

22 January 2024

Emily Booth
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester

Dear Emily

Renold Building, Altrincham Street
Application for a Change of Use and Full Planning Permission

Please find enclosed an application for Change of Use at the Renold Building, Altrincham Street, Manchester from Use Class F.1a (Education) to flexible Use Class E (Commercial), and Full Planning Permission for minor plant associated with the new use (the 'Proposed Development').

The Applicant is ID Manchester Ltd (the 'Applicant').

The Application Site (the 'Site') comprises the Renold Building, an education facility originally constructed for the Manchester College of Science and Technology in the 1960s, located in the former UMIST campus, and more recently, The University of Manchester's North Campus.

The Site lies at the heart of the ID Manchester Strategic Regeneration Framework area, which sets a vision to create a world-leading applied innovation district within Manchester City Centre. In its new use, the Renold Building will provide a range of commercial and community-focused facilities, forming an early hub of activity that will help to establish the ID Manchester innovation ecosystem. In doing so, it will support the vision and objectives of the SRF.

By progressing this early change of use, with minimal physical intervention on the building, the Applicant will reactivate a building that currently sits vacant, provide natural surveillance and security to the area, and accommodate flexible, low-cost space for entrepreneurs, small enterprises and community groups.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

The current permitted use of the building is for education uses within Use Class F following former use by The University of Manchester. The building is now vacant following the University's departure in 2021.

The proposed use is materially different to the current approved use and therefore a change of use application is required to change the use from educational (Use Class F), to commercial, (Use Class E).

The building is not listed and does not sit within a Conservation Area. It is considered to be a non-designated heritage asset. Interior works are proposed, but these are minor in nature with no features of heritage significance within the building affected and are to be carried out under Permitted Development. A description of these works is outlined in Section 4 below and within the Design and Access Statement.

The majority of the building will continue to be served by existing ventilation systems; however, some elements are required to be modified or improved to serve newly formed 'zones'.

Description of Development

The description of development, as stated on the Application Form, is:

"Change of use of the Renold Building from Education (Use Class F.1a) to Commercial (Use Class E) and introduction of associated plant."

Application Documents

The submission comprises the following documents as set out below, which fully explain and justify the development proposals.

The scope of application documentation was agreed through pre-application consultation with Manchester City Council as the Local Planning Authority:

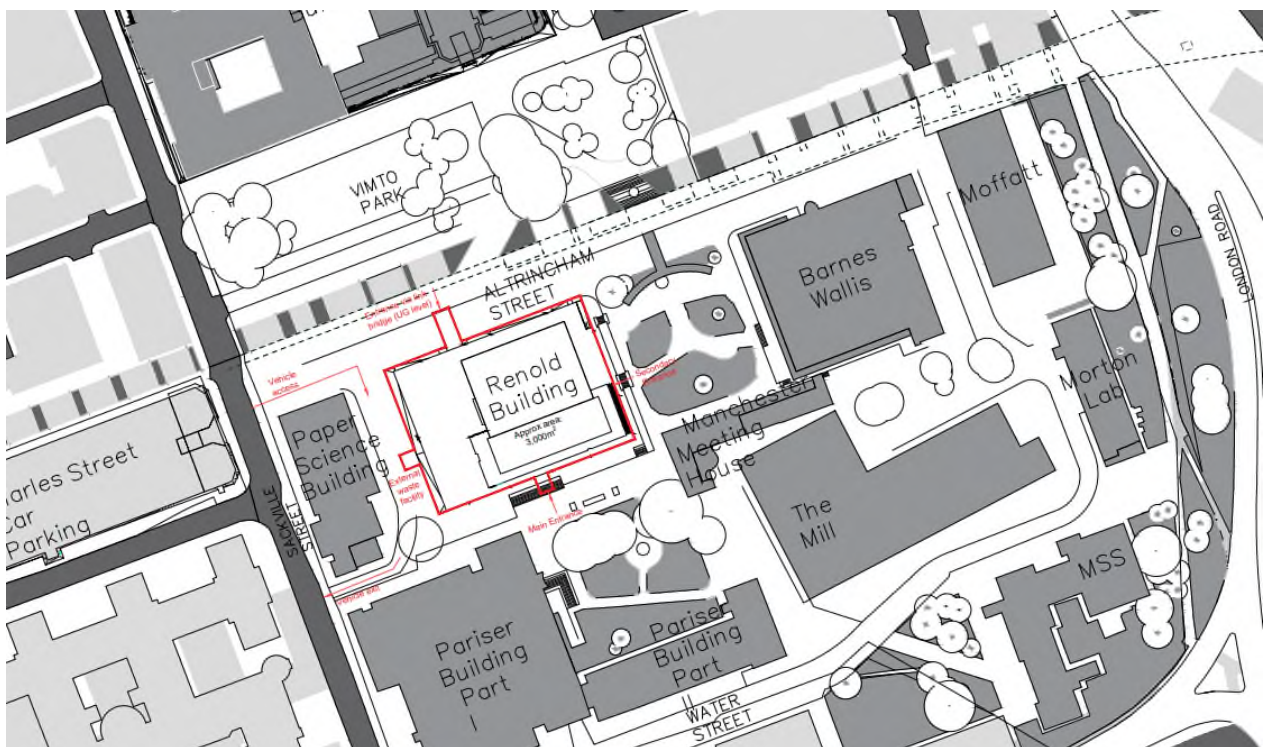
- Application Form – prepared by Deloitte LLP;
- Ownership Certificates – prepared by Deloitte LLP and ID Manchester Ltd;
- Design and Access Statement, including indicative floorplans – prepared by Space Invader;
- Location plan – prepared by Space Invader;
- Site Servicing and Waste Management Strategy – prepared by BWB;
- Transport Statement and Travel Plan – prepared by BWB;
- Ventilation and Acoustic Strategy - prepared by CWC;

