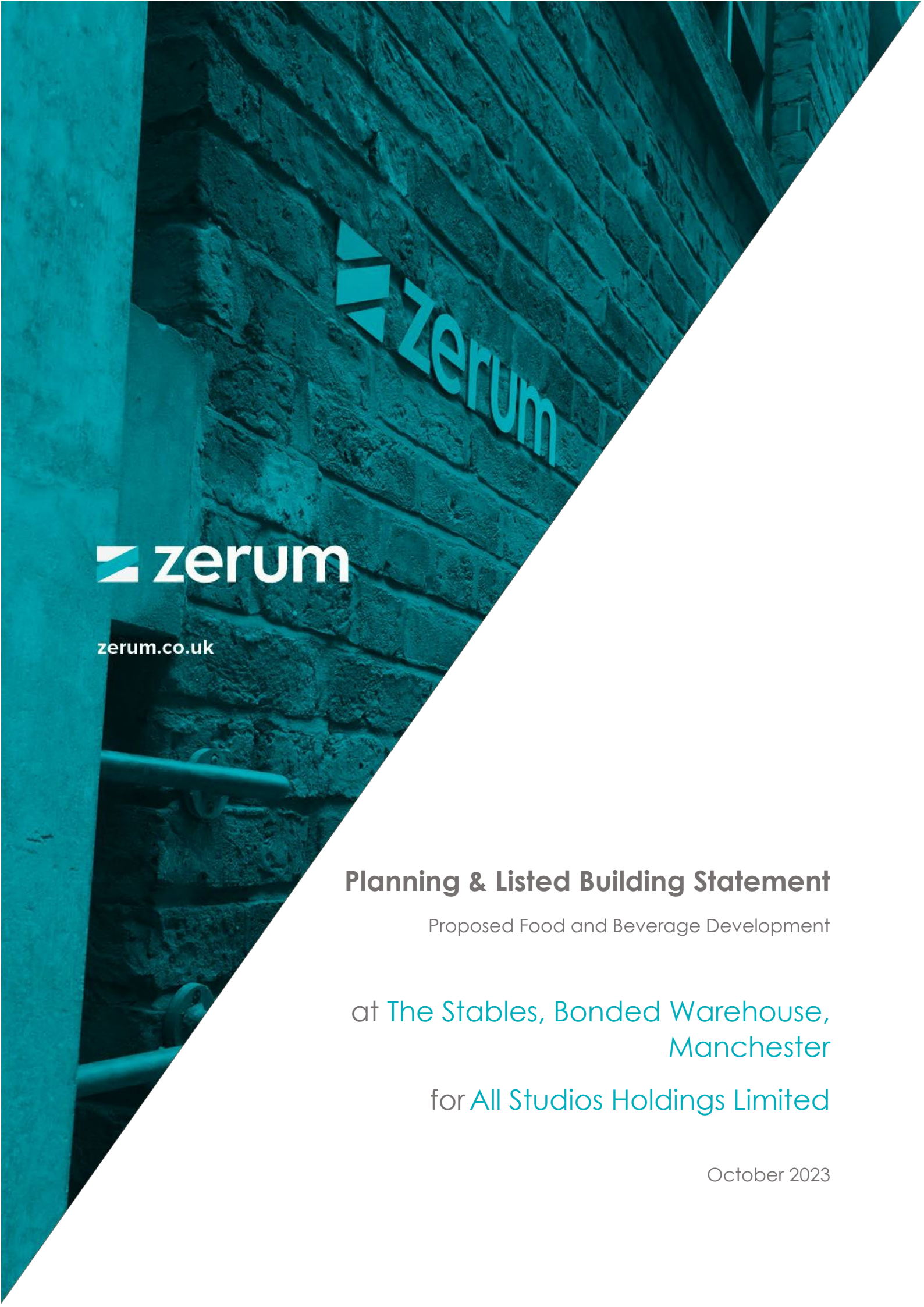

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Planning & Listed Building Statement

Proposed Food and Beverage Development

at The Stables, Bonded Warehouse, Manchester

for All Studios Holdings Limited

October 2023

The Stables, Bonded Warehouse, Manchester

The change of use, refurbishment and alteration of the former Stables at the Bonded Warehouse, Grape Street to create a bar restaurant (Use Class Sui Generis) to ground floor

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1. INTRODUCTION

1.1 This Planning and Listed Building Statement has been prepared on behalf of the applicant, All Studios Holdings Limited. The application seeks full planning permission and listed building consent for the change of use, refurbishment and alteration of the former Stables at the Bonded Warehouse, Grape Street, to create a bar restaurant (Use Class Sui Generis) to ground floor including replacement roof and removal of the 1980s conservatory.

THE PROPOSALS AND CONTEXT

1.2 The site comprises two former stable blocks linked by a glazed element to comprise a single building. It is located adjacent to the Grade II listed Bonded Warehouse.

1.3 The site forms part of the former Granada television studios site. It is now covered by the St John's Masterplan which has been endorsed by the Council through the St John's Strategic Regeneration Framework. The site is within Enterprise City, the commercial focus of the St John's neighbourhood.

1.4 Planning consent was granted in February 2006 for a 'predominantly' B1 office use with some media use in the Bonded Warehouse including the Stables (ref 078087/FO/2005/C3). This reflected the ITV Granada ambition of that period to relocate administrative services and some media operations to the warehouse, which had become underused.

1.5 In 2016, planning consent was granted to Manchester Quays Ltd for the refurbishment of the bonded warehouse, to be the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The scheme focused on the Bonded Warehouse, which was not listed at that time but was considered to be a non-designated heritage asset. The scheme involved the demolition of the Stables along with other outbuildings.

1.6 The warehouse was subsequently listed at Grade II. It is considered that the former Stables are curtilage listed. The building dates to before 1948. It is located within the curtilage by virtue of its proximity to the listed warehouse; its historical and present ownership; and its historical, functional link to the warehouse building.

1.7 By 2020, the strategy for the former Stables had changed. Planning and listed building consent was approved in April 2021 for change of use to a gym (Use Class D2) with

ancillary café and beauty salon facilities to ground floor, and a bar (Use Class A4) with microbrewery (Use Class B2) and outdoor terrace to first floor (refs 126940/FO/2020, 126941/LO/2020).

1.8 The strategy has since been honed, with the gym element removed and the food and beverage use consolidated into the ground floor in the form of a bar restaurant (Use Class sui generis). The first floor does not form part of the proposals. The ambitions for the building retain the approach of the grant of consent in which the internal modern partitions are removed. It goes further by removing the 1980s works which were suitable for the studios use but no longer align with the wider vision for the area. This involves the removal of two prominent 1980s interventions: the conservatory between the buildings and the 'Rovers Return' frontage.

1.9 The description of the development is as follows, for both the planning and associated listed building consent applications:

"Change of use, refurbishment and alteration to create a bar restaurant (Use sui generis) including replacement roof and removal of conservatory."

PURPOSE OF THE PLANNING AND LISTED BUILDING STATEMENT

1.10 This statement describes the proposals and examines the planning and heritage considerations which they raise. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.

1.11 This statement should be read in conjunction with the other documents submitted with the planning application. These are detailed in the next section.

CONTENT OF PLANNING APPLICATION

1.12 In order to evidence that the design has evolved from a full understanding of the physical and policy context, including social, economic and environmental sustainability considerations, and to demonstrate that it will be suitably managed once operational, this planning application is supported by the following documents:

- Planning and Listed Building Statement prepared by Zerum;
- Design and Access Statement prepared by Kio;

- Waste Management pro forma prepared by Allied London;
- Crime Impact Assessment prepared by GMP;
- Operational Management Strategy prepared by All Work and Social; and
- Acoustic Assessment prepared by Sandy Brown.

1.13 The application is also supported by a full set of plans and elevations, prepared by the scheme architects.

CONSULTATION

1.14 The general approach to, and content of, this application is based on the principles established via the previous grant of planning and listed building consent, and dialogue with the Council regarding the replacement roof. In the same manner as the consented application, the scheme is built upon the applicant's dialogue with the Council and the wider community in relation to the adjacent Bonded Warehouse and the wider St John's Neighbourhood schemes. This has influenced the evolution of the scheme into its final form.

