receive a BREEAM 'Excellent' rating. A detailed BREEAM report, Circular Economy report and Energy and Environmental Statement have been submitted in support of this application to demonstrate the sustainability credentials of the proposals.
- 6.42 **Policy JP-P2 Heritage** – states that opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
- 6.43 The proposed development will see the sensitive refurbishment of the Grade II listed Former Union Bank and bring the building back into public use. A Heritage Assessment prepared by Stephen Levrant: Heritage Architecture Ltd,

is provided as part of the planning application that the proposed development would result in negligible-minor adverse impacts in nature, which would translate to less than substantial harm to the significance of the listed building in planning terms.

- 6.44 **Policy JP-C8: Transport Requirements of New Development** states that there will be a requirement for new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments.
- 6.45 The site is located in a highly accessible location, with Piccadilly Gardens Metrolink station and Piccadilly Station located nearby. The proposed development includes the provision of 35 cycle parking spaces and does not provide any car parking spaces in order to promote sustainable travel options to the aparthotel. The submitted Transport Statement and Travel Plan outlines the sustainable travel proposals for the scheme.

Other Relevant Development Plan Policies

- 6.46 There are a number of other Development Plan policies which are of relevant to the proposal. These include:

- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe;
- Policy CC8 – Change and Renewal;
- Policy CC10 – A Place for Everyone
- Policy C1 – Centre Hierarchy;
- Policy C10 – Leisure and Evening Economy;
- Policy T1 – Sustainable Transport;
- Policy T2 – Accessible areas of opportunity and need;
- 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 – Adaption to Climate Changes;
- Policy EN9 – Green Infrastructure;
- Policy EN14 – Flood Risk;
- Policy EN16 – Air Quality;
- Policy EN17 – Water Quality;
- Policy EN18 – Contaminated Land and Ground Stability;
- Policy EN19 – Waste;
- Policy PA1 – Developer Contributions;
- Policy DM1 – Development Management;

- Citywide Development Control Policy DC19.1;
- Citywide Development Control Policy DC26.1;
- Citywide Development Control Policy DC26.2

Other Material Considerations

6.47 There are a series of other planning policy guidance documents at local and national level that are relevant to the determination of this application which include:

- Strategic Regeneration Frameworks (SRF);
- Supplementary Planning Documents (SPD);
- Green and Blue Infrastructure Strategy and Action Plan; and
- City Centre Transport Strategy to 2040 Summary.

6.48 Each of these documents are considered below.

Strategic Regeneration Frameworks

6.49 The application site falls within the Manchester Piccadilly Strategic Regeneration Framework.

6.50 The Manchester Piccadilly SRF (March 2018) provides a vision and framework for the regeneration of the Piccadilly area as a key gateway to the city, with a unique sense of place building on the opportunities presented by the arrival of High Speed 2 (HS2) and potentially the Northern powerhouse rail at Piccadilly Station. A strategic principle is for the numerous heritage assets sat within the Piccadilly SRF area to be celebrated and, where appropriate, brought back into public use.

Supplementary Planning Documents

Guide to Development in Manchester Supplementary Planning Document (April 2007)

6.51 This document provides further non-statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city.

6.52 In particular, the guidance reinforces the notion that the city heritage is an asset and new development will only be acceptable when it is considered to preserve or enhance the special nature of these parts of the city. As such, design should not be in isolation but instead informed by the wider context.

6.53 The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently. The document also provides details regarding the delivery of achievable and financially viable approaches to all aspects of sustainability.

Green and Blue Infrastructure Strategy and Action Plan

- 6.54 The Manchester Green and Blue Infrastructure Strategy and Action Plan 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.
- 6.55 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.
- 6.56 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within city centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.
- 6.57 The Proposal is a back of pavement design, so there is no opportunity to contribute a soft landscaping intervention; instead, the scheme includes the replacement of all paving and installation of dropped kerbs as required. Therefore, in this instance the opportunities to increase green infrastructure are very limited. However, by locating the Proposed Development on a brownfield site, deemed to currently be of low ecological value, this ensures that there is no net loss of green infrastructure or biodiversity. As mentioned previously in this Planning Statement Update, the proposals will include an internal vertical planted zone spread over 24 storeys and green, planted terraces at levels 30 to 32 which will improve the ecological value of the site.

City Centre Transport Strategy to 2040 Summary

- 6.58 This City Centre Transport Strategy for 2040 was produced following input from residents, commuters, businesses, visitors, transport operators and other stakeholders to understand the existing transport challenges and future aspirations for the city centre of those that use it each day.
- 6.59 To support the vision, its aim is for 90% of morning peak trips into the city centre to be made on foot, by cycle or public transport before 2040. This means fewer cars in the city centre allowing cleaner air, support our carbon reduction targets and rebalance street space enabling walking to be the main mode of travel for getting around. The strategy defines walking in its most inclusive form, recognising for those who may be disabled or with limited mobility this may mean relying upon guide dogs, wheelchairs, or other mobility aids to travel.
- 6.60 The strategy wants to increase the amount of quality public space in the city and to create even better places in the city centre and improve air quality in the city centre, The strategy also reiterates the -regions target for Greater Manchester to be net zero carbon by 2038.

Summary

- 6.61 This Chapter has identified a series of Development Plan Documents and other material considerations to be taken in to account in the determination of this application. The planning policy framework is fully supportive of development on the site which will deliver a high-quality hotel development on accordance with the planning guidance. The following Chapter assesses the proposed development against the relevant policy requirements of

the Development Plan. The subsequent chapter then assesses the proposals against the material consideration of relevance in the determination of this application.

7. Planning Assessment

7.1 This chapter of the Planning Statement Update assesses the proposed development against the relevant policies and guidance. It demonstrates that the proposed development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site.

7.2 Based on the nature of the proposed development, having regard to the statutory Development Plan for Manchester and other material considerations, the following considerations address the key matters in assessing the scheme:

- *The site's longstanding vacant history;*
- *Principle of the Proposed Aparthotel Use and Contribution to Regeneration;*
- *Heritage Impact and High Quality Design;*
- *Public Benefits;*
- *Design and Building Height; and*
- *Sustainability Benefits.*

The site's longstanding vacant history

7.3 As mentioned previously, the site has been vacant for over 15 years, with no development activity commencing on the site, despite several planning approvals for a hotel development. The vacant portion of the site, referred to as the 'gap site' has experienced long term issues with viability and is adversely affecting the redevelopment potential of the adjacent listed building. The site in its current state is overgrown, unanimated and has been subject to vandalism as pictured in Figure 13 below. This has created an unappealing atmosphere along Piccadilly which is one of Manchester's key gateway routes.



Figure 13. The site is subject to vandalism, is overgrown and unanimated (August 2021).

- 7.4 The former Union Bank which is of Grade II listed building heritage designation has been vacant since Barclays Bank left the building in 2006. The vacant and deteriorating state of the listed building is not desirable terms of maintaining and enhancing historic assets, place-making and offering a sense of liveliness and activity to the streetscape and making economic use of the site.
- 7.5 The site fronts Piccadilly which is a main throughfare between major attractions in the City Centre and Manchester Piccadilly Train Station, the North West's biggest railway station. Between 2021 – 2022, it was estimated that approximately 19.5 million visitors and residents entered and exited the station, making it the 10th busiest railway station in the UK¹. It is imperative the site attracts investment and regeneration in order to recover the listed building from its current deteriorating state, and to provide a development use which is complementary to tourism and cultural activities in the City Centre. The site therefore presents a significant, city-shaping opportunity for a landmark development to come forward and regenerate the site whilst also sensitively incorporating the Grade II Listed Former Union Bank building into the designs.

Principle of the Proposed Aparthotel Use and Contribution to the Regeneration

- 7.6 Regeneration is an important planning consideration. Over the past twenty years the Council has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core around Manchester Central and the Civic Quarter. The regeneration of the City Centre is an ongoing process and much remains to be done if Manchester is to remain competitive.
- 7.7 Manchester City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. It is essential that the City Centre continues to grow and provide new accommodation in order to deliver regeneration that enhances the city's development offer but also protects and preserves historic assets which are of significant, irreplaceable value.

¹ Office of Rail and Road (2021) Estimated of station usage. Available at: <https://dataportal.orr.gov.uk/media/2161/alt-text-top-5-most-used-stations-in-each-region-gb-map-2021-22.pdf> (Accessed 17 May 2023)

7.8 The site is located within the City Centre, which has and continues to be a focus for major public and private investment. The site has been previously considered acceptable in principle for an hotel development use, due to it's strategic location, long term vacancy and need to attract investment. The site's central location allows for various uses to be acceptable in principle and due to the close proximity of the train station, an aparthotel development is considered appropriate.

7.9 As mentioned previously in the planning history section of this Statement, the site has been subject to previous planning consents for a hotel development and restoration of the on-site listed building. This most recent planning consent was gained in January 2019 for a 23 storey hotel development proposed by Toyoko Inn. which included up to 356 hotel rooms and ancillary uses such as breakfast room and hotel reception on the ground floor. Toyoko Inn sold the site in 2022 which was purchased by Lamington Group. Lamington Group have since, carefully curated and consciously designed a high quality aparthotel scheme which provides sustainable, economic and social benefits which go above and beyond the previous consent and, importantly, are deliverable.

7.10 The current scheme presents a net zero, aparthotel development which provides public benefits on the ground floor and rooftop, whilst ensuring the listed building is sensitively incorporated into the design and brought back into full use. The Applicant's ethos is to provide a net zero building and to incorporate sustainable development practices such as:

- implementing urban greenery from the 1st floor to the 28th floor which will service the buildings café, restaurant and bar;
- ensuring approximately 52% of the new build's on-site energy demand is to be provided through renewable technologies, and in the case of the existing building, 45% of the on-site energy demand is met through the use of renewable technologies ;
- providing sufficient cycle parking spaces which prioritises sustainable travel and reduces the ability to travel by car;
- proposing a building on a previously developed site which reduces the need to develop on open space / greenfield;
- an overall 'BREEAM Excellent' rating and;
- redevelopment of the site presents an opportunity to secure ecological enhancement for fauna typically associated with urban green areas such as breeding birds.