1 The Site

The Site, identified in Figure 1 below, comprises the vacant Renold Building on Altrincham Street. The building was designed by W.A. Gibbon and built in the 1960s and served as the centrepiece of the Manchester College of Science and Technology campus, prior to its amalgamation with Victoria University Manchester to become The University of Manchester. The building is no longer required for its original educational use and was vacated by The University of Manchester upon the completion of the University's new Engineering campus in 2021. It has since become exposed to criminal trespass and vandalism, necessitating a 24-hour manned security team on-site.

It is bound by Altrincham Street to the north, the Paper Science Building and then Sackville Street to the west, the former bowling green in the centre of the UMIST campus to the east, and further areas of green public space to the south. The Site is served by a service road to the immediate north and west.

The building is split level, accessed via entrances on the lower level via the former bowling green, and at the upper level via a link bridge from Altrincham Street.



2 Background

The proposed re-activation of the Renold Building represents the first phase of development as part of the ID Manchester Strategic Regeneration Framework (SRF) (2023). As outlined in Section 7 of the SRF, the Renold Building will be reinvented to provide co-working and incubator space, a marketing suite for the future phases of the ID Manchester masterplan, and bookable event spaces for the community.

More broadly, the ID Manchester Framework aims to create a world-leading innovation district, by building on the confidence of Manchester as city and the reputation of The University of Manchester as a research centre of excellence. It is envisioned that ID Manchester will provide a platform to incubate talent, to accelerate growth, and to facilitate partnership and collaboration. This vision will be realised over a circa 15-year development programme that will include a mix of best-in-class new build development and the revitalisation and refurbishment of existing buildings.

3 Pre-application Consultation

The proposals have been subject to pre-application consultation with Manchester City Council Planning Officers on 20 November 2023, who are supportive of the principle of the proposed change of use. The refurbishment of the building represents the first step in realising the vision for the world-class innovation district. Recognising the importance of community, it includes publicly accessible and community spaces, which was welcomed.

A Scoping Note was produced for the Proposed Development, which was discussed with Manchester City Council Highways Officers during a meeting held on 4 December 2023. Officers queried the lack of car parking provision, and how future users at the Site would utilise existing sustainable transport opportunities to access the development. The IDM site is expected to operate as a whole site area, rather than buildings as independent blocks. This is detailed in the submitted Transport Statement and Framework Travel Plan, produced by BWB.

