



Paul Butler Associates
Planning, Development & Heritage Consultants

Beech Holdings

Piccadilly Warehouse, Manchester

Planning Statement Addendum

June 2024

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Job Number: 14.936

Project: Piccadilly Warehouse, Manchester

Client: Beech Holdings

File Name: Planning Statement Addendum

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

- 1.1 This Planning Statement Addendum has been prepared by Paul Butler Associates on behalf of Beech Holdings in support of applications for minor amendments to the previously approved redevelopment of Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester, M1 3EF. The development is known as Piccadilly Warehouse.
- 1.2 Mindel House and 11 Bloom Street are two grade II listed buildings constructed as warehouses during the mid-late 19th Century. Approval was granted on 17 November 2020 to convert the buildings to provide 80 apartments (approved under planning permission 119374/FO/2018 and listed building consents 119373/LO/2018 and 119375/LO/2018).
- 1.3 The original permissions were then subsequently amended by planning permission 133975/JO/2022, Listed Building Consent 133905/JO/2022 and Listed Building Consent 133906/JO/2022 (Submissions under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The amendment altered the 'trigger' of the materials conditions so that these were not prior to commencement of development conditions, but instead required discharge prior to any external alterations. Necessary updates to other conditions were also undertaken to reflect the discharge status at the point of determination.
- 1.4 The previous contractor, Manchester Design & Build, entered into administration in November 2023 during works to implement the existing planning permission and listed building consent. As a result, works on the development stopped on site. Beech Holdings remain committed to the development and are now working with Russell WBHO as contractor, and Horizon Fletcher Rae as architect to deliver the development.
- 1.5 As part of the design review process following the appointment of Russell WBHO and Horizon Fletcher Rae, a series of design amendments have been identified. These minor amendments are the subject of the current application proposal which seeks to amend conditions attached to planning permission 133975/JO/2022, Listed Building Consent

133905/JO/2022 and Listed Building Consent 133906/JO/2022. As part of these applications the following conditions are proposed to be amended:

Planning Permission 133975/JO/2022

- Condition 2: Approved documents and drawings
- Condition 10: Construction Management Plan
- Condition 11: Details
- Condition 13: Environmental Standards Statement

Listed Building Consent 133905/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

Listed Building Consent 133906/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

1.6 This Planning Statement Addendum is provided in support of the applications for the proposed amendments. It follows detailed design work and further investigation of the building by the project team, which has identified various alterations required to the scheme. These alterations have been developed through a conservation-led approach and with careful regard to their impact on the heritage significance of the buildings. These matters are assessed in detail within the supporting Heritage Assessment Addendum.

1.7 This Planning Statement Addendum should be read alongside a suite of updated / revised information which is referenced in the Application Covering Letter.

Structure of Statement

1.8 In order to provide a clear understanding of the amendments and assess their implications in planning policy terms, this statement includes:

- A description of the application site and surrounding area;
- An overview of the proposed amendments;
- A review of the relevant national and local planning policy guidance; and,
- An appraisal of the proposed amendments against the planning policy context and relevant planning issues.

2. The Application Site and Surrounding Area

Application Site

- 2.1 The application site includes two separate buildings: Mindel House, 10 Minshull Street and 11 Bloom Street, Manchester City Centre. The application site is bounded by Minshull Street to the north, Richmond Street to the east, a public car park to the south and Bloom Street to the west. A service yard exists between the buildings and is accessed from Bloom Street and Richmond Street.