7.11 The proposed use will contribute positively toward regenerating an underutilised, brownfield site and will bring back into use the vacant listed building. The aparthotel is of a high-end design for a specified end user with sustainability considerations regarding material selection and how the building is designed. Room2 aparthotels are consciously developed, with sustainability and net zero ambitions at the forefront of all decision-making. Lamington Group have successfully delivered various other room2 developments across the UK of which are 4*+ aparthotels with notable sustainability credentials.

- 7.12 This demonstrates that the Applicants have a reputable record of delivering high quality designed aparthotels with outstanding sustainability credentials which goes above and beyond competitor hotel providers. It has been noted that several schemes in the past for a hotel development have not been realised. The current proposals presented by Lamington Group demonstrate a highly achievable, deliverable scheme, which the Applicant is ready to build out once planning permission can be secured, as they have done with their various other aparthotel developments across the UK.
- 7.13 The Greater Manchester International Strategy 2022 – 2025 identifies that the hotel sector continues to thrive with over 7,800 new hotel bedrooms in the pipeline across Greater Manchester over the next five years to support over £200 million in investments in cultural attractions. A key ambition for the region is to raise Greater Manchester's profile as a welcoming, vibrant and diverse city-region with a strong cultural, sport and place offer. This ambition is supported through the delivery of the proposed room2 aparthotel in that it provides up to 251 aparthotel bedrooms on a key site within Manchester's City Centre.
- 7.14 Furthermore, Avison Youngs' Economic Benefits and Regeneration Statement submitted as part of this application states that the supply of hotel rooms in Manchester is not enough to meet the growing demand as occupancy rates for hotels have returned to pre-covid levels at 76% over the past 12 months. The report mentions that ADR (average daily rate, i.e. revenue per room) and RevPAR (revenue per available room) have increased above pre-covid levels, which together with recovered occupancy rates suggest a shortfall of supply. This supply shortfall can be seen directly in the data on new supply. There has been a sharp drop of new openings over the past 12 months and a steady decline in buildings and rooms under construction over a longer period since the start of the pandemic.
- 7.15 Tourism is a critical part of the economy for the Greater Manchester city region. Recent estimates indicate that tourism in Greater Manchester generates in the order of £6.6 billion a year for the local economy and supports nearly 84,000 full time jobs². The growth of tourism has been underpinned by new developments in the conurbation including sporting facilities (e.g. Sportcity and the redeveloped Emirates Old Trafford), cultural attractions (e.g. HOME, the National Football Museum, the People's History Museum and the Imperial War Museum), a thriving media sector (e.g. MEDIACITYUK) and improvements in the City Centre's retail offer (Manchester Arndale is now the UK's largest inner city shopping mall), which have all strengthened Manchester's reputation. The growth of tourism in the city is reflected in that Manchester Airport is now considered the 20th busiest airport in Europe.
- 7.16 Notwithstanding the above, the City Council have committed to a pipeline of cultural, sporting and tourism developments which are expected to be completed in the next 5 years, including:
- **Factory International**, which will host an all year-round programme of world class arts, cultural, dance, theatrical events, is confirmed to be completed by June 2023;
 - **Co Op Live**, the UK's biggest indoor arena which will have a capacity of over 23,000 people with an

² The Greater Manchester Strategy for the Visitor Economy 2014 – 2020

expected completion date of April 2024;

- **AO Arena Extension**, to increase the stadium's capacity to 24,000;
- **Manchester City Football Club, Etihad Stadium Extension**, plans to extend and combine the new Co Op Live arena and the existing stadium, which will increase the capacity to over 60,000 people; and
- **Diecast Beerhalle & Mixed-Use Enterprise Venue**, plans approved for a temporary three-year food and beverage establishment in the emerging Piccadilly East Neighbourhood. The venue will have up to a capacity of c. 3,000 people. Expected completion Summer 2023.

7.17 The requirement for new hotels within the City Centre is addressed by Policy CC4 (Visitors - Tourism, Culture and Leisure) of the Core Strategy, which recognises that hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. The high quality proposals for Room2, Homotel Manchester would contribute positively towards meeting the objectives of Policy CC4 which states that the City Centre will be the focus for culture and leisure in the City Region and explains that, in order to ensure that the existing visitor attractions can reach their potential, it will be important that the City Centre has the infrastructure to accommodate the necessary volume of visitors. More specifically, the Policy states that *"new hotel development which contributes to the quality of the City Centre hotel offer will be supported."*

7.18 In summary, the principle of an aparthotel development at the application site accords with the relevant policies of the Development Plan and strategic planning policy. The principle of an aparthotel development at the site is clearly embedded in both planning and strategic policy and Manchester's wider regeneration objectives and was supported by planning officers and Members in the grant of planning and listed building consents for a similar development in both 2019 and 2013. The new proposals provide a deliverable, high quality aparthotel which will bring significant investment and regeneration benefits over and above the previously consented schemes.

Heritage Impact and High Quality Design

7.19 Core Strategy Policy CC9 (Design and Heritage) seeks to preserve and enhance heritage assets including listed buildings and conservation areas in the City Centre through the highest standard of design. Furthermore, PFE policy JP-P2 Heritage states that opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

7.20 To consider the heritage impact, it is relevant to consider the previous, most recent hotel consent which similarly proposed the refurbishment of the listed building and a new tall building, and comments raised by the Planning Officers in the Committee Report. The Committee Report for the 2019 Toyoko Inn consented scheme (ref: 121014/FO/2018) concluded that:

"The building would not adversely impact on the character and fabric of the listed building, setting of the adjacent

listed buildings or the adjacent conservation area. It would help to re-vitalise the area and would enhance the city's historic landscape. The scheme would add activity and vitality and re-integrate the site into its urban context, reinforcing the character of the streetscape. The most significant features of the listed building would be sustained and enhanced."

- 7.21 Whilst the current proposals are for a taller building in comparison to the previous consented schemes, the abovementioned comments are considered to remain valid due to the benefits of restoring the listed building and a significant enhancement of the City's skyline, and set an important planning precedent when assessing this proposed development. The additional height proposed is required to deliver the quality of accommodation and design as well as the sustainability credentials and public benefits. The TVIA has assessed up to 14 verified views of which mostly of which mostly provide negligible, minor beneficial and moderate beneficial impacts on the surrounding built environment and historic impacts.
- 7.22 The proposed development is considered to conserve the surrounding historic environment and has sensitively incorporated key heritage assets into the scheme design. The massing, design and structure of the proposed building has been carefully considered having regard to the adjoining Grade II listed building and regard to the presence of listed buildings within the locality to ensure that the development does not detract from these heritage assets.
- 7.23 The proposed list of alterations on the Grade II listed building, which will directly relate to the fabric of the listed building include:
- Alterations to the plan form;
 - Replacement of windows at ground floor and at levels 3 and 4 to match existing sash windows at lower levels;
 - Repair and refurbishment of existing windows at floor levels 1 and 2 and insertion of secondary glazing;
 - Refurbishment, cleaning and repair of existing masonry façade
 - Replacement and upgrade of existing roof to match appearance/materials of existing
 - Refurbishment/repair of existing original door on Piccadilly frontage and replacement if not repair feasible
 - Replacement of non-original steps at corner entrance and replacement of non-original door; and
 - Insertion of ventilation louvres for basement smoke ventilation to former basement window opening on Chatham Street.
- 7.24 The proposed development sensitively refurbishes the Grade II Listed Former Union Bank Building. A complementary pallet of sustainable materials is also proposed which include timber window frames, curtain wall glazing, cement replacement products and durable materials.

Impacts on Heritage Assets within and surrounding the site

- 7.25 The Heritage Assessment prepared by Steven Levrant Heritage Architecture Ltd demonstrates that the proposed scheme will result in instances of negligible-to-minor adverse impact on the fabric of the Grade II listed former bank building and an overall negligible adverse visual impact on the heritage significance on nearby historic buildings (Grade II 68 Dale Street, & Grade II No. 13, 15 & 19 Paton Street), and minor adverse effects on the setting of the Grade II* Listed Building (City Policy Courts). In addition, the scheme is expected to have negligible-minor beneficial impact on the character and appearance of the adjacent Stevenson Square Conservation Area.
- 7.26 The negligible-to-minor adverse impacts are in relation to the proposal to demolish and removal of elements of historic fabric to incorporate the new aparthotel use and allows for activation of the listed building. The beneficial impacts are in relation to the removal of elements that detract from the buildings architectural value, such as the non-original ground floor windows.
- 7.27 Whilst the scheme results in negligible-to-minor adverse impacts, the impacts are considered to be less than substantial harm to both the onsite listed building and the surrounding built and historic environment.
- 7.28 In line with Paragraph 208 of the NPPF, where a scheme results in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.29 The substantial public benefits of the proposed scheme will outweigh any instances of less than substantial harm. Furthermore, the scheme will deliver significant regeneration benefits to the area through bringing back into use a listed building and developing a vacant gap site, resulting in an improved gateway to the City along Piccadilly. The Design and Access Statement demonstrates that the development will be of excellent design quality, contributing positively to sustainability and place making. In addition, the scheme proposals will deliver high density development in a highly sustainable City Centre location. There have been no material changes in circumstances since the 2019 and 2013 consents for a hotel development, that would mean the Council could not reach the same conclusion that any “less than substantial harm” caused by the development would be outweighed by the substantial regeneration, economic, environmental and social benefits of the scheme. Furthermore, Chapter 9 of this Planning Statement Update provides a full list of scheme social, environment and economic benefits.

Visual Impacts on Heritage Assets

- 7.30 An assessment of the visual impacts on the listed building within the site and other heritage assets in it's vicinity has been prepared by Virtual Planit, with 9 of the verified views relating to heritage.
- 7.31 The assessment of the visual impact on the heritage significance of 9 key views has demonstrated a neutral impact. Zones of visual influence diagrams demonstrate views of the proposed building, from within surrounding Conservation Areas, will be largely limited therefore the character and appearance of these heritage assets as a whole will not be impacted.
- 7.32 Regarding the setting of adjacent Grade II Listed Former Union Bank Building, it has been demonstrated that the existing setting is adversely impacted by the inactive, derelict gap site and the lack of a sustainable use for the building itself. The denser urban grain of the streets to the north and west of the listed building will not allow for

views of the new build element and will not affect the setting of the building from these restricted views. Consequently, the understanding and appreciation of the Grade II listed building's setting will not be impacted. Also, predominance within the streetscape to Piccadilly will be retained by the proposal as the principal entrance of the new build element will be to Gore Street.

