

Development Management
Manchester City Council
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Our ref EKPS/230611/JK

Neo
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Manchester
M1 4ET

Submitted via the Planning
Portal

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23 November 2023

Dear Sir or Madam,

Application of Full Planning Permission: Worsley Mill apartments, Blantyre Street, M15 4LG.

Planning Portal Reference: PP-12488773

On behalf of our client Thomason Partnership Limited, please find enclosed an application for full Planning Permission for the following works:

"Elevational alterations consisting of recladding elements of existing building and replacement of existing balconies."

Background

The application property relates to the Worsley Mill site and specifically to a part six, part seven storey apartment block situated above a podium of car parking. The building was constructed in the 21st century (under planning permission 062191/FO/CITY3/01) as part of a wider development that included the conversion of the original, Grade II Worsley Mill (1896) into a mixture of apartments, offices and other commercial / leisure uses.

The site sits within the Castlefield Conservation Area and is bound to the north by the Bridgewater canal and its associated towpath. To the east are 20th century apartments accessed off Slate Wharf. Blantyre Street forms the southern boundary and it is from here that vehicular and pedestrian access is achieved. Whilst the modern apartment block is situated within the curtilage of the Grade II Worsley Mill, situated directly to the west, it is not considered to be a curtilage listed structure on the grounds that it does not pre-date 1948.

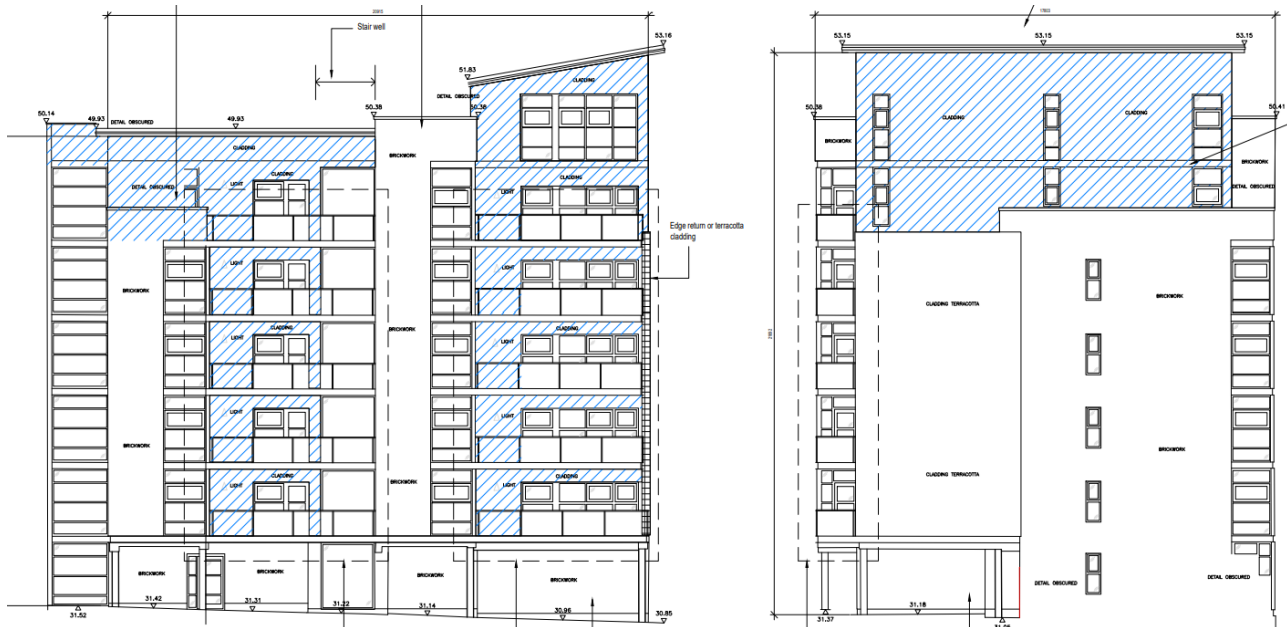
The owners of Worsley Mill have identified a need to replace the existing combustible materials / cladding on the modern extension to Worsley Mill and replace them with materials that are i) fire safety compliant; and ii) of matching appearance (so far as possible) to those that were originally approved in 2001.

The Proposed Development

The proposed works comprise of the following components:

- Recladding the building in Quartz Zinc by VMZinc, following the removal of the existing grey zinc cladding (blue hatched areas within **Figure 1**, overleaf). For the avoidance of doubt, no new areas of cladding would be created beyond those that already exist.

- Installation of aluminium decking (AliDeck, colour: Textured Sand) to the balconies following the removal of the existing timber-deck balconies. All of the proposed balcony structures will occupy the same footprint as those that they replace.