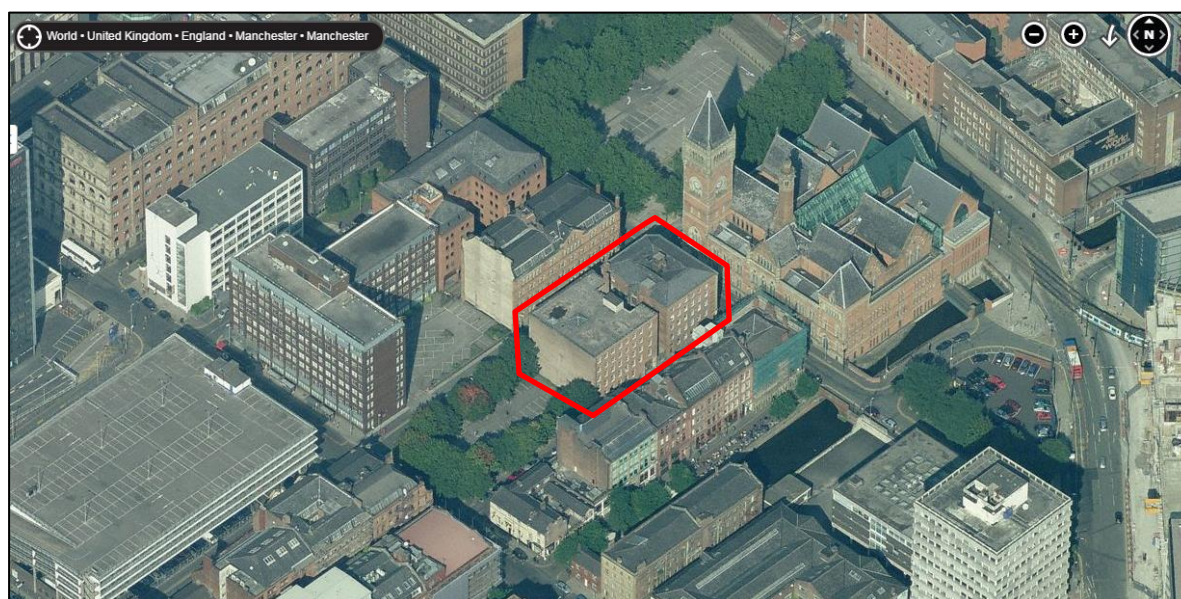


Figure 1: Aerial view of the application site.

- 2.2 The application site is approximately 0.13 hectares in size and largely occupied by Mindel House and 11 Bloom Street, both of which are Grade II listed. Both buildings are substantial former warehouses comprising 5 storeys set above a basement, and are constructed from redbrick and sandstone dressing. The buildings are set at back of pavement and are of a square plan form. Together with 8 Minshull Street/42 Bloom Street, they form a group of buildings that reflects the character of this part of the City Centre.



Figure 2: 11 Bloom Street (prior to works starting and installation of scaffolding).



Figure 3: Mindel House (prior to works starting and installation of scaffolding).

- 2.3 The application site is not located within a conservation area, and there are no trees or public rights of way located within the site. The site isn't located in a flood risk area.
- 2.4 Works to implement the approved development is understood to have started in February 2021. This has included the installation of hoarding and a scaffolding structure around the site / buildings. The previous contractor Manchester Design & Build entered into administration in November 2023 and works on site have been on hold since.
- 2.5 Works undertaken to Mindel House have included, but are not limited to:
- Erection of external scaffold including provision of HAKI roof
 - Removal and reduced excavation of the lower ground floor
 - Removal of roof slates and battens
 - Opening up works to the fabric for surveys etc.
 - Internal demolition and soft strip
 - Removal of lath and plaster ceilings and walls
 - Removal of FW and RW disposal systems
 - Removal of floor finishes
 - Removal of wall finishes
 - Cleaning of masonry internally
 - Repairs to masonry internally and externally
 - Cleaning of metal columns and timber beams internally
 - Intumescent coatings to columns and timber beams

- Removal of damaged / rotten timber floors
- Repairs to timber floors
- Repairs / refurbishment of timber windows
- Lime plaster to walls

2.6 Works undertaken to 11 Bloom Street have included, but are not limited to:

- Erection of external scaffold including provision of HAKI roof
- Removal and reduced excavation of the lower ground floor
- Removal of bituminous roof finishes
- Removal of concrete roof structure (circa 50%)
- Removal of alleyway lean-to roof and support masonry wall
- Opening up works to the fabric for surveys etc.
- Internal demolition and soft strip
- Removal of lath and plaster ceilings and walls
- Removal of FW and RW disposal systems
- Removal of floor finishes
- Removal of wall finishes
- Cleaning of masonry internally
- Repairs to masonry internally and externally
- Cleaning of metal columns and timber beams internally
- Intumescent coatings to columns and timber beams
- Removal of damaged / rotten timber floors
- Repairs to timber floors
- Repairs / refurbishment of timber windows
- Lime plaster to walls and ceilings

2.7 An overview of the works is also provided within the 'Design and Access Statement Addendum' document prepared by Horizon Fletcher Rae. Web-based Matterport images of the building are also available via the links below (click link below to access):