7.33 It has also been noted in the heritage statement, that the special interest of the Grade II listed former bank building is in its external architectural expression as the interior of the building has been substantially altered and is of limited value. The interior of the building is of low-to-negligible significance. However, the extent of alteration does not adversely impact the special architectural interest of the building within the context of the wider townscape. The setting of the listed building is currently adversely affected by the gap site to the south.

7.34 As was assessed as part of the 2019 and 2013 consents, the potential physical impact of the proposal on the Grade II listed former bank building will result in four instances of minor beneficial impacts, two instances of minor adverse impacts and two instances of moderate adverse impacts.

7.35 Whilst the proposed alterations mentioned above will have a minor adverse impact, this will be outweighed by the substantial heritage benefits of the scheme which will see the internal and external architectural appearance of the building enhanced through:

- Bringing the Listed Building back into full active use;
- Replacement of windows at Ground Level, Level 3 and Level 4 to reflect the original intact timber sashes at Level 1 and Level 2, which would be sympathetic to and improve the historic and architectural character of the building;
- Existing façade of the building to be cleaned and repaired where required which would restore the elevation of the Listed Building along Piccadilly and Chatham Street; and
- Repair of existing plaster ceilings and architectural detailing which will restore the historical architectural features where these exist throughout the building.

7.36 The proposal cannot be considered as resulting in anything more than instances of “less than substantial harm” due to the fact that the special architectural interest of the Grade II Listed Former Union Bank Building and the setting of nearby listed buildings and character of the adjacent conservation areas will not be fundamentally compromised.

7.37 Specific heritage benefits associated with the regeneration of the site include:

- The proposed development will result in the repair and restoration of the on-site Grade II listed building which will better reveal the architectural and historic significance of the building;
- The proposed development will ensure that the listed building is saved for future generations as it is currently not in use and at risk of further deterioration;
- The proposed development will put the adjacent gap site back into full active use removing the current sense of dereliction which has an adverse impact on the setting of the listed building; and
- The proposed development will create active street frontages to Piccadilly and Gore Street enlivening and

adding interest to the area.

- 7.38 We consider that substantial public benefits of the scheme that are presented within the supporting “Economic Benefits and Regeneration” report, by Avison Young and outlined above, will outweigh any instances of less than substantial harm. Overall, the proposed development represents an opportunity to enhance the architectural and urban qualities within and surrounding the site and accords with Core Strategy Policy CC9, Policy EN3, PFE policy JP-P2 and Paragraph 200, 201 and 203 of the NPPF.

Public Benefits

- 7.39 Paragraph 208 of the NPPF states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 7.40 Avison Young’s Economic Benefits and Regeneration Statement sets out that the regeneration benefits will include:

- The construction project will secure £11.5 million of direct investment into the local economy.
- Over a 120 week (just over two year) build period, it is estimated that this could support 66 direct and 20 indirect temporary full time equivalent (FTE) construction jobs per annum. This includes jobs on-site as well as off-site in the development’s wider supply chain (for example in pre-fabrication facilities).
- Based on operations at room2’s other hotels in the UK, it is estimated that the proposed developed will support around 47 FTE jobs once operational, and £1.31m of annual Gross Value Added (GVA) annually. These will be across a range of roles including managerial, front of house (receptionists and customer service) and back of house (housekeepers and maintenance) for the aparthotel element of the scheme, and hospitality and management roles for the restaurant and café.
- The aparthotel will also deliver a range of off-site employment through supply chain purchases made by room2 and expenditure of wages injected into the local economy by direct and indirect workers. This is estimated to support around 19 FTE jobs and £0.53m annual GVA in Manchester.
- Room2 will also lead to important wider regeneration benefits for Manchester. Based on comparator schemes, including aparthotels, it is estimated that the MCC will receive around £520,000 per annum through business rate contributions as a result of the proposed development.
- As the ambition of the development is to achieve Whole Life Net Zero Carbon the new development will not detrimentally impact Manchester City Councils target of becoming a zero carbon city by 2038.
- Given the aparthotel’s location on a main gateway into the city, it will enhance visitor’s perception of the city, and help to drive footfall and further investment in this area of Manchester.
- The proposed use will complement and generate activity in this area and add to its vitality. The

introduction of a new high quality, well designed aparthotel which integrates an existing listed building back into an active streetscape will only serve to improve the quality of the pedestrian environment between Manchester Piccadilly train station and the city centre.

- 7.41 There are also a number of significant public and social benefits which the scheme provides. This includes the ground floor café which is open for public use, as well as an exhibition hall, meeting rooms and net zero museum which is located on the first and second floors of the building. The aparthotel element of the scheme will benefit the visitor economy, and provide comfortable and highly accessible accommodation in the City Centre. It will help local businesses in the area in terms of increase of footfall. The rooftop terrace will comprise of a restaurant and a bar, overlooking Manchester City Centre, and offering spectacular skyline views. The public amenities of the rooftop levels will verify the site as a key destination for hospitality and entertainment and represents a significantly enhanced publicly accessible offering when compared to previous hotel consents at this site, and existing hotels elsewhere in Manchester.
- 7.42 The site is currently derelict, and the Listed Building is vacant. Regeneration of the site would contribute positively towards place-making and utilising the 'gap site' which is currently in an unsightly and overgrown state. Notwithstanding the positive benefit of regenerating the site, the proposed use of an aparthotel development will provide benefits such as offering a unique and high quality designed aparthotel which is located in an ideal city centre location. Tourism is a critical part of the economy for the Greater Manchester Region. It is a clear benefit, that the availability of hotel rooms in such a highly accessible location is critical to ensuring the continued growth of the tourism sector throughout the City. There is a clear need to further expand and diversify the City's hotel room stock to help it compete for tourism on a global stage in the future, when considering the expansive pipeline of development in Manchester City Centre over the next 5 years.
- 7.43 Room2 will offer a best-in-class 4*+ hotel offer for Manchester, as they have done previously in London. The design incorporates a striking new aesthetic that balances the re-use and upcycling of the existing building with the requirements of a high-end modern aparthotel. The aparthotel will offer facilities including a new reception lobby with a food and beverage area, a mezzanine level with suites, function rooms and a gym, a bar and restaurant at the top floor, and an open roof terrace with overhanging private dining rooms (treehouses) which will clearly support and improve the City Centre hotel offer, offering a unique experience for the City Centre.
- 7.44 In summary, the proposed delivery of a leading 4* hotel at the site accords with the City Council's regeneration aspirations for the site including the development principles set out within the endorsed SRF. The principle of an aparthotel development at the site is clearly embedded in both planning and strategic policy and Manchester's wider regeneration objectives. Furthermore, the proposed development of the aparthotel and sensitive conversion of the Listed Building is a critical part of the Applicants' holistic and net zero ambition for the site.

Design and Building Height

- 7.45 Core Strategy Policy EN2 states that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to place making and will bring significant regeneration benefits.

- 7.46 At 34 storeys, the proposal is considered to be a tall building and needs to be assessed against Core Strategy Policies that relate to Tall Buildings and the criteria as set out in Historic England's Advice Note 4 Tall Buildings (2022), which updates the Guidance on Tall Buildings Document published by English Heritage and CABE.
- 7.47 Manchester's Guide to Development SPD states that the Council requires such proposals to be presented in the context of the CABE and English Heritage (Historic England) guidance for assessing tall buildings. The proposal is also assessed against the Manchester Core Strategy Policy EN2 on Tall Buildings. As such, a detailed Tall Buildings Statement has been prepared by Avison Young to support this application.
- 7.48 The Tall Building Statement (TBS) and other supporting application documents demonstrate that the development will present a carefully considered, new build development design which protects and enhances key views and heritage assets, and complements the character, quality and local distinctiveness of the Regional Centre and Piccadilly area. Specifically, the proposed development will remove a negative contributor (the gap site) to the nearby Stevenson Square Conservation Area and will have a moderate beneficial impacts to the interior and exterior of the listed building. The layout has been carefully considered and tested and has been developed to pick up on the site geometries, aspects, and focal points of this key area, resulting in a building which is massed to reflect the wider mix of urban forms.
- 7.49 The external appearance of the design proposal has also been carefully considered; both in terms of its immediate context and through the interrogation of more distant vistas. The proposed development represents a well-designed, highly sustainable, credible and deliverable development, which has been influenced by meetings prior to the applications submission.
- 7.50 Although the height to the building has increased since previous consents, the public benefits outweigh any perceived harm regarding the surrounding built and historic environment. The proposals are also demonstrated to be in full accordance with Core Strategy Policy EN2 and Paragraph 131 of the NPPF.

Sustainability Benefits

- 7.51 According to DEFRA, of the 200 million tonnes of waste generated in Britain annually, 63% is construction debris, with 32% of construction waste being deemed unrecyclable and ending its life in landfill. The UK currently demolishes more than 50k buildings every year. Demolition and new build development have long been a symbol of urban progress and is often political vehicle to demonstrate the delivery of change. To help alleviate the climate emergency, it is important that buildings and development are now conceived in a very different way. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and to better promote reuse and repurposing rather than newbuild.
- The Energy Statement prepared by Waterman states that the new room2 Homotel development will give rise to:

- High quality glazing;
- Improved air tightness;
- High efficiency heat recover ventilation units;
- Low energy lighting;
- Wastewater heat recovery;
- Common areas will be fitted out with low energy light fittings with photocell controls where possible and energy efficient ventilation systems;
- Good fabric insulation and;
- A series of energy efficient improvements

7.52 Overall, the proposed development received a BREEAM rating of 'Excellent' for both the new built element and the refurbishment of the Grade II Listed Former Union Bank Building. The new build element of the scheme scores 78% and the refurbishment of the listed building scores 73.61%.

7.53 The performance of the proposed development has been demonstrated against Part L 2021. The proposed scheme shows a 7% improvement over the notional building and at least 52% of the on-site energy demand is met via the use of renewable technologies in new build areas. The proposed scheme shows a 93% improvement over the existing building and at least 45% of the on-site energy demand is met via the use of renewable technologies in refurbished building areas.

Summary

7.54 The principle of the proposed hotel development accords with the relevant policies of the Development Plan and guidance contained within local Strategic Development Frameworks. Key Core Strategy policies that the development is in full accordance with are:

- Policy SP1 (Spatial Principles);
- Policy EC3 (Regional Centre);
- Policy CC4 (Visitors - Tourism, Culture and Leisure);
- Policy CC6 (City Centre High Density Development);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN2 (Tall Buildings);
- Policy T1 (Sustainable Transport); and
- Policy T2 (Accessible Areas of Opportunities and Need).