STATEMENT STRUCTURE

1.15 The remainder of this statement:

Section 2 - Provides context and describes the site and its surroundings alongside details of any relevant planning history and details of consultation;

Section 3 - Describes the development proposals;

Section 4 - Outlines the Development Plan framework, relevant national policy guidance and any material considerations;

Section 5 - Provides the Heritage Statement

Section 6 - Contains a detailed analysis of the main planning considerations and a summary of technical reports; and

Section 7 - Concludes by summarising the main points raised in this document.

2. DEVELOPMENT CONTEXT

2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE DESCRIPTION

2.2 The site is adjacent to the Bonded Warehouse, off Lower Byrom Street in Manchester city centre. Nearby uses include the Science and Industry Museum; the emerging St John's neighbourhood and the commercial heart known as Enterprise City; a hotel; offices; and existing residential uses east of Lower Byrom Street. The site is also close to St John's Gardens, a pocket park.

2.3 The site itself comprises two former stables connected by a glazed link. The buildings were constructed between 1891 and 1908, and were associated with the adjacent Bonded Warehouse. They subsequently became part of the Granada Studios site, at which time the Rovers Return frontage was added and the glazed conservatory was installed.

SURROUNDINGS

2.4 The site forms part of the former Granada television studios campus. It is now covered by the St John's Masterplan which envisages a neighbourhood of workspace, residential, leisure, retail and hotel uses with extensive public realm. The commercial heart has become known as Enterprise City.

2.5 To the north of the site, development is progressing to convert the Old Granada Studios building into a cultural destination with a hotel, residential apartments, workspaces, event spaces, production and recording studios, and a mix of bars, cafes and restaurants. Beyond, there are offices to either side of Quay Street, and beyond, the offices of Spinningfields.

2.6 Adjacent to the west is the Bonded Warehouse, which has been converted into workspaces for small to medium sized businesses, including retail and event spaces. To the south is the Science and Industry Museum, beyond which are the leisure and residential uses of Castlefield. Beyond Lower Byrom Street to the east are residential dwellings and St John's Gardens, a pocket park.

SITE ACCESSIBILITY

2.7 The site is in a highly accessible, city centre location. Deansgate Station is 650m away, providing heavy and light rail options across Greater Manchester and beyond. The Metroshuttle bus service provides free travel around the city centre, with destinations including the bus stations at Piccadilly Gardens and Shudehill, and the city centre railway stations.

2.8 The site is 608m from the Manchester and Salford Inner Ring Road which provides routes to the main motorway network and across the North West. The city centre benefits from many car parks, with multi-storey structures nearby at Spinningfields, First Street and Manchester Central.

2.9 Manchester is a highly walkable city and lends itself to cycling. The employment, retail, leisure and cultural facilities of the city are within easy reach of the site.

SITE HISTORY

2.10 The site comprises two former stables connected by a glazed link. The buildings were constructed between 1891 and 1908, and were associated with the adjacent Bonded Warehouse. The warehouse itself formed part of the Liverpool Road and Salford Goods Station. By 1957, Phase 1 of Granada Television Studios had been constructed. In 1968, their holdings expanded to the south of Grape Street, to include the Bonded Warehouse and Stables. The stables were converted into an experimental theatre, providing performing space and a bar for the television centre.

2.11 In 1988, the single storey stable block was converted into a replica of the Rovers Return pub, with the façade built onto the north gable end. It was used as a food and beverage station for guests on the studio tour. The courtyard space between the two stable blocks was glazed over in 1989 and used as a thoroughfare and waiting area for audience guests.

2.12 Also in the late 1980s, the two-storey stable block was converted into a replica of Emmerdale's Woolpack Inn. The western elevation to the courtyard was plastered and remodelled to replicate the exterior. The first floor of the two-storey wing is split level, and formed part of the Coronation Street set.

2.13 Planning and listed building consent was approved in April 2021 for change of use to a gym, café and beauty salon to ground floor, and a bar with microbrewery and

outdoor terrace to first floor. This sought to provide useful facilities for those working in Enterprise City.

HERITAGE DESIGNATIONS

2.14 The Bonded Warehouse was listed at Grade II in July 2018. This application is based on baseline heritage assessment undertaken in relation to the Bonded Warehouse.

2.15 The Bonded Warehouse was found to have high evidential, historical and communal value, and medium-high aesthetic value. The building retains many original features, which are considered to be of high significance. These include exposed brickwork walling; original windows, doors and floor hatches; timber and wrought iron roof structure; internal cast iron columns and wrought iron beams; brick jack arch ceilings; machinery and signage.

2.16 The stables are curtilage listed. They date to before 1948. They are located within the curtilage by virtue of their proximity to the listed warehouse; their historical and present ownership; and their historical, functional link to the warehouse building.

2.17 The site is located in the Castlefield Conservation Area. The significance of the Conservation Area relates to the presence of structures reflecting the industrial development of this part of Manchester, and the area's associations with the Roman period.

2.18 Heritage is covered in more detail in Section 5 of this report.

PLANNING HISTORY

2.19 Planning consent was granted in February 2006 for a 'predominantly' B1 office use of the Bonded Warehouse with some media use (ref 078087/FO/2005/C3). The Stables were to be retained and used as a restaurant. This reflected the ITV Granada ambition of that period to relocate administrative services and some media operations to the Bonded Warehouse, which had become underused.

2.20 In 2016, planning consent was granted to Manchester Quays Ltd for the refurbishment of the Bonded Warehouse, to be the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The scheme focused on the Bonded Warehouse, which was not listed at that time but was considered to be a non-designated heritage asset. The stables and other outbuildings were to be demolished.

2.21 Planning and listed building consent was approved in April 2021 for change of use of the Stables to a gym (Use Class D2) with ancillary café and beauty salon facilities to ground floor, and a bar (Use Class A4) with microbrewery (Use Class B2) and outdoor terrace to first floor (refs 126940/FO/2020, 126941/LO/2020).

STATEMENT OF CONSULTATION

2.22 The general approach to, and content of, this application is based on the principles established through the most recent grant of consent and through ongoing liaison with the Council particularly in relation to the replacement roof. This builds on the applicant's dialogue with the Council and the wider community in relation to the adjacent Bonded Warehouse and the wider St John's Neighbourhood schemes. This has influenced the evolution of the scheme into its final form.

2.23 We are confident that an appropriate approach has been taken, however, should there be a need for further public consultation once the application is validated, this can be addressed as part of the process.

STATUTORY DEVELOPMENT PLAN

2.24 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site currently consists of the Manchester Core Strategy (2012) and the Saved Policies of the Manchester Unitary Development Plan (UDP, 1995).

SITE DESIGNATIONS

2.25 The site is located within the City Centre (Policies CC1-10), the Regional Centre (Policy EC3) and a Conservation Area (Policy EN3). Section 4 below includes a comprehensive overview of the relevant Development Plan policies. The scheme's response to these policies is considered in Sections 5 and 6.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The preliminary sub-sections of this Statement have touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statement (DAS), prepared by Kio and the submitted plans.

3.2 The application seeks full planning and listed building consent for the change of use, refurbishment and alteration of the former Stables to create a bar restaurant (Use Class Sui Generis) including replacement roof and removal of conservatory.

3.3 The proposal is founded on the principles which are common across interventions in the St John's neighbourhood. It involves the retention of historic character; the injection of a contemporary aesthetic; and premium facilities. The building is intended to generate an experience and form a high quality leisure space.

ACCOMMODATION

3.4 The proposals are to ground floor only. The area measures 743sqm. There are two entrances to the front, one into the pizzeria from what is currently the Rovers Return façade. The second entrance is via a gated entryway to the courtyard. There are two rear exits leading to the car park which are to be retained.

3.5 The restaurant is to be located within the western wing and the bar to the eastern side. The central courtyard will be available for outdoor dining. The entire offer forms a single commercial unit. The design approach is to use the heritage of the building to create a unique experience. There are to be minimal interventions, maintaining the exposed brick walls and brick vaulted ceilings. In this way, the building's character is to be retained and celebrated.

REFURBISHMENT AND ALTERATIONS

3.6 The Stables have been subject to much reworking both internally and externally due to their changing role as part of the television studio complex. As such, very little of the original fabric remains.

3.7 The building is in need of refurbishment and rejuvenation, having been underused in recent times. Internally, alterations to the building's fabric are necessary to facilitate the works.

3.8 Works to the interior of the building comprise the removal, alteration and insertion of partitions, as shown on the demolition drawing.

3.9 Works to the exterior of the building comprise the removal of the lean-to conservatory and the Rovers Return façade, both of which date to the 1980s. They will be carefully dismantled and the facades made good. New heritage rainwater goods are to be installed.