[Bloom Street Basement](#)

[Bloom Street Ground, 1st & 2nd Floor](#)

[Bloom Street 3rd & 4th Floor](#)

[Mindel Basement, Ground & 1st Floor](#)

[Mindel House 2nd, 3rd & 4th Floor](#)

Surrounding Area

- 2.8 The application site falls within 'The Village' sub area of the City Centre and is located in close proximity to a number of other listed buildings, including the City Police Courts (Grade II* listed) on the opposite side of Minshull Street, which were designed by Thomas Worthington in an Italian Gothic style and built between 1868 – 1871; and, 8 Minshull Street/42 Bloom Street (Grade II listed) located on the opposite corner of Bloom Street and Minshull Street, which dates between mid to later 19th century and is built in the Palazzo style.



Figure 4: City Police Courts.



Figure 5: 8 Minshull Street/42 Bloom Street.

- 2.9 The area is home to a diverse mix of uses including hotels, office accommodation, educational institutes and evening time uses. The Village – which is centred on Canal Street

- provides a significant contribution to the City Centre’s night-time economy, through the provision of numerous bars and restaurants, and the resultant attraction for people wanting to live in the area.

2.10 Whilst the area occupies a central location and is in close proximity to important traffic routes, including Portland Street and Princess Street, there are numerous vacant buildings. In more recent years there has been significant investment in vacant buildings, with many former warehouse buildings being converted into offices and apartments. However, there are further opportunities for vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.

3. The Proposed Scheme

3.1 Following the undertaking of building surveys, the input of specialists and detailed design work led by Russell WHBO and Horizon Fletcher Rae, a series of minor amendments to the approved development have been identified. The changes are required for numerous reasons and achieve a range of benefits including:

- Compliancy with latest building regulations relating to accessibility.
- Improved internal layout and space optimisation, thereby creating better quality apartments.
- Reduced heritage impact / securing further heritage benefits.
- Improved accessibility into the buildings and within the alleyway area.
- Improved waste management arrangements.
- Achievement of 1:1 cycle parking provision.
- Improved buildability and future maintenance.

3.2 The proposed amendments have been the subject of pre-application consultation with Manchester City Council's planning and conservation officers, including meetings and written correspondence.

3.3 The proposed amendments are identified below and are assessed in detail within the supporting Heritage Assessment Addendum which should be read alongside the application drawings and 'Design and Access Statement Addendum' prepared by Horizon Fletcher Rae, and other relevant supporting information.

3.4 A large portion of the proposed amendments relate to internal changes to the buildings which are of relevance from a heritage perspective and this is assessed in the aforementioned documents. The main changes that are of interest from a planning perspective are set out below:

Mindel House Proposed Amendments

1. Internal layout changes to apartments

2. Changes to ventilation strategy
3. Revisions to previously approved Environmental Standards Statement
4. Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof
5. Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing
6. Retention of blind windows to Richmond Street elevation
7. Revised design to treatment of loading slot to alleyway elevation
8. Relocation of proposed AOV to above staircase to ensure functionality
9. Alteration to design of alleyway entrance

11 Bloom Street Proposed Amendments

1. Internal layout changes to apartments
2. Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation
3. Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage
4. Encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing
5. Changes to alleyway to improve accessibility
6. Revisions to previously approved Environmental Standards Statement
7. Changes to ventilation strategy
8. Demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level
9. Removal of dryriser inlet from façade
10. Reduction in amount of external plant on roof and removal of screen.

- 3.5 Within the scope of the development the proposed changes amount to minor amendments which it is considered are wholly appropriate to be agreed via the Section 73 Amendment route. The proposed changes do not fundamentally affect the nature of the development and there is no change to the approved description of development. The proposed

changes are necessary to enable the delivery of the development and the planning, heritage and regeneration benefits that will be secured.

4. Planning Policy Context

4.1 Planning policy guidance of relevance to the proposed amendment application is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

4.2 The updated National Planning Policy Framework (NPPF) was published in December 2023 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

4.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.4 Paragraph 8 confirms that there are three dimensions to sustainable development: economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 4.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 4.6 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.7 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 4.8 Promoting healthy communities (Chapter 8) - the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 4.9 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe

and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles.

4.10 Making effective use of land (Chapter 11) - the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. Paragraph 124 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. The chapter goes on to discuss how appropriate densities can be achieved.

