

Our Ref: 04C300712
Your Ref: PP-12824080

12 March 2024

Planning and Building Control
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

LISTED BUILDING CONSENT FOR THE INSTALLATION OF REPLACEMENT PAVEMENT LIGHTS AT ROYAL EXCHANGE MANCHESTER, OLD BANK STREET, MANCHESTER, M2 7PE

On behalf of our client, BVK Retail High Street Royal Exchange Manchester Ltd ("the applicant"), I am pleased to submit a listed building consent application proposing the replacement of a number of pavement lights to the Royal Exchange Building, Old Bank Street, Manchester, M2 7PE.

The description of development on the planning application forms is as follows:

"Listed building consent for the removal of the existing and installation of five replacement pavement lights at Royal Exchange Manchester, Old Bank Street, Manchester, M2 7PE."

The listed building consent application is accompanied by a comprehensive suite of supporting documents and plan. The enclosed documents are:

- Completed application forms and appropriate notices;
- Supporting cover letter;
- Plans:
 - o Site Location Plan;
 - o Pavement Light Location Plan with Photographs;
 - o Detailed plans of proposed pavement lights

Site & Background

Manchester Royal Exchange is a Grade II listed building (listing entry: 1200826), originally built for the purposes of the export trade and is located within St. Ann's Conservation Area, within Manchester City Centre. The building played an important role in the textile trade of the northwest from the 1700s. The building holds a significance presence within Manchester City centre and defines its immediate area of its surroundings of St. Ann's square. It is one of the most iconic buildings located within the commercial and retail core of the city centre.

The ground floor of the building is predominately in use for retail (Use Class E(a)), the upper floors as office accommodation (Use Class E(g)) and part of the building as a theatre (sui generis). The surrounding area comprises a mix of commercial uses. The Arndale Shopping Centre is located to the north-east of the site and Deansgate to the west. St Mary's Gate is located immediately to the north of the site, Cross Street to the immediate east, Old Bank Street to the south, and Exchange Street to the

west. The area contains high quality retailing and several restaurants. The site is located within St Ann's Square Conservation Area.

Proposed Development

Due to the nature of the building of this kind, it is essential that the necessary upkeep works to maintain the integrity of the building is carried out. Additionally, it is vital to ensure that the character of the building is maintained and any opportunity to further solidify this is considered. Ensuring the appearance and character of the building is maintained is an ongoing task for the applicant and the curtilage of the building has recently come into examination.

It is proposed to replace 5 no. pavement lights surrounding the building. The pavements lights are a series of square shaped moulded glass lenses installed in the ground at the foot of the building. These lights are not lit up, the moulded glass functions by providing natural light to the basement levels below.



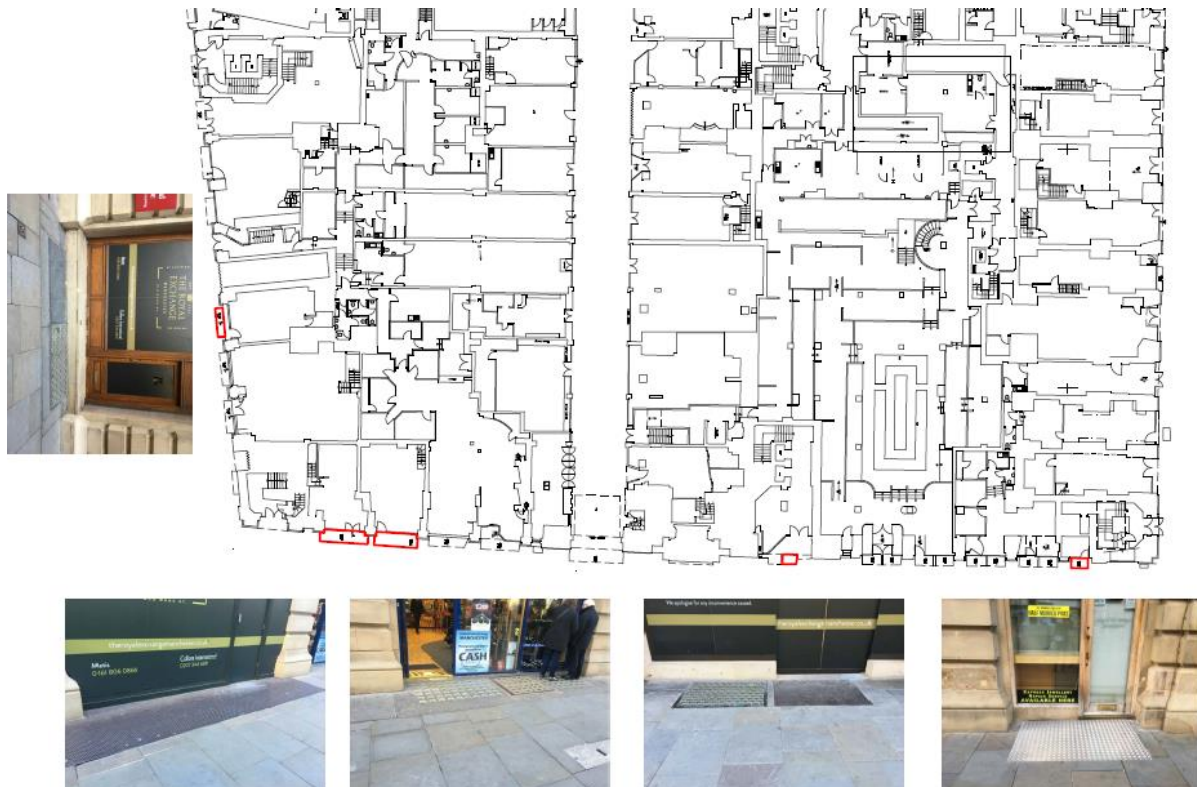
(Figure 1: an example of a current in-situ cast concrete pavement light to be replaced)