3.10 The roof is to be replaced due to ongoing leaks. Two roofers have been consulted, with both concluding that the western and southern elements require replacing. There are multiple areas of water ingress and the roof is suffering from broken tiles, moss build-up and improper use of materials during earlier sub-par repairs. As a result, both concluded that the only effective remedy is the replacement of the roof in its entirety. It was further advised that any operation within the building beneath would require a new slated, battened and lined roof in order to guarantee a watertight space.

3.11 The current project architect is well-placed to lead on this work, having been involved in the conversion of the property to studio tour use. They confirm that the roof was replaced at that time, around 1989. The intended works are to strip off all the old tiles, reline, re-batten and replace with pure Welsh slate. The height, elevation and colour will be as existing. The intention is that visually, nothing will appear different.

3.12 The works comprise a programme of repairs and refurbishment which will secure an appropriate and sustainable use for the building whilst adding to its overall quality and appearance, bearing in mind that the building is located in the curtilage of a Grade II listed building, and within a Conservation Area. Heritage impact is further considered at Section 5.

ACCESS

3.13 The design of the proposed development seeks to achieve the highest standards of accessibility and inclusion. It will be safe and accessible without the need for separation of users or special treatment. There are two entrances, both from the northern side of the building. Existing access points to the rear of the building will be retained.

PARKING

3.14 No car parking will be provided on the site, given its highly sustainable location. There are multi-storey car parks locally, the closest being 320m away in Spinningfields,

3.15 The site is well provided with public transport options. Deansgate Station is 650m away, providing heavy and light rail options across Greater Manchester and beyond. The Metroshuttle bus service offers free travel around the city centre, with destinations including the bus stations at Piccadilly Gardens and Shudehill, and the city centre railway stations. There are bus stops providing a range of services close to the site, on Quay Street, Liverpool Road and Deansgate.

3.16 Manchester is a highly walkable city and lends itself to cycling. The employment, retail, leisure and cultural facilities of the city are within easy reach of the site.

OPERATIONS

Opening Hours

3.17 There will be 8 full time employees and 12 part-time employees. The bar is envisaged to open for the sale of alcohol at the following times, with the premises open for non-alcoholic drinks from 07.30 Monday to Friday:

- Monday - Wednesday 11.00 – 00.30
- Thursday 11.00 – 01.30
- Friday - Saturday 11.00 – 02.00
- Sunday 11.00 – 23.00

3.18 This is similar to the hours of operation for the consented bar use, which proposed late night opening during the week and until 1am on Friday and Saturday. External drinking areas were to be free of patrons by 23.00 every day, and this would be the same for the proposed scheme.

Refuse Strategy & Servicing

3.19 General and recyclable waste will be stored in the dedicated internal courtyard store. The quantum of bins is detailed in the submitted waste pro forma.

3.20 Waste will be segregated in the onsite bin store and will be taken for roadside collection by the management for daily collection.

3.21 Any potential for disturbance from deliveries and waste collection activities is considered in Section 4 of the submitted Operational Management Strategy.

Operational Management

3.22 The submitted Operational Management Strategy has been prepared by All Work and Social. It covers hours of use, staffing, noise management, the management of outdoor seating and servicing. It will ensure that amenity is upheld for those using the site and those who live and work nearby.

4. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.

4.2 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of this application, and the development plan which consists of the Manchester Core Strategy (2012) and the Saved Policies of the Manchester UDP (1995).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

4.3 The site is comprised of a building which sits within the curtilage of a Grade II listed building and is located within the Castlefield Conservation Area. Section 66 of the Act requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

NATIONAL PLANNING POLICY

4.4 The National Planning Policy Framework (NPPF) provides a framework within which locally prepared plans for development can be produced. It is a material consideration in planning decisions.

4.5 The NPPF has a clear presumption in favour of sustainable development at its heart (para 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9). Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 38).

4.6 The presumption in favour of sustainable development means that local planning authorities should, without delay, approve development plans that accord with an up-to-date development plan, and where the relevant policies are out-of-date, granting permission unless other policies provide a clear reason for refusal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (para 11).

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

4.8 Section 6 requires significant weight to be placed on the need to support economic growth and productivity including the wider opportunities for development (para 81). Paragraph 82 requires planning policies to be flexible enough to accommodate needs not anticipated in the plan; to allow for new and flexible working practices; and to enable a rapid response to changes in economic circumstances.

4.9 Section 7 seeks to ensure the vitality of town (and city) centres, and requires policy and decisions to support their role at the heart of local communities by taking a positive approach to their growth, management and adaptation. Policy should allow a suitable mix of uses, and allow centres to grow and diversify in a way that can respond to rapid changes in the leisure industry (para 86). A sequential test is only required where main town centre uses are located outside the centre (para 87).

4.10 Section 8 seeks inclusive and safe places which allow mixed-use developments, active street frontages, and are safe and accessible (para 92). Local authorities should plan positively for the provision of shared spaces; community facilities such as local shops and meeting places and other services to enhance the sustainability of communities and residential environments; and ensure and integrated approach to considering the location of housing, economic uses and community facilities (para 93).

4.11 Section 9 of the NPPF seeks sustainable transport, with promotion of walking, cycling and public transport, environmental impacts taken into account, and well-considered patterns of movement which relate to the design (para 104). The NPPF states that development should only be prevented on highway grounds if there would be an unacceptable impact on highway safety or severe cumulative highway impacts (para

111). Applications should prioritise pedestrian and cycle movements, address the needs of those with disabilities and allow for efficient servicing (para 112).

4.12 Section 11 requires planning decisions to promote an effective use of land, with as much use of previously-developed land as possible. Substantial weight should be given to the use of suitable brownfield land within settlements and to the remediation of derelict and underutilised land, while the development of underutilised buildings should be supported especially where it land supply is constrained and available sites could be used more effectively (para 120). Multiple benefits from urban land are to be encouraged, such as mixed use schemes (para 120). Local authorities should refuse applications that fail to make efficient use of land (para 125).

4.13 Section 12 of the NPPF identifies good design as 'a key aspect of sustainable development' (para 126). Developments must function well over their lifetimes, be visually attractive with appropriate layouts, be sympathetic to local character whilst not discouraging appropriate innovation or change, establishing a strong sense of place, optimising the potential of the site and providing a high standard of amenity (para 130). Development of poor design should be refused (para 134).

4.14 New development should be planned for in ways that avoid increased vulnerability to climate change impacts. Local requirements for the sustainability of buildings should reflect government policy (para 154). Decisions should ensure that a site is suitable for its use in terms of ground conditions, land instability and contamination (para 183).

4.15 Section 16 sets out policy requirements in relation to the historic environment. This is set out and considered in greater detail at Section 5.

4.16 The NPPF is the latest in a sequence of similar policy statements recording successive governments' growing commitment to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal.

MANCHESTER CORE STRATEGY (2012)

4.17 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

4.18 The Core Strategy identifies a series of Regeneration Areas which cover the whole city centre. The application site is located within the Left Bank. The strategy states that the city centre as a whole has undergone significant change over the last 15 years with the rise of city centre living and the majority of new jobs in the city having been created there. The Strategy continues that the city centre is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

4.19 The Strategy however recognises that much remains to be done if the city centre is to remain competitive and that it will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the city region and as such is crucial to its longer term economic success. The strategy identifies challenges for the city centre which include provision of sites for economic development, and improving the area as a residential location.

4.20 The following Core Strategy policies are considered relevant to this application:

Policy **SP1:** Spatial Principles
Policy **EC1:** Employment and Economic Growth in Manchester
Policy **EC3**: The Regional Centre
Policy **CC1**: Primary Economic Development Focus: City Centre and Fringe
Policy **CC4:** Visitors – Tourism, Culture and Leisure
Policy **CC5:** Transport
Policy **CC7**: Mixed Use Development
Policy **CC8**: Change and Renewal
Policy **CC9:** Design and Heritage
Policy **CC10:** A Place for Everyone
Policy **C1:** Centre Hierarchy
Policy **C10**: Leisure and the Evening Economy
Policy **T1**: Sustainable Transport
Policy **T2:** Accessible Areas of Opportunity and Need
Policy **EN1:** Design Principles and Strategic Character Areas
Policy **EN3:** Heritage
Policy **EN4:** Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
Policy **EN6:** Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies

Policy **EN8**: Adaptation to Climate Change
Policy **EN14**: Flood Risk
Policy **EN15**: Biodiversity and Geological Conservation
Policy **EN16**: Air Quality
Policy **EN19**: Waste
Policy **PA1**: Developer Contributions
Policy **DM1:** Development Management

4.21 Relevant policy requirements will now be reviewed in detail.

4.22 Policy SP1 sets out the key spatial principles which will guide strategic development. The Regional Centre will be the focus for economic and commercial development, retail, leisure along with high quality city living. Core development principles include creating neighbourhoods of choice, using previously developed land where possible and reducing the need to travel.