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- 7.55 Local planning policy and guidance supports high density and high-quality regeneration scheme in this location. It has been demonstrated that the scheme's proposals are acceptable in planning terms having regard to the Site's proposed use and location; height and density of the development; and the schemes relationship with Conservation Areas and Listed Buildings.

8. Environmental and Technical Considerations

- 8.1 The purpose of this section of the Statement is to consider the relevant environmental and technical considerations relating to the planning application proposal, which have not already been previously addressed within Chapter 6 of this report.

Air Quality Assessment

- 8.2 An Air Quality Assessment has been prepared by Waterman Infrastructure & Environmental Limited. There are two distinctive parts to this assessment: air quality during construction and air quality post construction during occupation.
- 8.3 It is considered that during the construction phase of the development the main likely effects relate to nuisance dust. A range of mitigation measures to minimise or prevent dust emissions would be implemented through the demolition and construction works to ensure the effects from nuisance dust during the construction phase would not be significant. The development would not provide any car parking spaces. Furthermore, given its central location surrounded by public transport, the operational development would be car free. The change in vehicle trips would therefore be below the Environmental Protection UK and Institute of Air Quality Management guidance criteria for Developments within an AQMA. In addition, the Development would not include a centralised combustion plant, and therefore would not give rise to any significant adverse air quality impacts.
- 8.4 A review of Greater Manchester Combined Authority monitoring data indicates that NO₂, PM₁₀ and PM_{2.5} concentrations would be suitable for future users of the Development. The effect of local air quality on future users of the development would be not significant.
- 8.5 The proposal has therefore considered the impacts of the development on air quality during construction phase and post construction and any effects that are likely to arise would be dealt with by way of mitigation measures. The proposals are in accordance with Core Strategy Policy EN16, PFE policy JP-S5 and NPPF Paragraph 180, 191 and 192.

Archaeology Assessment

- 8.6 An Archaeological Desk-Based Assessment Report has been prepared by Pre-Construct Archaeology Limited. The purpose of the report is to identify the nature, extent and significance of below-ground archaeological resources, and to consider the potential impact of the proposed development on the historic setting of the area.

- 8.7 This report confirms that the site does not contain any Scheduled Monuments and does not lie within a conservation area however, it does contain a single heritage asset that is afforded statutory protection as a Grade II listed building.
- 8.8 This report confirms that disturbance to below-ground archaeological remains during construction works on the site are likely to relate to eighteenth- and nineteenth-century commercial properties. The remains of these properties may have already been damaged or destroyed by previous redevelopment of the site and, and any that may survive would be of low archaeological significance. Intrusive archaeological investigation of the site in advance of development of the site would therefore not be warranted.
- 8.9 Overall, it was concluded that the proposed development would have a negligible archaeological impact, and intrusive archaeological investigation in advance of the proposed construction programme is not merited.

BREEAM Pre-Assessment

- 8.10 A BREEAM pre-assessment report has been prepared by Eight Versa. The aim of the project is to achieve a BREEAM rating of 'excellent', which the report confirms is achievable with a suitable margin of comfort for both the new built element of the scheme and the refurbishment of the Former Union Bank.
- 8.11 The proposals have undergone a BREEAM assessment and scored 'Excellent.' The proposals are therefore in accordance with PfE policy JP-S2 and exceeds the requirement of Core Strategy Policy DM1.

Broadband Connectivity Assessment

- 8.12 A Broadband and Connectivity Report has been prepared by Waterman Group in support of the proposals. The report has captured information on the existing telecoms infrastructure services in the immediate vicinity, which has been obtained from searches. BT, Virgin Media, Vodafone and Zayo Group have telecoms infrastructure available within the immediate vicinity of the site. The infrastructure around the proposed site is considered to be sufficient and the proposed development is in line with the planning guidance as set out in GMCA's 'Delivering a Full Fibre Network Prospectus' (Adopted October 2019).

Crime Impact Assessment

- 8.13 A Crime Impact Statement has been prepared by the Greater Manchester Police (GMP), Secure by Design. The development was assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and fear of crime. The layout of the proposed scheme is considered acceptable, and advice has been given in relation to the maintenance and management of the development and its surroundings in order to increase safety from crime in both the short and long term.

Daylight, Sunlight and Overshadowing Assessment

- 8.14 A Daylight Report has been prepared by Anstey Horne in accordance with BRE Guidelines. The BRE guidance states that its numerical guidelines should be interpreted flexibly.
- 8.15 When the Proposed Development is tested against the existing baseline, the results of the daylight assessments show that overall, out of the 668 windows tested, 439 (66%) will satisfy the BRE Guidelines in Vertical Sky Component (VSC) terms and out of the 464 rooms considered within the relevant neighbouring properties, 413 (89%) will comply with the BRE targets for Daylight Distribution (DD).
- 8.16 When the impact on sunlight is considered, out of the 392 windows assessed for annual sunlight, 374 (95%) will receive more than the BRE guideline of 25% Actual Probably Sunlight Hours (APSH) and 384 (98%) windows will receive more than the BRE guideline of 5% APSH in the winter months.
- 8.17 Weighing the impact of the Proposed Development against the extant planning application scheme shows material transgression only to two windows and four rooms within Grand Apartments and is limited to heavily compromised internal courtyard rooms. Despite the technical reductions in light, the change in perceivable light in these rooms will be marginal. All windows tested will fully comply with the sunlight targets.
- 8.18 Where impact does result in transgressions of the BRE Guidelines, the retained values are commonly found within urban environments. The transgressions mainly occur in areas compromised by the inherent nature of the existing buildings and within hotel accommodation which, by its transient nature of occupancy, is treated with lower sensitivity in daylight and sunlight terms.
- 8.19 Overall, the residual effect of the Proposed Development will be minor (not significant) with a moderate (significant) effect limited to one building (Mercury Buildings) in direct proximity to the scheme.
- 8.20 Where impact does result in transgressions of the BRE Guidelines within Mercury Buildings, it is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Scheme in isolation. Furthermore, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

Drainage Impact & Flood Risk Report

- 8.21 A Drainage Impact Assessment has been prepared by Price and Myers. As mentioned previously, the entirety of the site is within Flood Zone 1, however, the Council have identified the area as a Critical Drainage Area ('CDA') due to the historic nature with canals servicing previous industrial centres thorough the city during the Industrial Revolution.
- 8.22 The proposals are at low / very low risk from flooding of groundwater, surface water, reservoirs and canals. Surface water runoff from the proposed development will be restricted before discharging into the existing combined water sewer on Gore Street. The report assesses the methods by which surface water flows arising from the

proposed hotel development can be managed to achieve the requirements of Manchester City Council. As part of this assessment Manchester City Council, United Utilities and the Environmental Agency were all consulted.

- 8.23 The proposed development incorporates a Sustainable Urban Drainage System (SUDS) and it is concluded that should the recommendations of the report be followed the drainage of the development site will have a neutral or even positive effect on the receiving catchment.
- 8.24 The proposed development is therefore in accordance with Core Strategy Policy EN14.

Economic Benefits and Regeneration Statement

- 8.25 An Economic Benefits and Regeneration Statement has been prepared by Avison Young. The report confirms the necessity and demand for more hotel rooms in the city centre of Manchester and highlights the potential economic benefits a hotel development at this site would bring. The occupancy rate of hotels in Manchester City Centre is at 76% over the past 12 months, higher than 2019 and recovered to pre-pandemic levels. The ADR (average daily rate, i.e. revenue per room) is £93 and RevPAR (revenue per available room) is £70 which have increased above pre-covid levels. This indicates a shortfall in the market due to high occupancy rates. In addition, it has been identified, that there was a sharp drop of new openings over the past 12 months, and a steady decline in buildings and rooms under construction, since the start of the pandemic. There has also been a lack of delivery of hotel rooms in 2023 so far. This has resulted in a significant outweigh of supply vs demand over the past few years.
- 8.26 In addition, it is estimated that the scheme could deliver 86 FTE jobs in construction phase, 66 FTE once operational – once operational it will also deliver c. £1.84mn per annum in GVA and c. £520,000 per annum in business rates payments.
- 8.27 This demonstrates that the proposals meet the requirements of Policy EC1 of the MCC Core Strategy, and Paragraph 8 a), Paragraph 38 and 85 of the NPPF.

Energy Statement

- 8.28 An Energy and Environmental Standards Statement has been prepared by Waterman Group. The purpose of this statement is to establish whether the proposed aparthotel development would meet the specific targets set by Manchester City Council for all new developments to reduce their CO2 emissions. The statement has included the assessment of the various renewable energy options to consider the most appropriate to incorporate into the design of the aparthotel to improve its CO2 emissions.
- 8.29 The performance of the proposed development was demonstrated against Part L 2021. The proposed scheme shows a 7% improvement over the notional building and at least 52% of the on-site energy demand is met via the use of renewable technologies in the new build areas. The proposed scheme shows a 93% improvement over the existing Listed Building and at least 45% of the site energy demand is met via the use of renewable technologies in refurbished building areas. The energy efficiency measures include good fabric insulation, high quality glazing,

improved air tightness, high efficiency heat recovery ventilation units within each room, low energy lighting throughout and wastewater heat recovery devices to all showers. Common areas will be fitted out with low energy light fittings with photocell controls where possible and energy efficient ventilation systems.

- 8.30 It is considered that the proposals meet the requirements of Policy EN6, EN7 of the MCC Core Strategy, PFE policy JP-S2 and Paragraph 157 and 159 of the NPPF.

Ecological Assessment & Bat Activity Survey

- 8.31 An Ecological Assessment and Bat Activity Survey has been carried out by ERAP Ecologists, and carried out the following tasks:
- review any known ecological information at the site and the local area;
 - carry out a Phase 1 Habitat Survey and assessment;
 - assess the ecological value of the site;
 - survey the site for relevant protected species and habitats;
 - carry out a bat survey of the on-site existing buildings; and
 - identify any ecological constraints or recommend future surveys.
- 8.32 Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. The communities present are typical of the geographical area and conditions present. None of the habitats are considered to hold any importance in terms of geographical context.
- 8.33 The vacant building was assessed to be of 'low' suitability for use by roosting bats, however no roosting bats were detected during the dusk emergence survey. Pigeons were detected within the building and the building is suitable for use by nesting birds. No other protected or notable species have been detected. Mitigation measures for the protection of nesting birds during construction are presented in the Ecological Assessment.
- 8.34 The results confirmed that the proposed development and redevelopment of the Former Union Bank is feasible and acceptable in accordance with ecological considerations and the NPPF. The proposals will secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.
- 8.35 The proposal has therefore considered the impacts of the development on the existing ecology of the site and has identified future opportunities to include ecological enhancements. The proposals are in accordance with MCC Core Strategy Policy EN15 and NPPF Paragraph 186 (d).