4.11 Paragraph 128 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

'a) the identified need for housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.'

4.12 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.13 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 162). New development will need to be planned to avoid increased vulnerability to the range of impacts arising from climate change.

4.14 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

4.15 Section 16 of the NPPF deals with conserving and enhancing the historic environment. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Other key paragraphs of the NPPF relating to heritage are set out in detail within the supporting Heritage Assessment Addendum.

- 4.16 Decision taking - guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners 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.
- 4.17 Paragraphs 55 - 58 of the NPPF provide advice on the use of planning conditions and obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other aspects. Agreeing conditions early is recommended and it is also stated that pre-commencement conditions should be avoided, unless there is a clear justification.

Local Planning Policy Guidance: The Development Plan for Manchester

- 4.18 The Development Plan for Manchester comprises the following documents:
- Places for Everyone Joint Development Plan (March 2024);
 - Manchester Core Strategy Development Plan Document (July 2012); and,
 - Saved policies of the Unitary Development Plan for Manchester (July 1995).

Places for Everyone (March 2024)

- 4.19 The 'Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Manchester. The following policies are of relevance to the proposed development being considered:
- 4.20 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

preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.

- 4.21 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 including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.
- 4.22 Policy JP-S6: Resource Efficiency states the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:
1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
 2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
 3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.
- 4.23 JP-H1: Scale, Distribution and Phasing of New Housing Development states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution support the Plan's overall strategy which enables people to reduce the need to travel.
- 4.24 JP-H3: Type, Size and Design of New Housing states that development across the plan area should seek to incorporate a range of dwelling types and sizes.

- 4.25 JP-H4: Density of Housing that states new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.
- 4.26 Policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

Manchester Core Strategy Development Plan Document (July 2012)

- 4.27 The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The Core Strategy recognises some of the key challenges facing the City Centre including: increasing the provision of sites for economic development, improving the area as a residential location, and improving quality and access to open space.
- 4.28 Core Strategy objectives and policies of particular relevance to the proposal include:
- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
 - Spatial Objective SO3 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.
 - Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
 - Policy SP 1 'Spatial Principles' states that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.

- CC 3 'Housing' states that the City Centre is expected to provide a minimum of 16,500 new units from 2010-2027.
- CC 6 'City Centre High Density Development' states that City Centre development will generally be high-density to maximise the efficient use of land.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings.
- Policy H 1 'Overall Housing Provision' states that within the City Centre there will be a presumption towards high density housing development, which contribute to regeneration initiatives and provide sustainable/well-designed accommodation that meets the needs of workers moving to Manchester. New residential development should take account of the need to: contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; provide a design and density that contributes to the character of the local area; provide for parking bicycles, and the need for appropriate levels of insulation; prioritise sites that are in close proximity to centres and public transport routes; and, be designed to give privacy to both its residents and neighbours.
- Policy T 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that all development in Manchester will be expected to follow the seven principles of urban design; and, in the City Centre Character Area consideration should be given to the City's heritage.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance. Proposals

which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- Policy EN 6 'Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies' requires applications for residential development of 10 or more units and all other development over 1,000 sqm to meet a minimum target.
- Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- Policy EN 15 'Biodiversity and Geological Conservation' states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; effects relating to archaeological or built heritage; and targets relating to energy performance of buildings.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.29 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- RC20 Area 5 Sub-Area 17 'Princess Street/Whitworth Street/Portland Street/Aytoun Street' recognises the suitability of the area for residential development with the Canal and Sackville Gardens representing valuable environmental assets within the City Centre.
- DC5.1 'Flat Conversions' sets out various criteria against which schemes to convert property to flats should be considered.
- DC5.2 'Flat Conversions' states that there will be a presumption in favour of flat conversions within large, old, difficult to re-use properties; and, where schemes provide improvement of housing stock.
- DC7.1 'New Housing Development' seeks to ensure new housing is accessible at ground floor level for disabled people where this is practical.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.
- DC26.1 'Development and Noise' states that the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Other Relevant Local Planning Policy / Material Considerations

- 4.30 There are various supplementary planning documents of relevance to the proposed scheme, which include:

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

- 4.31 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 6 'Parking Guidelines' promotes the sensitive location of car parking and secure cycle parking.
- Section 7 'Housing Density and Mix' states that new housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.
- Section 10 'Internal Design Principles and the Provision of Space within Housing' promotes a high standard of internal design for new housing, encourages innovation and improved standards.