4.23 Policy EC1 identifies the City Centre as a key location for major employment growth. The policy also supports other significant contributors to economic growth and productivity including culture facilities and other employment generating uses, mainly in the City Centre. The policy also recognises that the provision of ancillary facilities is key to creating business destinations which secure an enhanced occupier experience. Ensuring the continued social, economic and environmental regeneration of the city is a priority.

4.24 Policy CC1 identifies the City Centre as a strategic economic location and the focus of provision of a range of uses including leisure, entertainment and cultural facilities, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

4.25 Policy CC4 identifies the City Centre as the focus for culture and leisure uses, recognising the economic benefits of providing facilities for visitors, business users and residents. Policy CC5 requires provision of adequate parking provision for cars and bicycles, with reference to the parking standards set out in Appendix B. The Appendix confirms that the standards do not apply in the City Centre, where parking is considered on a site by site basis.

4.26 Policy CC7 promotes mixed-use development in the City Centre, as a means of using land efficiently. Active ground floor uses such as food and drink and leisure, will be

appropriate in locations with an established public function, or as part of a development which will create this type of environment.

4.27 Policy CC9 sets out a requirement for the highest standard of design in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified. New development must support the range of uses that the Council expects in the City Centre, and contribute to a coherent, integrated physical environment. Policy CC10 seeks a place for everyone, which is accessible and increases the diversity of activity in the City Centre.

4.28 Policy C1 sets out a centre hierarchy. The City Centre is the focus for a range of uses including leisure. Policy C10 permits new development and redevelopment that supports the evening economy and contributes to centre vitality, where there is not already a concentration of such uses; where residential amenity does not suffer an unacceptable impact; and where new uses support both the daytime and evening/night time economies. The character of the area is also relevant, as are the potential impacts on the wider community. Explanatory text recognises that that the benefits of a vibrant evening economy need to be balanced against the other functions of centres, including the need to support a daytime economy, maintaining the attractiveness of an area to all users, including shoppers and residents.

4.29 Policy T2 states that the pattern of development will be managed to ensure that new proposals are located to ensure good access to the City's main economic drivers; and are easily accessible by various transport modes. In the City Centre, proposals should provide a level of car parking which reflects the highly accessible nature of the location and the realistic requirements of the users. In terms of cycle and disabled parking, development should provide appropriate facilities, taking account of the minimum standards set out in Appendix B.

4.30 Policy EN1 expects all development to follow the seven principles of urban design and to have regard to the strategic character area in which the proposal is located. Opportunities for good design to enhance the overall image of the City should be fully realised. Developers will be expected to consider the heritage of the City Centre Character Area and continue its rich pattern of activity. Developments should contribute positively to the experience at street level.

4.31 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods. New developments must be designed to preserve, or where possible enhance, the historic

environment, and the character, setting and accessibility 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.

4.32 Policy EN4 requires development to follow the principles of the Energy Hierarchy, being designed to reduce the need for energy through passive design and natural lighting; reducing the need for energy through energy efficient features such as improved insulation and glazing; and the meet residual energy requirements through the use of low or zero carbon energy generating technologies. Wherever possible, new and retrofit projects should be designed to allow opportunities for low and zero carbon energy supplies; to improve energy efficiency; to enable future connection to decentralised energy schemes; and to use materials with low embodied carbon.

4.33 Policy EN8 requires all new development to be adaptable to climate change in terms of layout, design, siting and function. Flood risk should be minimised; passive design should be used to control overheating; and green infrastructure incorporated where possible.

4.34 Policy EN15 requires any adverse impacts on biodiversity to be justified against the wider benefits of the proposal. Policy EN16 requires developers to take measures to minimise and mitigate the local impact of emissions from traffic generated by development, as well as emissions created by the development itself. Policy EN19 requires provision of waste management plans to demonstrate how construction and demolition waste will be minimised and recycled on site where possible, and how the sustainable waste management needs of the end user will be met.

4.35 Policy DM1 requires development to have regard to siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of scale and appearance; effects on amenity including privacy, light, noise, vibration, air quality, odours, litter and road safety; accessibility including sustainable transport; community safety; design for health; refuse storage and collection; vehicular access and parking; effects relating to biodiversity, archaeological or built heritage; flood risk and drainage.

SAVED POLICIES OF THE MANCHESTER UDP (1995)

4.36 The Manchester Unitary Development Plan (UDP) was adopted in 1995 and some policies remain extant notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The saved policies most relevant to this proposal are:

Policy **DC10**: Food and Drink Uses

Policy **DC26**: Development and Noise

Policy **RC20 Area 26**: Quay Street/Deansgate/Liverpool Road/River Irwell

OTHER MATERIAL CONSIDERATIONS

4.37 Other material policy considerations include:

- National Planning Practice Guidance;
- St John's Strategic Regeneration Framework (2016 and 2014);
- Manchester City Centre Strategic Plan (2016); and
- Guide to Development in Manchester SPD (2007).

NATIONAL PLANNING PRACTICE GUIDANCE

4.38 The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development, and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and cohesive and vibrant neighbourhoods. Developments should be functional, support mixed uses, adaptable, resilient, distinctive in character, permeable to movement.

4.39 Of particular relevance to this application is the Design: Process and Tools section. This states that well designed places can be achieved through proactive and collaborative working at all stages of the opening process. Good design is considered under the following ten principles, as set out in the National Design Guide:

- Context;
- Identity;
- Built form;
- Movement;
- Nature;
- Public spaces;
- Uses;
- Homes and buildings;
- Resources; and
- Lifespan.

4.40 In relation to brownfield sites, local planning authorities should seek to work with interested parties to promote their redevelopment. To incentivise brownfield land being brought back into use, local authorities should take a flexible approach in seeking planning obligations and other contributions to ensure the combined total does not make the proposal unviable.

ST JOHN'S STRATEGIC REGENERATION FRAMEWORK (2016, 2014)

4.41 A Strategic Regeneration Framework was prepared for the St John's neighbourhood in 2014 and an update published in 2016. The original SFR sought to guide the redevelopment of the 13-acre site for a new residential-led, mixed-use neighbourhood over the following ten years. Key areas include delivering a best-in-class neighbourhood of choice which is a vibrant place for innovation, culture, entertainment, leisure and living. Development should be fully integrated into the urban fabric, retaining and reusing the site's key heritage assets and should complement rather than compete with the wider city.

4.42 The Bonded Warehouse and Stables are identified as a 'non-designated heritage asset', as the document was produced before the structures were listed. The document makes the following observations regarding the Stables:

- 'Building has been altered internally and externally.
- The building is evident of the transport needs of a later 19th Century railway and goods depot.
- The middle of the building has been glazed and provides a well-lit internal courtyard.
- The buildings are considered to be non-designated heritage assets, although the loss of these buildings could be balanced by the retention of other, more significant, non-designated heritage assets
- Much altered internally with scope for major internal alterations.
- The former Granada Tours alterations i.e. Rovers Return and Woolpack frontages have scope for removal and further alteration'.

4.43 The document seeks a complementary mix of uses which will combine to create a distinctive sense of place which ensures 'life and vitality' during evenings and on weekends.

4.44 A draft St John's Strategic Regeneration Framework Update was published in November 2016. It sought to take into account the significant progress that had been made towards achieving the aims of the original SRF, and the changes to the proposals such as the Factory cultural space. It also extended the SRF area to the south.

MANCHESTER CITY CENTRE STRATEGIC PLAN (2016)

4.45 The Plan reflects on successes and sets out a plan for further growth. It identifies the functions of the City Centre as a driver of economic growth and major employment centre; an increasingly popular residential centre; a major visitor destination; and a place to spend leisure time. It reiterates the regeneration aims for St John's.

GUIDE TO DEVELOPMENT IN MANCHESTER SPD (2007)

4.46 This document is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve. Part 1 of the SPD sets out design principles and standards including high quality developments that are safe, secure and accessible to all.