Heritage Statement

- 8.36 As mentioned previously, a Heritage Statement was prepared by Stephen Levrant: Heritage Architecture Ltd. Due to the location and context of the development site (including a listed building and adjacent to a Conservation

Area) the heritage statement has played an important part in the development of the design of the development to consider and reduce any potential impact on nearby heritage assets, non-designated heritage assets and the relevant parts of Conservation Areas. The report also includes an assessment of the proposed development on the Grade II Listed Building on site, the surrounding heritage assets and assessment of the visual impacts. The Visual Impact Assessment prepared by Virtual Planit, which includes rendered verified views depicting how the proposed aparthotel development might look from particular viewpoints across the city centre, was considered through the assessment.

- 8.37 In conclusion, it is considered that the proposed aparthotel development would result in “less than substantial harm” due to the fact that the special architectural interest of the Grade II Listed Former Union Bank Building, and the setting of nearby listed buildings and character of the adjacent conservation areas, will not be fundamentally comprised. The assessment also details a number of historic benefits of the proposals including replacement of windows, to reflect the buildings original intact timber sashes, the cleaning of the existing buildings façade which will enhance the relationship between the building and the streetscape, and interior repairs to the listed building’s ceiling. It is considered that the substantial public benefits of the proposed scheme will outweigh any instances of less than substantial harm. The proposals comply with national and local planning policy in full and this has been assessed in detail in Chapter 6 of this Planning Statement Update.

Structural Strategy

- 8.38 A Structural Engineering Report has been prepared by Price and Myers. The purpose of this accompanying document is to review the ground conditions, outline the existing structure of the Union Bank building and review the proposed structure of the new 34 storey building. It includes a description of the structure materials and form, its stability, robustness, foundation and resistance to fire. It concludes that the structural design will be carried out in accordance with Eurocodes and Building Regulations.

Transport Statement and Travel Plan

- 8.39 A Transport Statement and Travel Plan have been prepared by Price and Myers. The purpose of the report is to provide information on the transport-related aspects of the development proposals. It has been prepared with regard to relevant local and national planning policy. The scope of the report has also been agreed with Highway Development Control Officers at Manchester City Council during pre-application discussions.
- 8.40 It is demonstrated through the report that the aparthotel proposal would not have a significant impact on the local highway network in terms of safety and increase of traffic. The site is very accessible on foot, by bicycle and public transport. The proposals do not include provision for on-site car parking spaces however it allows for 35 internal cycle parking provision and 2 accessible cycle parking spaces. Overall, the proposed development contributes positively towards promoting sustainable transport in this City Centre location.
- 8.41 A Travel Plan is also submitted and would be implemented to further reduce the reliance on using private car. The purpose of the Travel Plan is to promote travel to and from the site by sustainable modes of transport. It includes

a clear set of objectives for the aparthotel development as well as monitoring strategies and marketing techniques to ensure these objectives are met.

- 8.42 In summary, the Transport Statement and Travel Plan provided state that the proposed development will not have a detrimental impact on the existing highways network and contribute positive towards promoting sustainable transport. This is in accordance with MCC Core Strategy Policy CC 5, Policy T, PfE policy JP-C8 and Paragraph 108 of the NPPF.

TV Reception Survey

- 8.43 A Pre-Construction TV Reception Survey has been prepared by SCS Technologies Ltd. The purpose of this survey is to assess the potential impact the proposed aparthotel would have on existing viewers' television reception in the surrounding area. The survey includes a desktop study as well as a field survey. Where it is considered the building would have an impact on existing TV signals, mitigation measures have been identified to rectify these results. The proposal therefore accords with MCC Core Strategy Policy DM 1.

Ventilation Strategy Report

- 8.44 A Ventilation Strategy Report has been prepared by Waterman Group. The report includes how different areas of the development are ventilated, including the ground floor café, first floor exhibition space, aparthotel bedrooms, the restaurant and rooftop amenities, plant rooms and other general areas. All ventilation systems will comply as a minimum with Building Regulations.

Waste Management Strategy

- 8.45 A Waste Management Strategy has been prepared by Bennetts Associates. It incorporates how general waste resulting from the occupancy of the aparthotel will be suitably dealt with including the size and location of bin storage area and bin collection arrangements. The strategy is compliant with BS5906:2005. The bin storage area will accommodate 15 no. of 1,100 litre eurobins and 1 no. 240 litre eurobin on the ground floor of the building with direct access to Chatham Street where a loading bay will be demarcated. The aparthotel management will be responsible for the moving the refuse bins from the refuse area to Chatham Street where they are to be collected by refuse vehicles.

Wind Assessment

- 8.46 A comprehensive assessment of wind testing has been carried out regarding the site and the proposals to help assess the windiness around the development in terms of suitability for pedestrian activities. The existing Site is relatively sheltered by surrounding buildings and conditions in and around the Site are expected to be suitable for existing pedestrian activities.

- 8.47 The Proposed Development represents a significant structure, but is well orientated with respect to prevailing southerly winds, stronger west-south-westerly and westerly winds and north-easterly winds, common in spring. In addition, the Site is sheltered at lower levels from winds approaching from all directions.
- 8.48 As a result, the Proposed Development has no significant impact on pedestrian level wind conditions with regards to pedestrian safety, and conditions in and around the Site rate as safe for all users.
- 8.49 In terms of pedestrian comfort, with respect to wind force, thoroughfares alongside the Site remain suitable for pedestrian access to, and passage past, the Proposed Development as well as for dropping-off or awaiting pick-up. Entrances to the Proposed Development enjoy suitable conditions for pedestrian ingress / egress and the roof-top terrace enjoys suitable conditions for associated recreational uses, including outdoor seating.
- 8.50 The proposed development has no significant effect on the pedestrian level wind conditions within the surrounding area, which remain suitable for existing activities, including pedestrian passage, pedestrian ingress / egress at building entrances, window shopping at retail frontages, awaiting a bus at bus stops and outdoor sitting at pub and café outdoor seating areas.
- 8.51 On the basis of the above, the Proposed Development is considered to have negligible effect with regards to wind microclimate. This is unchanged from the previously consented scheme for the Site. No significant additional construction effects, over and above those for the completed Development, are expected.
- 8.52 The proposals are considered to be compliant with MCC Core Strategy Policy EN2.

Noise

- 8.53 An environmental Noise Impact Assessment was prepared by KP Acoustics. Environmental noise measurements at the proposed site have identified the pre-existing environmental noise levels during the day and night. Measured noise levels allowed a robust glazing specification to be proposed which would provide internal noise levels for all accommodation environments of the development commensurate to the design range of BS8233:2014.
- 8.54 No further mitigation measures should be required in order to protect the proposed habitable spaces from external noise intrusion. Overall environmental noise limits have also been recommended for building services plant serving the Development.

Ground Conditions

- 8.55 A Phase 1 Geoenvironmental Site Assessment and a Phase 2 intrusive Geoenvironmental ground investigation has been prepared by REC. The Phase 1 Site Investigation that the overall environmental risk rating was low to moderate, and it was recommended that a Phase 2 intrusive Geoenvironmental ground investigation be undertaken. The Phase 2 ground investigation concluded that the site poses no unacceptable risks to controlled waters and the ground gas assessment indicates a low risk to future site users.

Summary

- 8.56 In summary, it is not considered that there are any environmental or technical reasons why the planning or listed building applications should be refused.

9. Scheme Benefits

- 9.1 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 majority of relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 9.2 Notwithstanding the above, if the Council identifies conflict with any policies of the Development Plan or any impacts on the setting of heritage assets, it is our contention that any potential harm is clearly outweighed by the substantial economic, social, environmental and heritage benefits, as set out below:

Economic Benefits

- 9.3 The proposed development will contribute to building a strong, responsive and competitive economy. In particular, the social and economic outcomes from the proposed development are:
- Finally realise the potential of the important site at Piccadilly, to deliver a high quality new aparthotel and public offer;
 - The construction project will secure £11.5 million of direct investment into the local economy.
 - Over a 120 week (just over two year) build period, it is estimated that this could support 66 direct and 20 indirect temporary full time equivalent (FTE) construction jobs per annum. This includes jobs on-site as well as off-site in the development's wider supply chain (for example in pre-fabrication facilities).
 - Based on operations at room2's other hotels in the UK, it is estimated that the proposed developed will support around 47 FTE jobs once operational, and £1.31m of annual Gross Value Added (GVA) annually. These will be across a range of roles including managerial, front of house (receptionists and customer service) and back of house (housekeepers and maintenance) for the hotel element of the scheme, and hospitality and management roles for the restaurant and café.
 - The aparthotel will also deliver a range of off-site employment through supply chain purchases made by room2 and expenditure of wages injected into the local economy by direct and indirect workers. This is estimated to support around 19 FTE jobs and £0.53m annual GVA in Manchester.
 - room2 will also lead to important wider regeneration benefits for Manchester. Based on comparator schemes, including aparthotels, it is estimated that the MCC will receive around £520,000 per annum through business rate contributions as a result of the proposed development.
 - As the ambition of the development is to achieve Whole Life Net Zero Carbon the new development will not detrimentally impact Manchester City Councils target of becoming a zero carbon city by 2038.

Social Benefits

9.4 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:

- Give rise to a substantial influx of new visitors to this part of the City Centre, who would undoubtedly increase expenditure in local economy and in particular, in the independent cafes, bars, restaurants and shops located close to the Site;
- Bring back into use a key vacant site, increasing the quality of new buildings in the area and providing unique rooftop green spaces;
- Eliminating anti-social behaviour at a currently vacant site, which is currently vulnerable to anti-social behaviour;
- Considers community safety in the design, layout, and management of the development;
- The aparthotel will also bring back into use a listed building. The investment will preserve the building's status and secure its future upkeep and maintenance, providing a positive benefit to the street; and,
- Create unique social spaces, such as the café, bar and restaurant, serving locally sourced food and drinks. In particular the Net Zero Museum and conference facilities provides an education experience for visitors and members of the public and gives community groups a dedicated space to discuss sustainability matters.