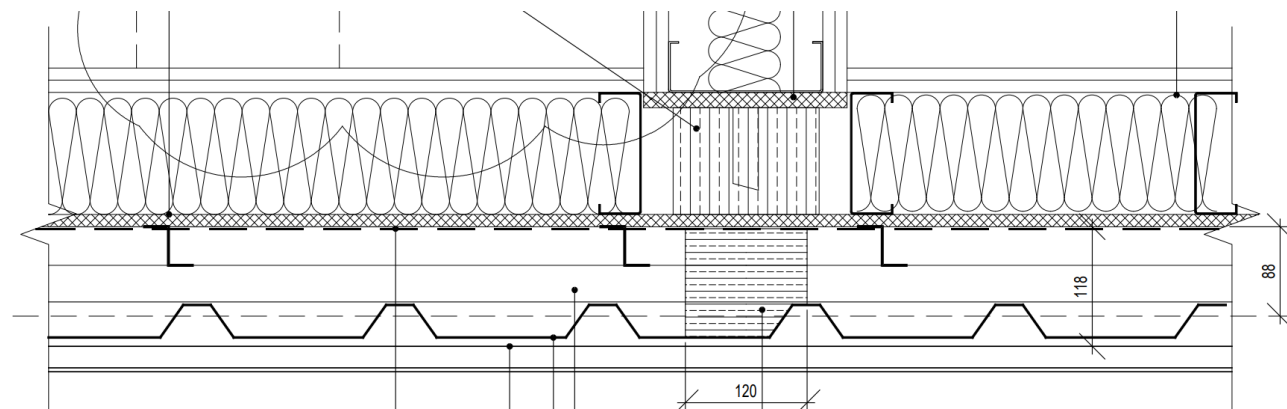


^ Figure 1 – proposed southern elevation (left) and eastern elevation (right) to Worsley Mill

Design and Access Considerations

Visual impacts

Importantly the proposed cladding would closely match the appearance, finish and means of fixing associated with the existing zinc finish that can currently be seen on the building, as demonstrated by the 'typical detail' drawings that have been submitted with the application (See **Figure 2** below). Consequently, it is considered that this element of the proposed works would not have a material impact on the appearance of the existing building. The relationship between the recladding works and both the listed Worsley Mill and the Castlefield Conservation Area is considered further within the Section below.



^ Figure 2 – Typical cladding detail

Turning to the timber balconies, notwithstanding their non-compliance with modern Building Regulations, it is also apparent that their condition and visual appearance has deteriorated over time. Replacing these features

with a more robust, weatherproof and aesthetically pleasing material (AliDeck: Textured Sand) will improve the overall appearance of the Worsley Mill building.

Access

The nature of the proposed works means that there will be no impact on the existing access arrangements associated with the building or the wider site.

Heritage

Policy context

Paragraph 194 of the NPPF states that, in 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 199 of the NPPF explains that 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.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 202 goes on to explain 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.

Curtilage Listing

Whilst the modern apartment block is situated within the curtilage of the grade II listed Worsley Mill, it is not considered to be a curtilage listed structure as it does not pre-date 1948 – instead being of 21st century construction. The modern apartment block had not been built when Worsley Mill was listed in 1992 and as such there is no reference to it in the listing description. Listed Building Consent is not considered to be required for the proposed works, in addition to planning permission.

Significance

Worsley Mill (formerly Canal Flour Mill) is Grade II listed, with the listing description noting that it represents an unusually complete example of a flour mill related to a canal. For example, its interior includes: intact loading and unloading facilities for canal boats; cast iron columns; timber floors supported by steel beams; and a disused pump in the basement for an artesian well. Thus, whilst its exterior includes Italianate features such as a campanile-style chimney, much of its significance is derived from the extent to which its interior remains intact. The full listing description is set out within **Appendix 1** of this letter for completeness.

The site lies within the Castlefield Conservation Area, the focus of which is the Roman fort from which it derives its name. Other heritage assets of note in the area include the Grade I listed Liverpool Road station, and other associated railway infrastructure which includes a number of bridges, warehouses and viaducts. A wide variety of building materials are used in Castlefield, although they tend to be more rugged and industrial in character than in other parts of the city centre.

Assessment

The Council's guidance in relation to the Castlefield Conservation Area explains that modern materials used in a modern manner can find a place here, but the resulting buildings must, above all, be of high quality.

With the exception of the Bridgewater Canal to the north, the setting of Worsley Mill has been much altered since its original construction, due to the development of modern apartment blocks and the A57 inner ring

road. Consequently, the area immediately to the east of Worsley Mill (i.e. the application site) is not considered to be highly sensitive to change.

In addition to the Victorian Mill, the features of note in this part of the conservation area are considered to be the Bridgewater Canal and the elevated railway viaducts to the north, which represent clear reminders of Castlefield's industrial history. The proposed works to the northern elevation of the apartment building would be visible to people using these working elements of the conservation area (i.e. the canal (towpath) and tramline / railway line).

Fundamentally though, the proposed recladding works are designed to be a like for like replacement of the existing materials on the building, with the important distinction that they will now be compliant with modern Building Regulations. The new balconies will replace the existing weathered structures on the building.

Consequently, it is considered that the proposed works will have a minor beneficial impact on the setting of Worsley Mill and on the Castlefield Conservation Area.

Notwithstanding the above, it should be borne in mind that there are also clear public benefits associated with removing combustible materials from the building and replacing them with materials that are compliant with modern Building Regulations.