4.47 The SPD states that proposals should seek to ensure that the uses of buildings reflect their purpose and place. Development should enliven and define neighbourhoods and promote a sense of place. It should have regard for the location of sustainable public transport and its proximity.

4.48 Developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The SPD requires crime prevention measures such as informal surveillance, CCTV, good lighting and stewardship.

5. HERITAGE ASSESSMENT

Introduction

5.1 The site is located within the curtilage of the Grade II listed Bonded Warehouse, and as such is itself to be considered as part of the listed structure. It is located within the Castlefield Conservation Area. The map below shows the other listed structures nearby.

5.2 This section has been prepared to satisfy the requirements of Section 16 of the NPPF. It considers the characteristics of the relevant heritage assets and their settings in sufficient detail to understand the potential impact of the proposals on their significance.

5.3 This Heritage Impact Assessment chapter is structured as follows:

- Statutory requirements of legislation and policy;
- Description of the assets including their historic context;
- Assessment of significance;
- An outline of the proposed works; and
- Assessment of impact.

LEGISLATION, POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990

5.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area

National Planning Policy Framework

5.5 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions.

5.6 The NPPF defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

5.7 Significance is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

5.8 Setting is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

5.9 Section 16 sets out policy requirements in relation to the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (para 189). Applicants must describe the significance of affected heritage assets including contribution made by their setting (para 194). The level of detail should be proportionate to the assets' importance.

5.10 Paragraph 195 then goes on to state Local Planning Authorities should undertake an assessment of 'significance' and take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness (para 197).

5.11 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether harm is substantial or less than substantial (para 199). Any harm requires clear and convincing justification (para 200). Where development would cause substantial harm/loss of a designated heritage asset, consent should be refused unless the harm/loss is necessary to achieve substantial public benefits that outweigh

the harm or loss, or the nature of the asset prevents reasonable use; no viable use can be found through marketing; alternative funding is not possible; and the harm/loss if outweighed by the benefit of bringing the site back into use (para 201). Any less than substantial harm should be weighed against the public benefits of the proposal (para 202). The effect on the significance of a non-designated heritage asset should be taken into account, with balanced judgement required as to the scale of any harm or loss and the significance of the heritage asset (para 203).

5.12 Local planning authorities should look for opportunities for new development in Conservation Areas and within the setting of heritage assets that enhance or better reveal significance. Proposals that preserve elements of setting that make a positive contribution should be treated favourably (para 206). Loss of a building or element that makes a positive contribution to the significance of a Conservation Area or World Heritage Site should be treated as substantial or less than substantial harm as appropriate (para 207).

Manchester Core Strategy (2012)

5.13 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

5.14 Policy CC9 sets out a requirement for the highest standard of design in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified.

5.15 Policy EN1 expects all development to follow the seven principles of urban design and to have regard to the strategic character area in which the proposal is located. Developers will be expected to consider the heritage of the City Centre Character Area. Developments should contribute positively to the experience at street level.

5.16 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods. New developments must be designed to preserve, or where possible enhance, the historic environment, and the character, setting and accessibility 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.

5.17 Policy DM1 requires development to have regard to siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of scale and appearance; and effects relating to archaeological and built heritage.

Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017)

5.18 The guidance provides detail on how to understand setting, and how to assess the impact of change upon it. The guidance makes clear that setting in itself is not a heritage asset, rather, it is important insofar as it contributes to the significance of the asset.

Conservation Principles, Policies and Guidelines, Historic England (2008)

5.19 Whilst a draft version of this document has been published for consultation, it has not been further progressed. Both versions promote a very similar approach. The 2008 document sets out four groups of heritage values which may be attached to places, as follows:

- Evidential value – the potential of a place to yield evidence about past human activity;
- Historical value – the ways in which past people, events and aspects of life are connected through a place: this may be illustrative (visible links to the past) or associative (through links to particular persons or events);
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (ie architectural and artistic interest); and
- Communal value – the meanings of a place for the people that relate to it.

IDENTIFICATION OF THE HERITAGE ASSETS

5.20 The Stables themselves are a heritage asset by virtue of their position adjacent to a listed building.

5.21 Listed buildings near to the site are shown on the plan below as blue triangles.

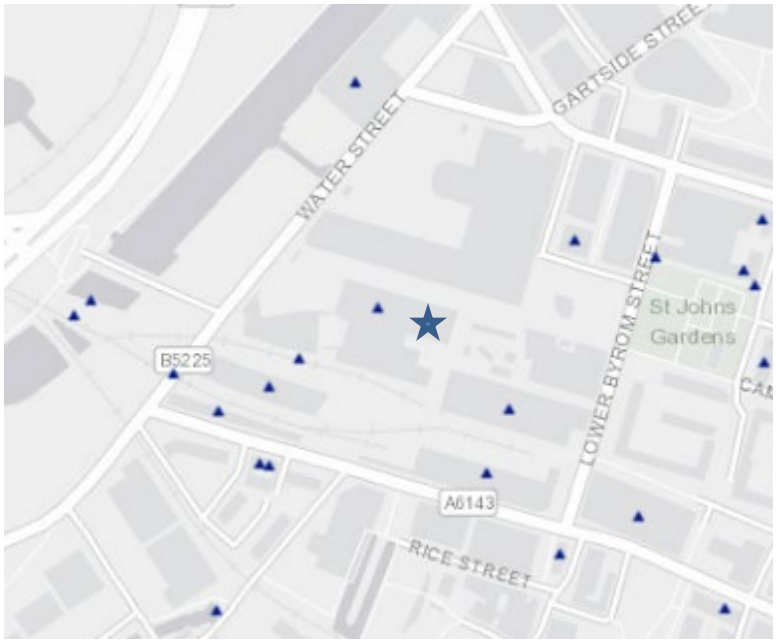

Figure 1 Listed Buildings (shown as triangles) near development site (indicated by the star)

5.22 Due to the tight urban grain, the principal assets with which the site has a relationship are relatively limited, due to the built-up nature of the site. They are as follows:

- Bonded Warehouse; and
- Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse.

5.23 There are several Conservation Areas close to the site, as shown on the plan below.

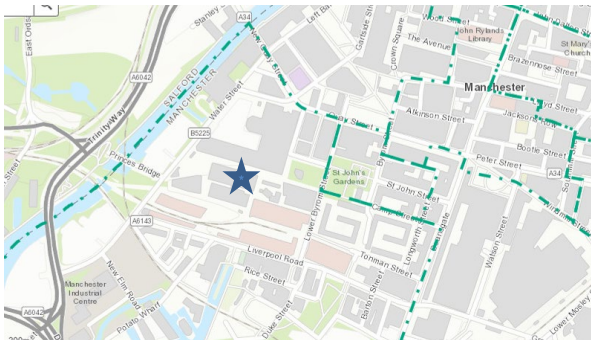

Figure 2 Conservation Areas (indicated by green line)

5.24 The site is located within the Castlefield Conservation Area. No other CAs have a relationship with the site.

5.25 The St John's Strategic Regeneration Framework (2014) identifies non-designated heritage assets within the framework site. They are shown on the map extract below, taken from the Masterplan.

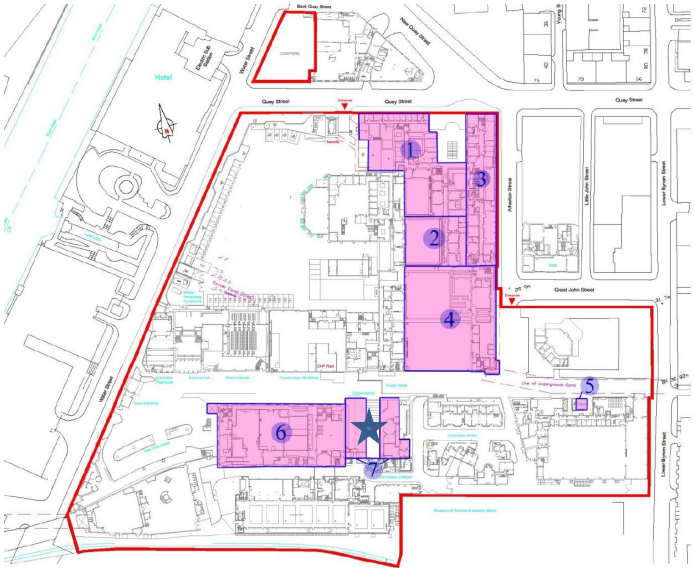

Figure 3 Non-designated heritage assets shown in St John's SRF

5.26 The assets which have a relationship with the site are as follows:

- Administration Block and Studio 2;
- Granada House Annexe and Studios 8 and 12; and
- Accumulator Tower.