Environmental Benefits

9.5 As demonstrated within the accompanying technical reports, the proposed development will not result in significant harm to the natural environment and will address climate change through the building design. In particular, the proposed development results in:

- A high quality new aparthotel development with the ambition to become the UK's first Net zero tower;
- A design informed by detailed embodied carbon analysis across all building elements;
- Integration of efficient environmental systems to minimise operational carbon emissions;
- Has been designed to ensure that it can function effectively from an operational perspective whilst also reinforcing the historic character of the nearby Conservation Areas. The proposed scheme would have clear synergies with the wide mix of other land uses found in this part of the City Centre;
- Will provide access to services and facilities via sustainable modes of transport, such as through cycling and walking. The proposed development is very well located in relation to Metrolink, rail and bus links;
- Will not result in any adverse impacts on the air quality, flood risk, noise or pollution and there will not be any adverse contamination impacts;

- Will not have a detrimental impact on protected species; and,
- Will regenerate previously developed land with limited ecological value in a highly efficient manner.

Heritage Benefits

9.6 As demonstrated in earlier sections of the Planning Statement Update, and the accompanying Heritage Assessment, the proposed development is considered to contribute positively towards the on-site and surrounding heritage assets (Listed Buildings & Conservation Area). The proposed development will:

- Result in the repair and restoration of the on-site Grade II listed building (Former Union Bank), which will better reveal the architectural and historic significance of the building;
- Ensure that the listed building is saved for future generations as it is currently not in use and at risk of further deterioration;
- Put the adjacent gap site back into full active use removing the current sense of dereliction which has an adverse impact on the setting of the listed building;
- Create active street frontages to Piccadilly and Gore Street enlivening and adding interest to the area;
- Maintain the existing façade of the listed building, and also involve cleaning and repairing where required which would restore the elevation of the Listed Building along Piccadilly and Chatham Street; and
- Repairing of existing plaster ceilings and architectural detailing which will restore the historical architectural features where they exist throughout the building.

Summary

9.7 In summary, the proposal constitutes sustainable development in accordance with the NPPF when taken as a whole. The proposals would deliver positive economic, social, environmental and heritage benefits which should be afforded significant weight in the determination of this planning application and, in our opinion, would outweigh any conflicts with individual planning policies or areas of 'less than substantial harm' to heritage assets.

10. Conclusion

10.1 This Planning Statement Update has been prepared by Avison Young in support of a planning submission made by Northside (Manchester) Ltd. It relates to a full planning application and listed building application submitted to Manchester City Council for an aparthotel development at no. 12 and land at 14 - 16 Piccadilly, Manchester.

10.2 The application proposes the development of a new 34 storey, 251-bedroom aparthotel, including a rooftop terrace, restaurant, bar, museum, exhibition space, and fair ground café. The full description of development on the planning application form is:

"Full planning permission for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

"Listed Building Consent for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works."

10.3 The site is located on an important strategic gateway within Manchester City Centre, which has and continued to be a focus for major public and private investment in developing public transport. The principle of an aparthotel development at the site is clearly embedded in both planning and strategic policy and Manchester's wider regeneration objectives, as well as the previous planning and listed building consents in both 2013 and 2019. These new proposals represent a high quality and deliverable aparthotel scheme that will finally realise the potential of this site. The scheme will provide a new high quality, net zero, new aparthotel with additional publicly accessible social spaces by offering front of house amenity on the ground floor and a bar and restaurant on the rooftop terrace which will bring significant investment and regeneration benefits.

10.4 The scheme includes sustainable benefits such as incorporating urban greenery, encouraging sustainable travel, increasing public awareness and the proposed use of sustainable materials.

10.5 It has been demonstrated, the proposal cannot be considered as resulting in anything more than instances of "less than substantial harm" to heritage assets due to the fact that the special architectural interest of the Grade II former bank building and the setting of nearby listed buildings and character of the adjacent conservation areas will not be fundamentally compromised. The substantial public benefits of the proposed scheme will outweigh any instances of less than substantial harm. Furthermore, the scheme will deliver significant regeneration benefits to the area through bringing back into use a listed building and developing a vacant gap site, resulting in an improved gateway to key the City along Piccadilly.

- 10.6 The Design and Access Statement and the Design and Access Statement Addendum demonstrates that the development will be of excellent design quality, made from sustainable materials, contributing positively to sustainability, place making and aims to meet the City Council's net zero targets. In addition, the scheme proposals will deliver high density development in a highly sustainable City Centre location.
- 10.7 In relation to the previously consented schemes, the Council determined that it can be demonstrated that any harm caused would be outweighed by the substantial regeneration, economic, environmental and social benefits of the scheme. On balance the Council considered that the previous development would create a high-quality landmark development on a key strategic site and would be key to the ongoing regeneration of the City.
- 10.8 There have been no material changes in circumstances since the approval of the previous applications that would mean, in principle, that officers cannot take the same view with regard to this current application. The additional height proposed here has been robustly assessed and is required to ensure the overall deliverability of the proposals and provision of a high quality, highly sustainable new aparthotel, bringing a listed building back into public use, and the suite of publicly accessible facilities and benefits this scheme will provide.
- 10.9 A suite of technical assessments has been submitted as part of the planning application to assess the impact of the proposed development. These have concluded that there aren't any environmental or technical reasons why the planning application should not be granted. The proposals constitute sustainable development in accordance with the NPPF when taken as a whole.
- 10.10 In summary, it has been demonstrated that the application proposals accord with the Development Plan and should therefore be approved. Accordingly, it is respectfully requested that the Council grants full planning permission for this important city-shaping development.

Appendix I

Submission Schedule (July 2024)

(N.B Amendments in blue text)

Title	Reference / Date (TO SUPERSEDE)	Reference / Date (SOUGHT FOR APPROVAL)	Author
Plans			
Site			
Site East Elevation	HMP-BA-10-EE-DP-A-0, Rev P02 S2	HMP-BA-10-EE-DP-A-0, Rev P05 S2	Bennetts Associates
Site North Elevation	HMP-BA-10-EN-DP-A-0, Rev P02 S2	HMP-BA-10-EN-DP-A-0, Rev P06, S2	Bennetts Associates
Site South Elevation	HMP-BA-10-ES-DP-A-0, Rev P02 S2	HMP-BA-10-ES-DP-A-0, Rev P05 S2	Bennetts Associates
Site West Elevation	HMP-BA-10-EW-DP-A-0, Rev P02 S2	HMP-BA-10-EW-DP-A-0, Rev P05 S2	Bennetts Associates
Site Plan	HMP-BA-10-L00-DP-A-0, Rev P02 S2	MP-BA-10-L00-DP-A-0, Rev P04 S2	Bennetts Associates
Location Plan	HMP-BA-10-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition			
Demolition Basement Plan	HMP-BA-12-B01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition East Elevation, Heritage	HMP-BA-12-EE-DP-A-0, Rev P01 S2	HMP-BA-12-EE-DP-A-0, Rev P03 S2	Bennetts Associates
Demolition Ground Floor Plan	HMP-BA-12-L00-DP-A-0, Rev P01 S2	HMP-BA-12-L00-DP-A-0, Rev P03 S2	Bennetts Associates
Demolition First Floor Plan	HMP-BA-12-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Second Floor Plan	HMP-BA-12-L02-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Third Floor Plan	HMP-BA-12-L03-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Fourth Floor Plan	HMP-BA-12-L04-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition Fifth Floor Plan	HMP-BA-12-L05-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Demolition North Section Heritage	HMP-BA-12-SN-DP-A-0, Rev P01 S2	HMP-BA-12-SN-DP-A-0, Rev P03 S2	Bennetts Associates
General Arrangements			
Basement Floor Plan	HMP-BA-20-B01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Ground Floor Plan	HMP-BA-20-L00-DP-A-0, Rev P01 S2	HMP-BA-20-L00-DP-A-0, Rev P04 S2	Bennetts Associates
Mezzanine Floor Plan	HMP-BA-20-M01-DP-A-0, Rev P01 S2	HMP-BA-20-M01-DP-A-0, Rev P03 S2	Bennetts Associates

Level 1 Floor Plan	HMP-BA-20-L01-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 2 Floor Plan	HMP-BA-20-L02-DP-A-0, Rev P01 S2	HMP-BA-20-L02-DP-A-0, Rev P03 S2	Bennetts Associates
Level 3 Floor Plan	HMP-BA-20-L03-DP-A-0, Rev P02 S2	HMP-BA-20-L03-DP-A-0, Rev P05 S2	Bennetts Associates
Level 4 Floor Plan	HMP-BA-20-L04-DP-A-0, Rev P02 S2	HMP-BA-20-L04-DP-A-0, Rev P04 S2	Bennetts Associates
Level 5 Floor Plan	HMP-BA-20-L05-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 6-20 Floor Plans	HMP-BA-20-L06-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 21-24 Floor Plans	HMP-BA-20-L21-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 25-26 Floor Plans	HMP-BA-20-L25-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 27 Floor Plan	HMP-BA-20-L27-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 28 Floor Plan	HMP-BA-20-L28-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 29 Floor Plan	HMP-BA-20-L29-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 30 Floor Plan	HMP-BA-20-L30-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Level 31 Floor Plan	HMP-BA-20-L31-DP-A-0, Rev P02 S2	No change	Bennetts Associates
Level 32 Floor Plan	-	HMP-BA-20-L32-DP-A-0, Rev P02 S2	Bennetts Associates
Roof Plan	HMP-BA-20-R00-DP-A-0, Rev P01 S2	No change	Bennetts Associates
Sections			
North Section	HMP-BA-20-SN1-DP-A-0, Rev P01 S2	HMP-BA-20-SN1-DP-A-0, Rev P03 S2	Bennetts Associates
West Section	HMP-BA-20-SW1-DP-A-0, RevP01 S2	HMP-BA-20-SW1-DP-A-0, RevP04 S2	Bennetts Associates
Bay Studies			
Bay Studies 1 of 10	HMP-BA-21-01-DP-A-0, Rev P02 S2	HMP-BA-21-01-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 2 of 10	HMP-BA-21-02-DP-A-0, Rev P02 S2	HMP-BA-21-02-DP-A-0, Rev P06 S2	Bennetts Associates
Bay Studies 3 of 10	HMP-BA-21-03-DP-A-0, Rev P02 S2	HMP-BA-21-03-DP-A-0, Rev P05 S2	Bennetts Associates