4 The Proposed Development

The proposed development comprises the permanent change of use from Use Class F.1a to Use Class E to deliver a range of commercial and community spaces, comprising the following:

- **Talent and Innovation:** Co-working and business incubator spaces.
- **Learning:** Lectures, panels, roundtable and exhibitions.
- **Community:** Bookable lecture theatres and event space for community activities.
- **F&B:** A small community-supported café.
- **Marketing:** A space to showcase the wider ID Manchester masterplan.

The anticipated function of spaces on each floor is detailed below:

- **Basement:** Landlord plant areas only; limited works.
- **Lower ground floor:** Reception, bookable meeting spaces, and co-working area.

- **Upper ground floor:** Bookable meeting rooms, WC facilities, open plan co-working offices, kitchen, and breakout spaces.
- **First – Seventh floor:** Commercial office space and retained lecture theatres.
- **Roof level:** Landlord plant including Air Handlings Units, toilet extract fan/s and future commercial office and retail tenants plant allowance.

Whilst not development requiring planning permission, all design interventions to the interior of the Renold Building have been defined with advice from the Applicant's heritage advisor, Heritage Architecture, and will be undertaken with as light a touch as possible. These alterations include the installation of new lighting, new free-standing furniture, minor new decorations and graphics, and the installation of new partitions to create co-working space.

Maintenance and repair works will also be carried out as part of the refurbishment, including the installation of new audio-visual equipment, repair to staircases and the making good of any damage to washrooms, in addition to the installation of internal replacement doors sets where required to comply with Building Regulations.

The Victor Pasmore mural located at ground floor, whilst not listed, is of heritage significance and will be retained and protected. New lighting will be utilised in order to draw attention to and accentuate this area.

On the 7th floor, to make the space fully open plan for the marketing suite and ID Manchester on-site office, more extensive strip out works of office partitions are required in addition to the installation of new washrooms to allow a fully self-contained working space on this level.

Exact plant specifications and location will be confirmed to the Local Planning Authority in writing, for approval, prior to any installation.

For more information regarding the proposed development, please refer to the accompanying Design and Access Statement.

5 The Development Plan

The Local Development Plan for Manchester City Council comprises:

- Manchester Core Strategy 2012 ("the Core Strategy");
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan 2005 ("the UDP");
- Greater Manchester Joint Waste Development Plan Document (2012); and

- Greater Manchester Joint Minerals Plan (2013).

Other Material Considerations include:

- National Planning Policy Framework (2023);
- ID Manchester SRF (2023);
- Design for Access 2 (2003); and
- Guide to Development in Manchester SPD (2007).

6 Planning Policy and Site-Specific Considerations

Principle of Use

Policy and Guidance

Core Strategy Policy SP1 (Spatial Principles) sets out that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. Development in all parts of the City should improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Core Strategy Policy CC10 (A Place for Everyone) sets out that the city centre should be a location which appeals to a wide range of residents and visitors. It states that development which promotes a diversity of activity in the city centre will be encouraged.

The ID Manchester SRF highlights that the vision for ID Manchester is underpinned by the need to create an environment and facilities that create a “Human Collider” – a place that brings together a diverse mix of people from different backgrounds, where ideas and concepts can be shared and developed in collaboration. Shared space is at the heart of the “Human Collider” concept, providing a range of shared internal and external space for collaboration and community activity.

The SRF also details the vision for the ID Manchester Framework Area to be a critical mass of commercial development, with the University acting as the institutional anchor for ID Manchester, with an ecosystem of start-ups, entrepreneurs and supply-chain organisations orbiting the larger tenants. Varied building forms and typologies will allow IDM to provide the range of commercial space that supports occupiers at each stage of their business.

The Renold Building is an iconic building to kickstart the exciting phase of delivery within ID Manchester. Ensuring a new use is integral to the ID Manchester site as a whole, enabling continued use of the building, with limited physical interventions required.

The use enables genuine community usage of the building and is designed to encourage community events and talks through access to the existing lecture theatre and events and exhibition spaces. The co-working and office spaces are envisaged to provide a focal point for science, technology, arts and culture and innovation related activities.