HISTORIC DEVELOPMENT OF THE ASSETS AND AREA

5.27 A great deal of research has been undertaken which outlines the historic evolution of the area on the basis of historic maps. This is contained in the St John's SRF, and in work undertaken as part of the ongoing refurbishment of the Bonded Warehouse.

5.28 In the late c18th, the SRF area was largely open ground, with development set around Quay Street, St John Street, Camp Street and Tickle Street. There was a group of buildings associated with the unloading of goods from the River Irwell. By the beginning of the c19th, warehouses, wharves, small residential dwellings and industrial buildings had developed around Quay Street and to the south.

5.29 The 1830s saw the arrival of the railways and associated viaduct and warehouses, including the Bonded Warehouse. By the 1850s, there were over 80 houses on the SRF site. They were densely concentrated, principally back-to-backs, three storey terraces and courtyard housing, intersected by occasional public houses. By 1888, the area was becoming fully developed, principally with industrial uses.

5.30 Grape Street gained its name in the late 1880s, likely reflecting the number of timber merchants in the area, with grape being a type of wood. The stables were constructed between 1891 and 1908, and were associated with the adjacent Bonded Warehouse. At the start of the c20th, the area was characterised by the railway goods yard, warehouses around the canal basin, and terraces of houses.

5.31 Until the 1950s, the site was of a low rise, small grain, with small terraced housing and open timber yards. Following the construction of Granada Studios, the site took on a different character and larger urban grain with large-scale commercial buildings of differing heights and scales. The stables were incorporated into the studio operations following 1968, becoming an experimental theatre with bar and subsequently a base for studio tour guests. The courtyard space between the two stable blocks was glazed over in 1989 and used as a thoroughfare and waiting area.

5.32 Grape Street retains its original late c18th street pattern and forms the principal access route for most of the site.

DESCRIPTION OF THE HERITAGE ASSETS

5.33 **The Stables** (curtilage listed, associated with Grade II listed Bonded Warehouse) comprise two former stables connected by a glazed link. The stables were constructed between 1891 and 1908. The glazed link was put in place in the 1980s to facilitate use of the blocks by those on the studio tour. Around the same time, the stables were converted into replicas of the public houses featured in Coronation Street and Emmerdale, which involved external alterations. Internally, there is no historic fabric remaining.

5.34 **The Bonded Warehouse** (Grade II listed) was constructed in 1869, with a railway line crossing Water Street and running directly into the building. This enabled the secure storage of goods. The role of a bonded warehouse was the secure storage of goods until duties were paid upon them. The building is of red brick in English bond with blue engineering bricks to banding, quoins and window returns. Large timber doors are located to the base of each loading bay with remains of hoists and brackets. There is original 'bonded warehouse' signage to the west elevation.

5.35 **The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse** (Grade II listed) is a former railway goods warehouse dating to 1880 and now forms part of a museum complex. The building is three storeys, of red brick with

dressings of red brick and some sandstone, and a slate and glass roof. It is rectangular in plan with entrances for railway lines through the west end.

4.49 **The Castlefield Conservation Area** incorporates structures reflecting the industrial development of this part of Manchester, in addition to the Roman period. The Rochdale Canal, opened in 1804, made Castlefield the hub of the canal network which subsequently developed. A large number of warehouses emerged to supply the needs of the fast-growing city. The first railway station opened on Liverpool Road in 1830, leading to the construction of various railway lines, crossing Castlefield on viaducts. During the c20th, the canal and rail transport declined, with the facilities being chiefly used for leisure purposes. The railway complex at Liverpool Road was sold to a conservation group and became the Greater Manchester Museum of Science and Industry.

5.36 **The Administration Block and Studio 2** is a two storey building which opened in 1956, in a style which represented the era. The consented proposals for the site involve demolition of the Administration Block (application ref 118040/FO/2017). Studio 2 will be retained.

5.37 **Granada House Annexe and Studios 8 and 12** match and complement Granada House. The building has a large blank return elevation of blue brick facing Grape Street. The consented proposals for the site involve replacement of the old annex building with a new nine-storey workspace/residential building. Studios 8 and 12 will be retained.

5.38 The **Accumulator Tower** is a brick tower with three arched windows set at a high level, and corbel detailing to the roof. It was built to provide hydraulic power to the adjoining Grade II listed warehouse.

ASSESSMENT OF SIGNIFICANCE

5.39 As required, this assessment is proportionate to the importance of the designated assets and sufficient to understand the impact of the proposal, given their nature and extent.

The Stables

Special Architectural and Historic Interest

5.40 The Stables have modest evidential, historical and aesthetic value which derives from their relationship to the Bonded Warehouse. As such, they reflect to some degree the historical development of Manchester as a c19th industrial, railway city. However, unlike the warehouse, the Stables do not retain original features, which thereby reduces its significance. They may also be said to have a small amount of communal value due to their relationship to the former Coronation Street set.

Contribution of setting to significance

5.41 The proximity of the adjacent Bonded Warehouse is the principal contributor to the setting of the Stables, given the historic functional relationship between the two buildings. However, the surroundings of the warehouse and the Stables has been subject to extensive change due to the development of Granada Studios and the long-term use of the site for television recording purposes, which gave rise to much reworking of surrounding buildings and sets. More recently, consent was granted for the redevelopment of this location into the St John's neighbourhood including Enterprise City. The current proposal forms part of this wider project.

5.42 The Stables are viewed within this mixed context, which comprises modern development alongside heritage assets. The setting's contribution to the significance of the Stables is therefore partly positive, with the warehouse enhancing the asset's historic context and significance and partly negative.

5.43 Given the tight urban grain of this location, and the smaller scale of the Stables compared to the far larger buildings close by, the contribution of the Stables to the Conservation Area is modest.

Bonded Warehouse

Special Architectural and Historic Interest

5.44 The Bonded Warehouse has high evidential, historical and communal value, and medium-high aesthetic value. The building retains many original features, which are considered to be of high significance. These include exposed brickwork walling;

original windows, doors and floor hatches; timber and wrought iron roof structure; internal cast iron columns and wrought iron beams; brick jack arch ceilings; machinery and signage.

Contribution of setting to significance

5.45 The Bonded Warehouse is located in an area which has been subject to extensive change through the occupation of the site by Granada Studios, and the current redevelopment of the site. It is therefore experienced within a setting which includes a range of different buildings. Overall, the setting's contribution to the significance of the asset is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse

Special Architectural and Historic Interest

5.46 The former warehouse has evidential, historical and aesthetic value arising from its presence as an older building in the streetscene, and its reflection of Manchester's historical evolution as a centre for industry and commerce.

Contribution of setting to significance

5.47 The warehouse forms part of the wider Museum of Science and Industry complex, which contains a number of significant historic buildings relating to Manchester's Industrial Revolution. At the same time, the warehouse is now viewed within its modern context, as part of a townscape which has been subject to great change. The setting's contribution to the significance of the warehouse is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Castlefield Conservation Area

Character and Appearance / Special Architectural and Historic Interest

5.48 The Conservation Area has evidential, historical and aesthetic value. Its significance relates to the presence of structures which reflect the industrial development of this part of Manchester. This is particularly the case in the area currently occupied by the Bonded Warehouse and Manchester Museum of Science and Industry.

Contribution of setting to significance

5.49 The Conservation Area covers a broad area, with heritage assets sitting alongside modern redevelopment. As such, its assets are viewed within a modern context, as part of a townscape which has been subject to great change. Overall, the setting's contribution to the significance of the Conservation Area is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

5.50 The Stables make a neutral contribution to the Conservation Area, being a historic building sitting in the curtilage of a listed building yet having modern interventions. They form a very small part of the Conservation Area, and given the tight urban grain, they have a limited zone of visual influence.

Administration Block and Studio 2

Special Architectural and Historic Interest

5.51 The Administration Block and Studio 2 have limited historical and modest aesthetic value arising from their typically mid-twentieth century design and role in the development of the Granada Television Studios. Consent has been granted for demolition of the Administration Block.