Bay Studies 4 of 10	HMP-BA-21-04-DP-A-0, Rev P02 S2	HMP-BA-21-04-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 5 of 10	HMP-BA-21-05-DP-A-0, Rev P02 S2	HMP-BA-21-05-DP-A-0, Rev P05 S2	Bennetts Associates
Bay Studies 6 of 10	-	HMP-BA-21-06-DP-A-0, Rev P03 S2	Bennetts Associates
Bay Studies 7 of 10	-	HMP-BA-21-07-DP-A-0, Rev P03 S2	Bennetts Associates
Bay Studies 8 of 10	-	HMP-BA-21-08-DP-A-0, Rev P01 S2	Bennetts Associates
Bay Studies 9 of 10	-	HMP-BA-21-09-DP-A-0, Rev P01 S2	Bennetts Associates
Bay Studies 10 of 10	-	HMP-BA-21-10-DP-A-0, Rev P01 S2	Bennetts Associates
Elevations			
East Elevation	HMP-BA-21-EE-DP-A-0, Rev P02 S2	HMP-BA-21-EE-DP-A-0, Rev P05 S2	Bennetts Associates
North Elevation	HMP-BA-21-EN-DP-A-0, Rev P02 S2	HMP-BA-21-EN-DP-A-0, Rev P06 S2	Bennetts Associates
South Elevation	HMP-BA-21-ES-DP-A-0, Rev P02 S2	HMP-BA-21-ES-DP-A-0, Rev P05 S2	Bennetts Associates
West Elevation	HMP-BA-21-EW-DP-A-0, Rev P02 S2	HMP-BA-21-EW-DP-A-0, Rev P05 S2	Bennetts Associates
Reflected Ceiling Plans			
Basement Reflected Ceiling Plan	HMP-BA-35-B01-DP-A-0, Rev P01 S2	HMP-BA-35-B01-DP-A-0, Rev P01 S2	Bennetts Associates
Ground Floor Reflected Ceiling Plan	HMP-BA-35-L00-DP-A-0, Rev P01 S2	HMP-BA-35-L00-DP-A-0, Rev P03 S2	Bennetts Associates
Mezzanine Reflected Ceiling Plan	HMP-BA-35-M01-DP-A-0, Rev P02 S2	HMP-BA-35-M01-DP-A-0, Rev P04 S2	Bennetts Associates
Level 1 Reflected Ceiling Plan	HMP-BA-35-L01-DP-A-0, Rev P02 S2	HMP-BA-35-L01-DP-A-0, Rev P04 S2	Bennetts Associates
Level 2 Reflected Ceiling Plan	HMP-BA-35-L02-DP-A-0, Rev P02 S2	HMP-BA-35-L02-DP-A-0, Rev P04 S2	Bennetts Associates
Level 3 Reflected Ceiling Plan	HMP-BA-35-L03-DP-A-0, Rev P02 S2	HMP-BA-35-L03-DP-A-0, Rev P05 S2	Bennetts Associates
Level 4 Reflected Ceiling Plan	HMP-BA-35-L04-DP-A-0, Rev P01 S2	HMP-BA-35-L04-DP-A-0, Rev P03 S2	Bennetts Associates
Transmittal Sheet	2211(TS)0010	2211(TS)0019	Bennetts Associates
Reports			

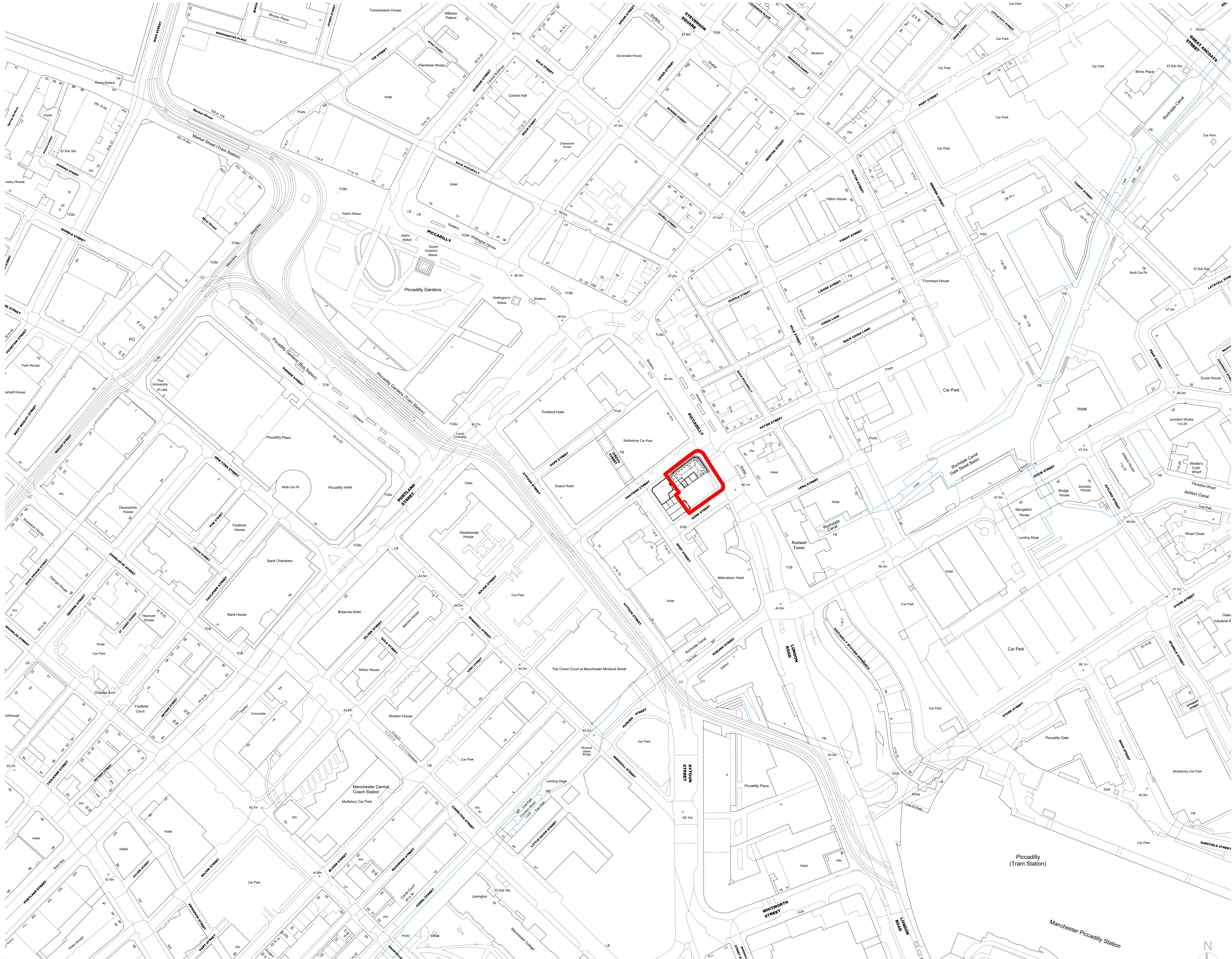
Air Quality Assessment	June 2023	Minor change to reflect change in description of development	Waterman
Archaeological Assessment	May 2023	Minor change to reflect change in description of development	Pre Construction Archaeology
BREEAM Assessment	09 June 2023	23 May 2024	Eight Versa
Broadband and Connectivity Report	June 2023	Minor change to reflect change in description of development	Waterman
Circular Economy Statement	May 2023	May 2024	JLL
Crime Impact Statement	25 May 2023	24 May 2024	GMP Design for Security
Construction Management Plan	June 2023	May 2024	Lamington Group
Design and Access Statement	17 July 2023	No change	Bennetts Associates
Design and Access Statement Addendum	-	July 2024	Bennetts Associates
Ecological Survey and Assessment (Including Bat Survey)	July 2023	June 2024	ERAP
Economic Benefits and Regeneration Statement	June 2023	May 2024	Avison Young
Energy Statement	July 2023	June 2024	Waterman
Fire Statement	14 June 2023	July 2024	Buro Happold
Flood Risk Assessment and Drainage Report	09 June 2023	Minor change to reflect change in description of development	Price & Myers
Heritage Assessment	June 2023	July 2024	Stephen Levrant Heritage Architecture Ltd
Local Labour Agreement	17 July 2023	No change	Avison Young
Noise Assessment	22 June 2023	No change	KP Acoustics

Phase 1 Geo-Environmental Site Assessment	March 2016	May 2024	CGL
Structural Engineering Report	May 2023	Minor change to reflect change in description of development	Price & Myers
Supporting Planning Statement	July 2023	July 2024	Avison Young
Transport Statement	July 2023	June 2024	Price & Myers
Travel Plan	July 2023	July 2024	Price & Myers
TV/FM and DAB Reception Survey Report	15 May 2023	09 July 2024	SCS
Tall Building Assessment	July 2023	July 2024	Avison Young
Ventilation and Extraction Systems	June 2023	Minor change to reflect change in description of development	Waterman
Viability Assessment and Executive Summary	October 2023	Minor change to reflect change in description of development	Avison Young
Viability Assessment Addendum	April 2024	Minor change to reflect change in description of development	Avison Young
Waste Management and Servicing Strategy	June 2023	July 2024	Bennetts Associates
Environmental Impact Assessment (EIA)			
Environmental Impact Assessment: <ul style="list-style-type: none"> - Chapter 1 Introduction - Chapter 2 Approach - Chapter 3 Site Description - Chapter 4 Alternatives - Chapter 5 Proposed Development 	July 2023	July 2024	Egniol Consulting Ltd Ansley Horne Co Ltd Urban Microclimate Heritage Architecture Ltd Chris Burnett Associates

<ul style="list-style-type: none">- Chapter 6 Town and Visual Impact Assessment- Chapter 7 Built Heritage- Chapter 8 Daylight Sunlight Overshadowing- Chapter 9 Wind- Chapter 10 Climate Change- Chapter 11 Summary of Mitigation and Residual Effects			
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Appendix II

Site Location Plan



Notes

⚠ For Health & Safety related information please refer to the Rolling Designers Risk Register. Where relevant, elements identified on this register are highlighted within the model and on the drawings with the following logo.