There is currently a mix of in-situ cast concrete pavement lights at the five subject locations around the building (subject of the replacement). The current configuration is not an original construction, and the majority of the current pavement lights have steel plates fixed over them. The proposal includes the removal of these in-situ cast concrete pavement lights and the installation of an iron-gate design, with imprinted markings, which mirrors that of the original construction detail. The design of the replacement pavement lights has been carefully considered as is evident in the specific design details (fully demonstrated in the accompanying plans). The ironwork replacement takes inspiration from the original construction detail and will be in keeping with other pavement lights around the building.



(Figure 3: An example of the proposed replacement light alongside a steel plate fitted over, as is the case for some of the locations. Please current condition and replacement locations fully outlined in accompanying plan titled: "PAVEMENT_LIGHTS_WITH_PHOTOGRAPHS".)

With regards the operational aspect of the proposal, the intention would be to break out the current concrete fixtures over one night, install a temporary board for the next day's trading, and then install the new pavement lights the following evening, minimising any adverse impact on the day's trading on the busy pedestrian footway surrounding the building.



(Figure 2: Location of the replacements proposed outlined in red with photographs of the existing lights for each location. See accompanying plan ref. PAVEMENT_LIGHTS_WITH_PHOTOGRAPHS)

Planning Policy

This section sets out the national and local level planning policy that is relevant to the proposed development. The National Planning Policy Framework outlines the national policy whilst the development plan consisting of the core strategy and the saved policies of the unitary development plan compose the local level policy. The relevant sections of each are outlined below.

National Planning Policy Framework (NPPF)

The NPPF was recently updated in December 2023 and sets out the planning policies for England at a national level and is a material consideration in planning decisions. The following policies are considered relevant to this full planning permission and listed building consent application:

- Paragraph 85 of the NPPF states that planning decisions should 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.
- Paragraph 200 of the NPPF states that when 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.
- Paragraph 203 of the NPPF outlines that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 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.
- Paragraph 212 of the NPPF outlines that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Manchester Core Strategy

The key policies of the Core Strategy which apply to the proposed development are:

- **Policy CC9** – Design and Heritage – this states that the design of new buildings will need to be of the highest standard in terms of appearance and function. Furthermore, it outlines that development in Manchester City Centre should preserve or enhance the heritage assets which includes listed buildings and conservation areas.
- **Policy CC1** – Primary Economic Development Focus: City Centre and Fringe – this outlines that the city centre is a strategic economic location and focus of employment growth in the city and city region. In order to ensure that the buildings structural integrity is maintained and to allow for the continued use of the building as an employment and mixed-use location.

- **Policy EN1** – Design Principles and Strategic Character Areas - advises that Developer's will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- **Policy EN3** – Heritage – this policy outlines that throughout the city, the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the city centre. It adds also that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- **Policy SP1** – Spatial Principles – outlines that development in all parts of the city should protect and enhance the built and natural environment.
- **Policy DM1** – Development Management – states that all development should have regard to the following specific issues; appropriate siting, layout, scale, form, massing and detail.

Saved policies of the UDP

- **Policy DC19** - states that the Council will not permit any internal alteration to a listed building where there would be an adverse effect on its architectural or historic character.
- **Policy DC18**- states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

Other material considerations

Impact on the Listed Building

The proposed development would not have a material change on how the building operates, nor alter the character of the building. The proposal is considered minor and has only come about for consideration to assist in ensuring the maintained heritage value and appearance of the Manchester Royal Exchange Building. The specific design details have been carefully considered and the iron-gate appearance with imprinted writing design along the edges of the casting has been proposed, taking inspiration from the original construction design, providing a heritage sensitive solution to the required replacement of the lights.

In light of this, the public benefits of the proposal significantly outweigh the any potential harm to the listed building, in accordance with paragraph 196 of the NPPF and Core Strategy policies CC9, EN9, CC1 and saved policy DC19 of the UDP.

Impact on the St Ann's Square Conservation Area

The site is located within the St Ann's square Conservation Area and is a prominent building on St Ann's square.

The proposal, although it does include external alterations to the building footprint, the nature of which should be considered by the merits of this proposal. The proposal involves the removal of existing un-original in-situ cast concrete design, with a built heritage sensitive solution that incorporates original construction design details. By proposing a design detail that takes inspiration from the original design features including finer details of lettering, the proposal looks to reinstate the original design feel, and would strengthen the buildings appearance from a heritage aspect.



Summary & Conclusion

The application has been submitted via Planning Portal (ref: PP-12824080). The full suite of supporting application documents has been uploaded to the planning portal and is included in the application pack. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Danny Cremen'.

Danny Cremen

Planner

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For and on behalf of Avison Young (UK) Limited