Given the above, the proposals are considered to be in accordance with the relevant National and Local Planning Policies that have been referenced in the Relevant Policy section below.

Amenity of Worsley Mill Residents - Noise

Worsley Mill is positioned on the opposite side of the Bridgewater Canal from an elevated tram line and railway viaduct, with the Inner Ring Road also running nearby to the west. However, the proposed works will not result in a material reduction in the building's noise insulation properties, as the acoustic performance of the proposed cladding material will match that of the material it replaces. Importantly, the proposed arrangement will add an extra 50mm of insulation and will meet the requirements of the current Building Regulations Approved Document E (Resistance to the Passage of Sound). Thus, the amenity of residents within Worsley Mill will not be materially harmed as a result of these important recladding works.

Relevant Planning History

062191/FO/CITY3/01 | Residential development comprising 82no. flats with car parking, health club and bar / restaurant | Approved, 11 October 2002

062192/LO/CITY3/01 | Listed Building Consent for Residential Development comprising 82no. flats with car parking and health club, bar / restaurant | Approved 11 October 2002

069140/FO/2003/C3 | Retrospective application for changes to each of the elevations of the new build and the use of artificial copings on each of the external faces of the new building and copings to the terrace of the Springs building facing the canal | Approved 05 November 2003

Relevant Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the 'Development Plan' unless 'material considerations' indicate otherwise.

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

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

- **Policy CC3 – Housing**

The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants.

- **Policy CC9 – Design and Heritage**

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

- **Policy EN1 – Design Principles and Strategic Character Areas**

Opportunities for good design to enhance the overall image of the City should be realised, particularly on major radial and orbital road and rail routes.

Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- **Policy EN3 – Heritage**

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.

- **DM1 – Development Management**

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.

Development should have regard to the character of the surrounding area.

Community Safety and crime prevention.

Adequacy of internal accommodation and external amenity space.

- **Policy EN3 - Heritage**

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. 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.

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

- Policy DC18.1 (Conservation Areas) States that the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character.
- Policy RC20 (Small Area Proposals for the City Centre) – states that Area 27 (Rivers Medlock and Irwell / Liverpool Road / Chester Road / Egerton Street) offers considerable potential to extend the tourist related facilities planned for the area north of Liverpool Road and part has been designated an Urban Heritage Park. The basic approach in this area will be to encourage such uses and stimulate environmental improvement whilst at the same time keeping and strengthening the area's links with the past.

Supporting Plans and Documents

The following information has been submitted via the Planning Portal in support of the planning application:

- Planning Application Form and Certificate B.
- Site Location Plan.
- Scheme Plans and Elevations – as listed in BTP Architects Drawing Register.
- Fire Statement prepared by Design Fire Consultants.

Payment of the required Planning Application Fee of £298 (comprising application fee of £234 and Planning Portal administration fee of £64) in line with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012) has been made via the Planning Portal.

We would be grateful if you could confirm receipt of this planning application and confirm in writing that it has been successfully registered and validated.

Please do not hesitate to contact me by 'phone (07300 806 110) or by e-mail (james@euankellie.co.uk) should any matters arising from the application require clarification.

Yours faithfully,



James Ketley MRTPI
Associate Director
james@euankellie.co.uk

APPENDIX 1 | LISTING DESCRIPTION FOR FORMER CANAL FLOUR MILLS (WORLSEY MILL), EGERTON STREET, MANCHESTER**MANCHESTER**

SJ8297 EGERTON STREET 698-1/18/123 (East side) 09/11/92 Former Canal Flour Mills

GV II

Flour mills, now warehouses, etc, and partly unoccupied at time of survey. 1896, by William Waddington. Red brick (part now painted), 4-span slate roof. Irregular plan within a square, on structural axis parallel to Egerton Street, with north end to Bridgewater Canal and integral canal basin entered through shipping hole. Utilitarian style with Italianate features. Four storeys over basement, plus a tower and campanile-style chimney; with pilastered facades of 6 unequal bays to Egerton Street and 4 unequal gables at the south end. Each bay has a Lombard frieze, the first 5 to Egerton Street with pairs of windows and the 6th bay with 3 windows, mostly segmental-headed except for a single round-headed opening from ground to 1st floor of the 1st bay and all those at top floor which are square-headed and shorter; all basement openings and most ground floor windows now blocked. South return wall has a wide 3-bay gable with central flat, then a 2-bay gable, and two single-bay gables, all completely altered at ground floor but otherwise with fenestration like that at the front except the top floor which has stepped round-headed windows. The north end has (inter alia) a large shipping hole; and a square sprinkler tower with

narrow 2-bay sides which have round-headed lancets and corbel tables, a machicolated parapet (enclosing the water tank), and a square chimney at the north east corner in similar style. Interior (as reported by GMAU 1989): intact loading and unloading facilities for canal boats; timber floors supported by steel beams and cast-iron columns; disused pump in basement for artesian well. Included as unusually complete example of flour mill related to canal.

Listing NGR: SJ8286797461