Contribution of setting to significance

5.52 Their setting is characterised by the mixed city centre streetscape, composed of a range of building types and ages. As such, the contribution of setting to its modest significance is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Granada House Annexe and Studios 8 and 12

Special Architectural and Historic Interest

5.53 The Granada House Annexe and the relevant studios have limited historical and modest aesthetic value arising from their typically mid-twentieth century design and role in the development of the Granada Television Studios. Consent has been granted for demolition of the Annexe.

Contribution of setting to significance

5.54 Their setting is comprised of the mixed city centre streetscape and the varied built form of the former studios site. As such, the contribution of setting to their modest significance is neutral. It does not enhance the asset's historic context or significance, nor is it particularly harmful.

Accumulator Tower

Special Architectural and Historic Interest

4.1 The Accumulator Tower has evidential, historic and aesthetic value, reflecting its role in Victorian Manchester's industrial, rail and commercial boom.

Contribution of setting to significance

5.55 The Tower's setting is comprised of the varied built form of the former studios site. As such, the contribution of setting to its modest significance is currently negative. It does not particularly enable appreciation of the asset. This will change with the consented development proposals for the wider site.

PROPOSED WORKS

5.56 As set out in more detail elsewhere in this report and the submitted documentation, the proposed works comprise the change of use of the Stables to a bar restaurant; the removal of the 1980s conservatory and 'Rovers Return' frontage; and a replacement roof.

IMPACT OF DEVELOPMENT

The Stables

5.57 Internal changes to the Stables will be modest and focus on the removal of modern partitions in order to deliver a viable bar restaurant. The replacement of the leaking, modern roof using materials which will replicate its current appearance is a positive and will extend the life of the heritage asset.

5.58 The removal of the unsympathetic 1980s additions will have a positive impact by taking the building closer to its original format. The conservatory and pub facade will

be replaced with predominantly glazed elements. These are aesthetically pleasing and modest, allowing for better appreciation of the historic elements.

5.59 Given that the property contains very limited original fabric, and has been subject to extensive change through its use by the television studios, there will be limited impact on original fabric and significance. The works will enhance the asset through external repairs and the removal of unsympathetic additions.

5.60 The setting of the Stables has been subject to extensive change over its lifetime, including the conversion of the site to television studios, and the ongoing alterations which were required to provide the necessary sets, and subsequently, a studio tour. The setting continues to evolve, with consent granted for comprehensive redevelopment of the wider site.

5.61 The impact of the current proposal is modest, and will enhance the Stables and their setting in line with the legislative requirement. No harm will be caused. The significance of the asset will be upheld.

Bonded Warehouse

5.62 The Stables and Bonded Warehouse are adjacent. As such, the repairs and improvements proposed to the Stables will have a positive impact on the Grade II listed warehouse. The replacement frontage elements are visually modest and are intended to allow the original building to be fully appreciated without distraction. They will be viewed alongside the existing modern elements located within the warehouse's setting. As such, the impact of the proposal will be moderately positive. The listed building and its setting will be enhanced and no harm will be caused. Significance will be upheld.

The Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse

5.63 The modest works to the Stables will have a moderate positive impact on the listed warehouse, by improving the Stables and providing high quality, small scale modern development within the existing mixed townscape setting. As such, the listed warehouse and its setting will be preserved and no harm will be caused. Significance will be upheld.

Castlefield Conservation Area

5.64 Due to the tight urban grain around the site, and the size of the Conservation Area, the Stables form only a small part of it. They have a limited zone of visual influence in relation to the broader Conservation Area. The improvements to the Stables will have a neutral impact on the Conservation Area, which will be preserved in line with the requirement, and no harm caused. Significance will be upheld.

Administration Block and Studio 2

5.65 Works to the Stables will have limited impact on the Administration Block and Studio 2 due to the low level of significance of the Administration Block, the presence of intervening built form and the limited works proposed for the Stables. The Block and its setting will be preserved and no harm caused. The limited significance that exists will be upheld. In the longer term, consent has been granted for the block's demolition.

Granada House Annexe and Studios 8 and 12

5.66 Improvement works to the Stables will have a positive impact on the nearby Annexe and Studios and their setting. As such, the Annexe and its setting will be enhanced and no harm caused. The limited significance that exists will be upheld. In the longer term, consent has been granted for the Annexe's demolition.

Accumulator Tower

5.67 The Tower's setting is comprised of the varied built form of the former studios site. As such, the improvements proposed for the Stables will have a moderately positive impact on the Tower and its setting. The asset will be enhanced, and no harm caused. Significance will be upheld.

SUMMARY OF IMPACT

5.68 It has been demonstrated that the proposals will result in no harm to designated or non-designated heritage assets. The assets will continue to be viewed and experienced as part of a mixed streetscape. The improvements to the Stables will preserve, and in some instances enhance, significance and will cause no harm.

5.69 The proposal thereby complies with legislation and with local and national policy in this regard. There are no grounds to refuse consent on the basis of heritage impact.

6. PLANNING ASSESSMENT

6.1 This chapter considers the principal issues that are relevant to the application:

- The principle of the uses;
- Heritage;
- Highways and Access;
- Servicing, Waste and Construction Management;
- Amenity including safety and noise; and
- Site and Operations Management.

PRINCIPLE OF USE

6.2 The principle of refurbishing the Stables to enable a leisure use scheme complies with national policy. The NPPF seeks to ensure the vitality of city centres by taking a positive approach to their growth and adaptation; and ascribes significant weight to supporting economic growth. The NPPF supports the redevelopment of underutilised buildings. Similarly, Policy CC7 promotes the efficient use of land in the city centre and active ground floor uses in appropriate locations such as this one.

6.3 The principle of reuse of the building, as part of a broader city centre regeneration scheme, complies with the Council's Core Strategy including Policies SP1, EC1, CC1 and CC4 which seek to direct a range of uses to the city centre in order to maintain its economic competitiveness and its vibrancy including leisure uses.

6.4 The proposal to revitalise the building and its surroundings aligns with the Council's St John's Strategic Regeneration Framework, and forms part of the applicant's broader strategy for the area. Refurbishment and reuse of the building will complement the redevelopment envisaged by the Framework, thereby benefiting the city as a whole. The SRF acknowledges the presence of the Bonded Warehouse and Stables, seeking retention of the former and preferring retention of the latter, in order to maximise benefits. The economic, social and environmental benefits of the Stables' redevelopment as part of the wider Bonded Warehouse and St John's proposals have the potential to boost the regeneration aspirations of the wider area.

6.5 The following sections will review the suitability of the proposed use in more detail, and the subsequent section will cover heritage implications.

Bar Restaurant

6.6 The principle of bar restaurant use in the city centre is suitable in policy terms by nature, being town centre uses. Leisure uses are recognised as contributing to the vitality of centres by national and local policy.

6.7 Policy EC1 supports uses in the city centre which contribute towards economic growth, provide an enhanced experience for commercial operators, and generate employment. This includes leisure and entertainment facilities. Policy CC1 identifies the city centre as a suitable location for commercially-led schemes including leisure facilities. It recognises that a range of uses including leisure and entertainment will support the development of a vibrant employment location which is attractive to employers, residents and visitors. The policy encourages the proposed uses in the city centre. As is evident from the information which supports this application, a very high quality offer will be delivered with careful attention to creating a unique customer experience.

6.8 The uses will generate the provision of 8 full time and 12 part time jobs, including full time management positions. The NPPF requires significant weight to be put on the need to support economic growth, and envisages dynamic city centres with a range of flexible uses.

6.9 The bar restaurant uses also support the broader vision for the area as a residential and business location of choice. Bar restaurant uses are attractive ancillary facilities for residents and business operators, whilst demonstrating to investors that an area is vibrant and popular. The proposal therefore aligns with Policies SP1, EC1, EC3 and CC1 which seek to build on the city's success as a commercial location.

6.10 Policy CC7 seeks active uses on ground floors, and finds leisure uses suitable where the location has an established public function or is part of a development which will create this type of environment. The intention of the SRF is that the area becomes a more active, public space, and the proposal will contribute towards this.

6.11 The proposal complies with Policy C10 by supporting the daytime and nighttime economies; by upholding residential amenity; and by being located in an area without a concentration of evening uses. The provision of suitable uses which appropriately activate a centre at all times of the day and night is also an aim of national policy.

6.12 The nature of the building's layout means that it can be adapted to the proposed uses in a suitable manner. The heritage impact is assessed separately in detail.

6.13 The site is well suited to leisure uses, being very accessible and capable of being managed to a high standard with negligible impact on neighbour amenity. This is further addressed in subsequent sections of this chapter, covering noise and waste management.