- 4.32 The proposed redevelopment scheme has been designed in accordance with the design guidance outlined within this document.

Providing for Housing Choice Supplementary Planning Document 2008 (SPD)

- 4.33 This document provides guidance about the mix of housing provision required in Manchester to ensure everyone living in the City has the opportunity of a decent, affordable and accessible home and that the range of available housing supports economic growth and sustains neighbourhoods, attracting families and workers.

Design for Access 2 (2003)

- 4.34 This is the Council's best practice guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and manoeuvrability.

Manchester Residential Quality Guidance (2016)

- 4.35 Manchester City Council's Executive has endorsed the Manchester Residential Quality Guidance. As such, the document is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential accommodation and a place for everyone to live.

5. Planning Appraisal

- 5.1 The proposed scheme changes are assessed against the relevant planning context under the various headings below:

Internal changes to apartments

- 5.2 Following Manchester Design & Build going into administration the new project team led by Russell WBHO and Horizon Fletcher Rae have reviewed the previously proposed internal apartment layouts. This review has been undertaken to ensure accommodation is compliant with Part (M)1, that all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. The changes made ensure these requirements are achieved, with accessibility within the development improved from the previously approved development.
- 5.3 The internal layout review has also identified improved efficiencies within apartment layout which has been achieved through the provision of a sprinkler system and service riser optimisation. Comparison of the approved layout with the proposed amendments clearly shows that the layout of the apartments is more functional and provides an improved quality of accommodation for residents. These changes are made whilst retaining the total number of apartments within the development at 80, although some bedrooms are lost.
- 5.4 For the above reasons the proposed layout changes are consistent with provisions of Core Strategy policies DM1, PfE Policy JP-P1, and DFA2 and provide higher quality accommodation with improved amenity and accessibility for residents.

Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage

- 5.5 The approved scheme involved bin storage for the development at lower ground floor level of 11 Bloom Street. This arrangement presented a number of issues including:

- Operational issues due to taking out bins for collection requiring the use of a platform lift that is also the main access to the building for wheelchair users.
- The bin store is not easily accessible by residents due to the need to take a lift and platform lift to access it.
- Bringing out bins for collection is a very long task.
- There is not enough manoeuvring space.

5.6 A revised waste management approach is therefore necessary. The revised proposal seeks to utilise the hovel and loading area of 11 Bloom Street. This arrangement provides a number of benefits including:

- Correct volume / capacity of bins.
- Bin store at street level meaning less management for collection.
- Easier access for residents.
- Platform lift no longer used for waste management.

5.7 In relation to cycle parking, the previously approved scheme includes 24 cycle spaces at the entrance level, and 24 spaces on the lower ground level in a double-stacking arrangement. The total approved provision is therefore 48 cycle spaces. This falls short of the 100% cycle parking requirement (80 spaces). A revised proposal is to provide storage for 76 bikes at the lower ground floor and basement levels, with 4 spaces in the form of two Sheffield Stands located in the alleyway for visitors or temporary parking.

5.8 In addition to the changes to improve the waste management and cycle parking arrangements, alterations are proposed to the hovel area and the annex area (under the approved scheme the hovel area incorporated accommodation for one of the apartments). As part of the change gates previously proposed to be installed to the front of the hovel will be omitted. The roof and alleyway elevation of the annex area has been taken down by the previous contractor although some bricks have been retained. A revised design proposal is presented for this area, with the space being rebuilt utilising reclaimed bricks and having a slate roof with glass rooflight.

5.9 Due to the original use of the area, the remaining brickwork is highly damaged. After the necessary repairs, the lobby brick walls are proposed to be lined with PPC aluminium panels.

The selected colours will align with a heritage palette, whilst the intervention will distinctly differentiate the new elements from the old. The paving for both the lobby and the stairway will be in stone, matching the colours of the existing cobbles and York stone paving. The lobby will be entirely covered by a rooflight, allowing ample natural light penetration. Aligned with a heritage approach, the bin store's pitched roof is proposed to be finished with natural slates, matching the colour, size, and laying pattern of the roof of Mindel House.