- DO NOT SCALE FROM DRAWING;
- Drawing to be printed in colour;
- All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction. Any inconsistencies or omissions should be reported to Bennetts Associates;
- Unless otherwise stated, all grids or co-ordinates are based on the Ordnance Survey National Grid via GPS Observations;
- Unless otherwise stated, all spot heights and levels are expressed as AOD foabove *ordnance datum* based on the Ordnance Survey ODN (Ordnance Datum Newlyn).

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Project room2 Homotel Manchester Piccadilly
Northside (Manchester Ltd)

Project No. 2211

Drawing Title
Planning
Location Plan

Appendix III

Consultation Leaflet

Public Consultation Event for a Hotel Development

Room2, Hometel, 12—16 Piccadilly, Manchester

Lamington Group would like to invite you to a public consultation event where you can have your say on the proposals for a new hotel development at:

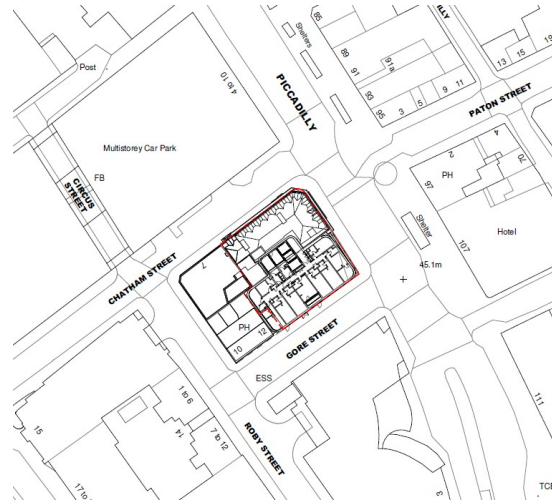
12—16 Piccadilly, Manchester

Consultation Commences:

Thursday 18 May 2023

Consultation Ends:

Thursday 25 May 2023



The Site



Figure 1 (above). Proposed new hotel containing 251 rooms

Get in Touch

Online: You can view the proposals online and provide comments at:

<https://www.avisonyoung.co.uk/planning-consultations/room-2-hometel-piccadilly-manchester>

Email: or email us directly at: planningconsultations.uk@avisonyoung.com

Please provide your comments to us before our consultation ends on 25 May 2023

Proposed Hotel Development

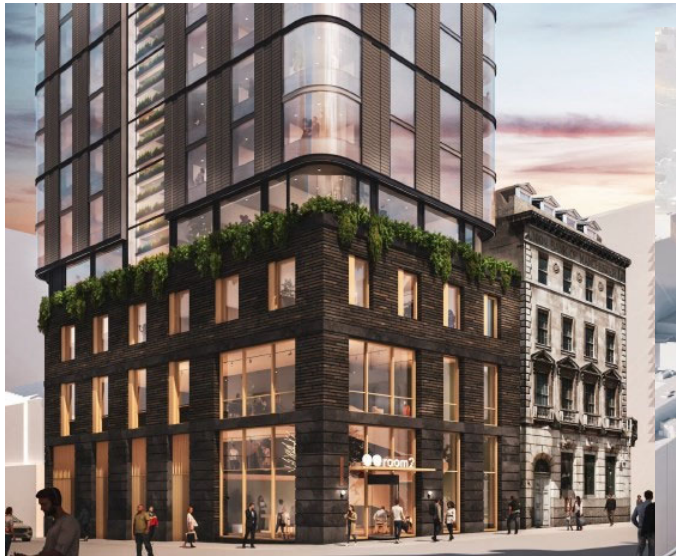


Figure 2 (above). Proposed Ground Floor Design, along Piccadilly

The Vision

Lamington Group has now acquired the site with the intention of delivering a high-quality and highly sustainable new hotel to be operated by its Room 2 brand. The proposals build on the principles established by the previous planning consents on the site with the new hotel comprising a refurbishment of the Union Bank Grade II Listed Building and a new tall building, however the ambition is to create a vastly superior offer that will push the boundaries for sustainable development, include new publicly accessible social spaces and a restaurant, and aim to be one of the top reviewed hotels in the UK.

The new hotel development will bring social, environmental and economic benefits to the local community and visitors to the city.

Our Timescales

Planning application submission – Summer 2023

Planning application target determination – Autumn 2023



Figure 3 (above). Proposed Rooftop Terrace and Restaurant

Summary of the Proposals

The emerging design proposals have been developed in line with the following opportunities:

1. A new high-quality hotel, containing 251 rooms;
2. A rooftop bar serving locally sourced food and drinks available for non-residents to use;
3. New café on the ground floor, and exhibition hall on the first floor, creating social spaces for the local community and visitors to the City;
4. Using building materials with the lowest embodied carbon for a building of this scale;
5. Focusing on efficient environmental systems to minimise operational carbon emissions; and
6. Investigating the incorporation of a resource space in the building to help disseminate net-zero research and help members of the community to reduce their carbon emissions.

Appendix IV

Avison Young Public Consultation Webpage

Room2 Homotel, 12 - 16 Piccadilly, Manchester

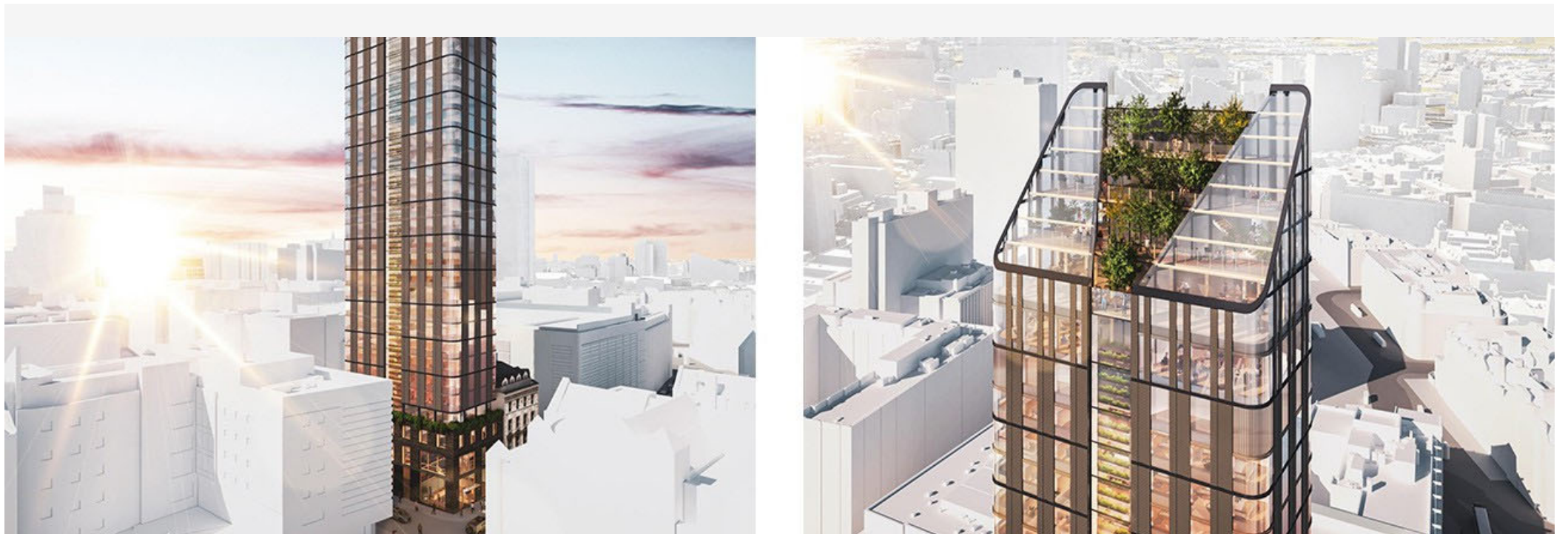


The Site and Project Vision

The site is located at 12 - 16 Piccadilly, Manchester and comprises the Grade II listed former Union Bank building and adjacent land, which has been neglected and vacant for over 10 years with a long history of failed hotel projects. The most recent planning consent in 2019 was for a hotel within the converted listed building and in a separate 23-storey tower, which was never realised.

Lamington Group now proposes to deliver a new environmentally conscious apart-hotel to be operated by its [Room2 Homotel brand](#). The ambitions are for an iconic and highly sustainable new hotel development for Manchester that will improve on the principles of previous consents to deliver the UK's first net zero tall building and to maximise publicly accessible spaces at the ground and upper floors.

The hotel will be delivered within the sensitively restored listed building and an exemplar, sustainable and architecturally striking new tall building in the heart of city centre.



Summary of Design Ambitions

A design document is available to download as part of this public consultation using the button provided. This showcases the emerging design proposals, which aim to deliver a quality new hotel on the site that also delivers visible and publicly accessible sustainability benefits to its guests and the local people. The site in its current form is of poor quality and lacks active street frontage along Piccadilly which is a focal point for visitors when accessing the City.

The key themes of the proposals include the following:

- **A high-quality apart-hotel offer** - To meet the demand for new apart-hotel rooms in the City, which is a marked improvement in quality from the previous hotel proposals.
- **An iconic building at the forefront of sustainable design** — The ambition is for a landmark building, achieving Whole Life Net Zero Carbon.
- **Provision of new public amenities** — Including a Net Zero Exhibition, Events Spaces, Fair Cost Café, Rooftop Bar and Restaurant.
- **A heritage-led design strategy** — Creation of a unique new development bringing life back to, and showcasing the heritage significance, of the listed building.
- **Commitment to delivery** – Delivery of a leading new hotel brand to Manchester, brought forward by an experience operator with a commitment to pushing design and sustainability credentials and significant betterment of previous consents on the site.

Downloads

- [Public Consultation Slides](#)

Feedback

Your views are important to help us develop our final detailed scheme design and are very much appreciated. Please use the survey available on the Feedback button below to submit comments, or alternatively send your feedback to: planningconsultations.uk@avisonyoung.com

or

leave a voicemail on 07539 252 711.

We would be grateful if you could please provide your feedback by **Thursday 25th May 2023**.

FEEDBACK FORM

Following the public consultation it is anticipated that planning and listed building applications will be submitted to Manchester City Council in Summer 2023.

Contact Details

Enquiries

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