HERITAGE

6.14 The principle of loss of the Stables was accepted through a previous planning consent. The principle of retention of modification to allow conversion into a similar use, albeit with a gym and bar, was found suitable through the grant of planning consent. The latest proposals seek to go further in returning the building to its original appearance through the removal of unsympathetic 1980s additions. These comprise the lean-to conservatory and the Rovers Return façade. The roof, which is not original, will be replaced. This is considered to be a betterment in comparison to the consented scheme, particularly in terms of heritage.

6.15 The approach to the building has been based on an investigation into its significance, which was carried out in relation to earlier work on the Bonded Warehouse.

6.16 The earlier section, 'Heritage Designations' under Section 2 provides further information. To summarise, there is very little original fabric remaining, and the building's significance is largely related to its relationship with the Bonded Warehouse.

6.17 The Heritage Impact Assessment contained within this report identifies the relevant heritage assets which have the potential to be impacted by the scheme. They are described and their significance, along with that of their settings, is assessed. The HIA then evaluates the impact of the proposal on each heritage asset.

6.18 The Stables themselves have very limited original fabric, and limited significance in their own right. The works are largely comprised of external improvements and internal alterations to modern partitions. The overall impact of the proposals is considered to be positive, with the works enhancing the asset through external repairs and the removal of unsympathetic additions. The impact of the proposal is

modest, and will enhance the Stables and their setting in line with the legislative requirement. No harm will be caused. The significance of the asset will be upheld.

6.19 The proposals would meet the requirements of the NPPF, and the Council's Policies CC9 and EN3. The primary statutory requirement, as set out in the NPPF is to preserve the significant fabric and character of the building while facilitating its future use. This has been achieved in developing this proposal.

6.20 Impact on other heritage assets has been assessed, including the Grade II listed Bonded Warehouse and the Castlefield Conservation Area. It is demonstrated that the proposals will result in no harm to designated or non-designated heritage assets. The assets will continue to be viewed and experienced as part of a mixed streetscape. The improvements to the Stables and the modest new-build elements will preserve, and in some instances enhance, significance and will cause no harm.

6.21 In accordance with the NPPF and Policy EN3, the revised proposals would cause no harm to the fabric, character and setting of any relevant heritage assets, facilitating a sustainable long term use. The proposal thereby meets the requirements of planning policy and demonstrates best conservation practice.

HIGHWAYS AND ACCESS

Site Accessibility

6.22 The site is within comfortable walking distance of the city centre, and as such is accessible on foot to a wide range of facilities, employment opportunities, transport options and amenities. There is good pedestrian infrastructure in the vicinity of the site with all roads having footways on both sides of the carriageway. The site will benefit from further enhancement to movement networks as the St John's masterplan is delivered. All traffic signals in the area benefit from pedestrian crossing facilities with dropped kerbs and tactile paving.

6.23 The site and surroundings are served by the Metroshuttle free buses which provide convenient access to major activity centres in the city, along with other bus services. Deansgate Station is 650m away, providing rail options across Greater Manchester and beyond. The city centre benefits from many car parks, with multi-storey structures nearby at Spinningfields, First Street and Manchester Central.

6.24 The site is extremely accessible and benefits from a range of transport options.

Parking

6.25 Given the site's excellent accessibility, no vehicular parking spaces are proposed as part of the scheme. This will enable maximum active use to be made of the constrained urban site. The provision of no car parking is wholly compliant with Policy T2 of the Core Strategy which states that new development in the city centre should provide a level of parking which reflects the highly accessible nature of the location and the realistic needs of users.

SERVICING AND WASTE MANAGEMENT

6.26 An appropriate quantum of bin storage space is provided for general and recyclable waste. It will be stored in the dedicated internal courtyard store. Waste will be transferred daily for roadside collection by the management. The submitted Operational Management Strategy sets out how waste collection and servicing will be undertaken so as to uphold amenity.

6.27 Deliveries, waste management and refuse collection are appropriate for the scale of the development, and servicing and waste collection can be undertaken in an efficient manner. The proposal will therefore comply with Policies EN19 and DM1 which require the management of refuse in line with the waste hierarchy, and the upholding of residential amenity.

MANAGEMENT

Operations

6.28 The application is accompanied by an Operational Management Plan produced by All Work and Social. It is a comprehensive plan which covers the servicing and management of the uses.

6.29 It provides detailed management guidance covering hours of operation, staffing, noise management, servicing, site safety and security, and the management of courtyard seating. It notes a total capacity of 110 seated and 60 standing for the bar; 60 in the courtyard; and 92 in the restaurant. Estate security patrol the local area, and SIA registered door staff will be appointed for peak periods to support the team and manage dispersal.

6.30 Deliveries will be made via Victoria Street and will be restricted to 08.00 to 20.00 Monday to Saturday and 08.30 to 16.00 on Sundays and Bank Holidays. They will be pre-booked wherever possible.

6.31 The document demonstrates that the uses can be successfully operated from the site with no impact on amenity or operation of nearby uses. The proposal is thereby wholly compliant with Policy DM1.

AMENITY

Safety and Security

6.32 The scheme has been carefully designed so as to maximise security of users and staff, and to reduce any areas of risk. Physical measures will be complemented by an efficient management strategy which will be implemented by Allied London and the individual operators and occupiers.

6.33 The submission includes a Crime Impact Statement prepared by Greater Manchester Police. It finds that no design changes are required. Several recommendations are made in relation to lighting and the standard of new doors and glazing. The applicant has an excellent track record and is committed to reviewing the suggestions.

6.34 The Statement lists positive aspects of the proposals including bringing activity and vibrancy to a vacant building during the day and into the evening. It will provide natural surveillance for the surrounding area. Bar/service areas overlook the main entrances and seating areas and provide staff with good views of those entering. Lockers are provided for staff belongings and bins are to be stored internally.

6.35 The proposal thereby provides a safe and secure space as required by national policy and local Policies EN1 and DM1.

Noise

6.36 The application is accompanied by an Acoustic Assessment undertaken by Sandy Brown Associates. It assesses the implications of noise generated by the proposal, including plant and amplified sound. The predicted plant noise egress level meets the limits at all nearby noise sensitive premises during the daytime and night.

6.37 Internal operational noise limits for the bar and restaurant spaces have been established based on the proposed layouts, and external noise egress limits.

6.38 The survey demonstrates that the proposal is capable of meeting national and local policy requirements regarding amenity including Policy DM1.

7. SUMMARY AND CONCLUSIONS

7.1 The proposal has been considered against the policies of the current development plan, and national government policies and guidance. It has been illustrated that the proposal conforms to the criteria they set out and that the principle of development is both sustainable and desirable.

7.2 The principle of the use will activate this part of the City Centre, supporting economic growth and contributing to the aims of the St John's Strategic Regeneration Framework produced by the Council, as well as area-specific policy covering the City Centre. The proposed scheme forms part of the wider Bonded Warehouse, Enterprise City and St John's proposals, representing significant investment in the area as sought by the Council.

7.3 The Stables is Grade II curtilage listed by virtue of its relationship with the Bonded Warehouse. The building itself is of limited significance. It has limited original fabric due to ongoing interventions during its operation by Granada Studios. The proposed works will have limited impact on original fabric, and will enhance the asset through external repairs and removal of unsympathetic additions. No harm will be caused to designated or non-designated heritage assets, which will continue to be viewed and experienced as part of a mixed streetscape. The works will preserve, and in some instances enhance, significance.

7.4 The proposal forms part of a wider transformative regeneration solution for this part of the city centre as well as a viable long-term use which will secure the building itself.

7.5 The site is well connected, being within easy reach of Deansgate Station, the bus network and other city centre facilities.

7.6 The Management and Waste Strategies demonstrate that the uses can coexist with each other and with existing occupiers in this locality without any impacts on amenity.

7.7 This report clearly demonstrates that the proposed development is aligned with national policy and has policy support at the local level.

7.8 The NPPF makes it clear that there is a 'presumption in favour of sustainable

development' running through the decision-taking process. The proposed development is consistent with the NPPF's core principles. The scheme has been designed to a very high standard, sensitively refurbishes a heritage asset and is in a sustainable, city-centre location.

7.9 We have illustrated that the application site is entirely suitable and appropriate for the proposed development.

7.10 Statute requires that this application be determined in accordance with the development plan unless material considerations dictate otherwise. This proposal satisfies all relevant national and local policy considerations.