Transport and Parking

Policy and Guidance

Chapter 9, paragraph 116 of the National Planning Policy Framework (NPPF 2023) outlines a series of considerations for development proposals, including:

- *“give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- *allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- *be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

Core Strategy Policy T1 (Sustainable Transport) sets out to deliver a sustainable, high quality, integrated transport system in order to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Core Strategy Policy T2 (Accessible Areas of Opportunity and Needs) sets out that developments should provide a level of car parking which reflects the realistic requirements of the users of the development. Regard should also be given to the need for disabled and cycle parking provision.

The Guide to Development in Manchester SPD (2007) sets out the design principles and standards that the City Council expects new development to achieve. One of the key principles is ‘Minimising the Impact of Car Parking’. The SPD recognises the demands of car parking within new development proposals. It recommends that the reliance of car parking should be reduced by ensuring easy access to amenities including public transport are provided.

There are no existing parking spaces on the Renold site, nor are there any proposed. The site is in an extremely accessible location, next to Piccadilly Station, providing local and national trains, tram and bus links. The Transport Statement prepared by BWB concludes there are ample opportunities for sustainable travel and as such the proposals are considered to be acceptable in highways terms.

Waste and Servicing

Policy and Guidance

Core Strategy Policy EN19 (Waste) states that the Council will require all developers to demonstrate that a proposal is consistent with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

A waste and servicing plan, including waste proforma, is submitted in support of this application. It identifies the proposed waste streams, including recycling, and the strategy for removal. The waste storage area will remain as is, externally to the west of the building.

Servicing will remain as existing, a private contractor will remove both general and recyclable waste from the unnamed service road, which has appropriate access and egress from the highway.

Operational Management and Security

Policy and Guidance

Chapter 12, paragraph 135 of the NPPF states that developments should create places that are safe, inclusive and accessible, and promote health and well-being with a high standard of amenity for existing and future users.

Core Strategy Policy DM1 (Development Management) outlines that all development should have regard to the effects on amenity, including light, noise, odour, vermin, litter, road safety and traffic generation. Regard should also be had for refuse collection and storage.

Policy DM 1 (Development Management) also states that all development should have regard to community safety and crime prevention.

ID Manchester will remain owners and managers of the building, which will serve as a central component of the innovation district, which will be a fully managed and curated city centre district. The service management team have a long track record of successful management of portfolios across Manchester City Centre and beyond.

A reception will be manned on entry to the building to provide assistance and security to building users.

Events will take place on an ad hoc basis, as requested by both users of the building and the local community, and are expected to consist of roundtable and theatre-style business events, public exhibitions, community meetings and workshops. The frequency of events will increase as the ecosystem grows, with events expected to be on a monthly basis initially but could grow to several per week in time.

Noise

Policy and Guidance

Chapter 15, paragraph 180 of the NPPF states that new development should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise.

Saved UDP Policy DC26 (Development and Noise) outlines that the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

In addition, Core Strategy Policy DM1 (Development Management) sets out that all development should have regard to effects on amenity, including noise.

The use of the building will be similar in nature to that when it was used by the University. The day-to-day use of the building will be by 'typical' office workers. There is likely to be adhoc events in the lecture theatres and ground floor spaces, consisting of lectures, talks and exhibitions. The proposed use itself is therefore unlikely to cause noise breakout to the area surrounding the building. No amplified noise is proposed.

The building will fall under Use Class E (excluding gymnasium), and no amplified sound is proposed without prior approval of a noise assessment, in writing from the Local Planning Authority.

Some elements of new plant is proposed, in order to serve the amended layouts of the building, and to improve the sustainability of the building. This primarily consists of new extract ventilation and new VRF heating, the final locations of which will be confirmed through detailed design phase. This plant will be acoustically limited to ensure there are no adverse impacts on the surrounding area.

7 Summary and Conclusions

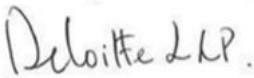
A detailed assessment of the proposals has been undertaken against planning policy and relevant guidance at all levels as set out within the body of this letter. Taking all of this into account, it can be

concluded that, when considered as a whole, the proposed development is supported by the Development Plan and other material considerations.

The requisite fee of £642 has been paid online via Planning Portal. The Planning Portal reference for this application is PP12740370.

We would be grateful if you could notify us of the validation of the Application and please do not hesitate to contact my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812) if you have any queries.

Yours sincerely,

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Enc.