Our ref EKPS/ESK/PG/240106

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Submitted via the Planning Portal

29 May 2024

Dear Sir/Madam

Proposed Recladding Works at Lincoln Gate, 39 Red Bank, Manchester M4 4AB – Application for Planning Permission

On behalf of our client, Thomasons ('the Applicant'), we are pleased to enclose an application for planning permission to replace the existing cladding on the Lincoln Gate building at 39 Red Bank. The application has been submitted via the Planning Portal (Ref. PP-12865577).

The Site

The application relates to the Lincoln Gate building, which is a residential apartment building, located at 39 Red Bank in Manchester.

The Proposed Development

The Applicant, acting on behalf of the building owner, is proposing to replace the existing brickwork and metal cladding on the building with non-combustible cladding of the same appearance to ensure compliance with current fire regulations.

Full planning permission is being sought for these works.

Relevant Local and National Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Local Planning Policy

The adopted Development Plan for Manchester City Council ("MCC") comprises the MCC Core Strategy 2012-2027, which was adopted on 11 July 2012, and the 'saved' policies of the Unitary Development Plan ("UDP").

The Core Strategy outlines the Council's vision and spatial principles for Manchester to 2027, along with the planning policies which will be used to deliver that vision. The policies of most relevance to the determination of the application are as follows:

- **Policy SP1 – Spatial Principles:** states that the Regional Centre, within which the site is located, will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality living.

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- **Policy DM1 – Development Management:** identifies the issues that all development should have regard to, including the use of appropriate materials, impact on the surrounding area in terms of design and appearance, and effects on amenity.

The following 'saved' policies of the UDP are also relevant:

- **Policy DC26 – Development and Noise:** aims to reduce the impact of noise on people living and working in, or visiting, the City, noting that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development.

The *Guide to Development in Manchester Supplementary Planning Document* was adopted by the Council in April 2007 and sets out the design principles and standards that the Council expects new development to achieve. It encourages developers to promote a high quality of design and detail in all developments.

National Planning Policy

The revised National Planning Policy Framework ('NPPF') was published by the Department for Levelling Up, Housing & Communities ('DLUHC') in December 2023 and is a material consideration in planning decisions.

The NPPF identifies three overarching objectives for the planning system, namely an economic objective (to help build a strong, responsive and competitive economy), a social objective (which aims to support strong, vibrant and healthy communities, and to foster well-designed, beautiful and safe places with accessible services) and an environmental objective (aimed at protecting and enhancing the built and historic environment, including making effective use of land, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

Section 8 states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings.

Assessment of the Proposed Development

The Applicant is proposing to replace the existing brickwork and metal cladding on the Lincoln Gate building with non-combustible cladding of the same appearance, to ensure compliance with current fire regulations.

The proposed brickwork and composite metal cladding materials are similar in appearance to those of the existing building and a better quality product, involving the replacement and upgrade of existing external materials. It is not therefore believed there would be harm caused to either the character of the existing building, the appearance of the area generally or the visual amenity of neighbouring occupiers.

Whilst there may be some disruption to existing and neighbouring occupiers during the installation of the works, it is anticipated that this will be short lived and temporary in duration.

An Acoustic Note produced by RBA Acoustics accompanies this application, which provides an acoustic review of the proposed modifications to the external façade systems at Lincoln Gate. This concludes that the refurbished brickwork cladding system and the refurbished cladding panel system are expected to perform better than the existing systems, mainly due to the introduction of Calcium Silicate Board and insulation material within the cavity.

The application is also supported by a Fire Statement, which has been produced by Design Fire Consultants. This states that the proposed remediation works will significantly improve the current level of fire safety, by reducing the risk of external fire spread / fire spread via the external walls. It should also be noted that the works will be subject to Building Regulation approval for the design, and an updated FRAEW will be undertaken on completion to demonstrate that the risk has been reduced to an acceptable level.

On the basis of the above, it is considered that the proposed works would be compliant with all relevant planning policies.

Supporting Plans and Documents

In addition to this covering letter, the application for planning permission is supported by the following plans and documents:

- Application Forms, Certificates and fee[1];
- Red-edged site location plan;
- Existing & proposed elevations and other detailed drawings of the proposed recladding works,
- Acoustic Technical Note;
- Fire Statement;
- Design Statement on the recladding proposed;
- Copy of Notice No.1; and,
- List of properties notified of the application.

I trust the submitted information is sufficient to enable validation of the application, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07300 806 110).

Yours faithfully,

James Ketley MRTPI
Associate Director
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[1] The required fee of £293 (+ £70 service charge) has been paid via the Planning Portal