- 5.10 The above change will improve accessibility into and through the development particularly for wheelchair users and people with other disabilities. It will ensure that the Council's requirements relating to 100% cycle parking provision and waste storage capacities are achieved whilst improving the future operation and management of the completed development.
- 5.11 On this basis the proposed changes aligns with Core Strategy policies T2 and EN19, PfE policy JP-C4; the Manchester Residential Quality Guide; and Design for Access 2. The proposal also represents a high quality design response and is consistent with heritage policies as discussed in further detail within the supporting Heritage Assessment Addendum.

Changes to ventilation strategy

- 5.12 A revised ventilation strategy for the building is proposed, with an individual supply and extract system for each apartment now favoured as opposed to the previous centralised system. This strategy means individual mechanical ventilation and heat recovery units are provided within each apartment and significantly reduces requirements for ductwork within the wider building particularly in corridor spaces. To facilitate this change it is necessary to install two external vents per apartment. The vents have been kept to the minimum size possible and their position on the building's elevations have been coordinated to minimise visual impact. Heritage style grilles will be provided to the intake / extract positions. Further details are provided by the Ventilation Statement and associated drawings prepared by Hulley & Kirkwood. The change in approach means that previously proposed air handling plant within the roof valley of Mindel House is no longer required.

- 5.13 The principle of this change has been previously discussed and agreed with MCC Officers. Condition discharge application CDN/23/0051, which relates to the original planning permission, has also formally approved the change in strategy for both buildings subject to review of a sample grille being made available for inspection. This change results in only minor external alterations to the buildings which are justified in heritage terms and is compatible with Core Strategy policies CC9, EN1, EN3; Saved UDP Policy DC19; PFE policy JP-P2.

Revisions to previously approved Environmental Standards Statement

- 5.14 Planning permission condition 13 approved an Environmental Standards Statement prepared by Element Sustainability. The approved report identified a range of measures to meet relevant energy performance criteria. Due to the listed status of the buildings, it is not appropriate or feasible to undertake some of the measures identified as they would conflict with the heritage significance of the buildings. A revised Environmental Standards Statement has therefore been prepared by Hulley & Kirkwood which identifies the energy performance that can be achieved as part of the revised scheme whilst safeguarding the heritage value of the buildings. For the reasons identified within the Environmental Standards Statement the scheme accords with Core Strategy policies EN4 and EN6; and relevant energy / sustainability related policies of Places for Everyone and the NPPF.

Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof

- 5.15 The reason for this change is discussed in detail within the supporting Heritage Assessment Addendum. It relates to a non-original feature which is in very poor condition and would present future maintenance issues. The housing and central valley area is not visible from street level or any nearby publicly accessible land. Aside from the heritage matters that are duly assessed in the Heritage Assessment Addendum this change does not raise any other planning implications.

Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing

- 5.16 The reason for this change to the buildings is discussed in detail within the supporting Heritage Assessment Addendum. This change represents a very minor change to the appearance of the building which is acceptable in heritage and design terms as discussed within the Heritage Assessment Addendum.

Retention of blind windows to Richmond Street elevation

- 5.17 As discussed within the Heritage Assessment Addendum, this change is to simply retain an existing feature rather than insert new windows into originally blind windows. The rooms in the affected locations will continue to be provided with good levels of natural light and outlook. This change has a positive heritage impact and does not raise any planning implications.

Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation

- 5.18 The design of the roof extension to 11 Bloom Street is to be revised. The previously approved elevation design included vertical 'fins'. The undertaking of post-approval detailed design work has identified that the 'fins' would require visible fixing details which would affect the design quality and simplicity of the roof extension. The revised design approach seeks to remove the 'fins' in order that the roof extension will be of a sleek and simple contemporary addition to the roof of the building, as originally intended. The change to the roof extension will also include a cold poured roof system instead of a single ply system to improve longevity.
- 5.19 A further change to the design of the roof extension is the omission of three small balconies to the alleyway elevation. These are of limited size and function, and it is considered more beneficial to incorporate the space into internal accommodation to increase the size of these apartments and provide more space that can be used year round by residents.

- 5.20 The revised roof extension design is consistent with national and local design policies. It is also considered to provide significantly improved apartment layouts to the affected apartments and enhanced the amenity of residents.

Demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level of 11 Bloom Street

- 5.21 It is understood that this work item has already been completed by the previous contractor. 11 Bloom Street incorporated a redundant lift hoist shaft housing which also provided access to the flat roof. The alleyway facing elevation of the housing was clearly different to that of the main building, confirming it to be later fabric. The remainder of the structure incorporated solid brick walls finished with cement render and a flat concrete roof slab waterproofed with mineral surfaced bituminous felt. The redundant lift hoist shaft was a non-original alteration to the original warehouse building which is of low heritage significance. All elements of the lift shaft are obsolete.
- 5.22 Planning permission and listed building consent has already been granted for demolition of the redundant lift hoist shaft housing at roof level but with retention of the alleyway facing exposed brick elevation to the housing only at roof level / proposed fifth floor extension level.
- 5.23 The proposed amendment seeks the regularisation of the demolition of the existing/retained alleyway facing brick elevation to the redundant lift hoist shaft housing at roof level down to the level of the existing parapet wall. Reclaimed stone copings will be used to reinstate the parapet wall to match existing where the redundant lift hoist shaft housing walls are demolished. The roof perimeter will be treated the same as the rest of the roof in-conjunction with the fifth floor extension at this location. The proposed demolition of the existing north west alleyway facing brick elevation at roof level needs to be undertaken for the following reasons:
- The proposed amendment will prevent loss of daylight to and views from proposed apartment number 503.
 - To be undertaken in-conjunction with approved demolition of the redundant lift hoist shaft housing structure at roof level.

- Eliminate unnecessary structural restraint works and additional maintenance liabilities.

5.24 For the above reasons this element is considered beneficial in terms of amenity and design.

Revised design to treatment of loading slot to alleyway elevation of Mindel House

5.25 Following further site investigation, an example of the original timber and glazed doors to the loading slot area has been found. The design of the doors is therefore revised to closer reflect the original design. The new doors will be timber with slim double glazing and will reflect the proportions of the openings / floor-to-ceiling heights. This change is considered a design and heritage enhancement.

Relocation of proposed AOV to above staircase to ensure functionality (Mindel House)

5.26 The approved location of the AOV on the internal roof valley was not functional as it must be located above the staircase. This change is made to ensure the functional operation of the AOV which is essential for safety.

Alteration to design of alleyway entrance

5.27 Following surveys / investigations of this area minor design changes are proposed. The alterations will also coordinate with the alleyway entrance to 11 Bloom Street to ensure a cohesive development. This change is positive in design terms.

Removal of dryriser inlet from façade (11 Bloom Street)

5.28 The dryriser inlet was previously on the Bloom Street elevation to one of the lower ground floor windows. A revised strategy allows the dry riser to be located through the main entrance which avoids the requirement for this feature on the external elevation. This change is positive in design and heritage terms.

Reduction in amount of external plant on roof and removal of screen (11 Bloom Street)

- 5.29 Associated with the changes to the ventilation strategy, the change in approach allows for a reduction in the external roof plant and means the plant screen can also be omitted. This change is positive in design and heritage terms.

6. Conclusion

6.1 This Planning Statement Addendum has been prepared in support of revisions to the previously approved residential development at Mindel House and 11 Bloom Street to convert these two Grade II listed buildings to 80 apartments. As discussed within the previous section the changes are associated with positive planning impacts including:

- Enhanced residential amenity by providing improved apartment layouts that are more functional.
- Improved accessibility into and through the buildings. The revised scheme now complies with Part (M)1, all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. Access via the alleyway is enhanced with a level surface, whilst residents of 11 Bloom Street will not have to share the same platform lift used for accessing the bin store.
- Improved waste management arrangements are provided, with the correct level of bin provision made and bins provided at ground floor level to allow for efficient servicing to take place.
- 100% cycle parking provision (80 spaces) is now achieved (compared to 48 spaces previously) thereby helping to promote cycling as a sustainable means of travel.
- The changes also deliver improved design and heritage benefits. These are discussed in more detail within the supporting Heritage Assessment Addendum.

6.2 The proposed changes do not fundamentally affect the nature of the development and there is no change to the approved description of development. The proposed changes are necessary to enable the delivery of the development and the planning, heritage and regeneration benefits that will be secured.

6.3 The proposed amendments accord with relevant national and local planning policy guidance for the reasons discussed within this Statement. Paul Butler Associates are pleased to submit applications for planning permission and listed building consent on behalf of Beech Holdings, and look forward to working with Manchester City Council in progressing the applications through to a positive determination.