

58 MOSLEY STREET

MANCHESTER

PLANNING STATEMENT

M & G

2022-020, SEPTEMBER 2023



Signing off Sheet

Client: M & G
Project: 58 Mosley Street, Manchester
Document: Planning Statement
Date: September 2023
Ref: 2022-020

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1. Executive Summary

1.1 This Planning Statement has been prepared on behalf of M & G to support the submission of a full planning application for development at 58 Mosley Street, Manchester, M2 3HZ.

1.2 The proposed description of development is as follows:

'Full planning permission for the refurbishment and extension of existing office building to include elevational alterations, new light-weight roof extension (Use Class E) and installation of photovoltaic panels.'

1.3 For avoidance of doubt, planning permission is only sought for the following works:

- Alterations to the façade to include landscaping works to create level access to the building;
- Moving of existing entrance and creation of a new, accessible entrance way on Booth Street;
- Erection of a light weight, glazed roof extension at the eighth level; and
- Installation of photovoltaic panel(s).

1.4 The relocation of the entrance onto Booth Street presents a unique opportunity to substantially improve the sense of arrival to the office building entrance off a newly designed, high-quality public realm.

1.5 The public realm design will incorporate York stone pavers, planters and wooden benches to contribute to the overall streetscape and create new opportunities for relaxation and social interaction, whilst significantly enhancing the arrival into the building for occupiers.

1.6 The proposed modest canopy does not extend any further than the existing cantilever, yet serves as a significant framing element for the new entrance and profile from Mosley Street. In addition to providing some weather protection for visitors waiting for the doors to open.

1.7 The immediately adjacent building, Abbey House, has set a precedent for canopies within the Upper King Street Conservation Area (designated in 1985). Therefore, the

canopy proposed on 58 Mosely Street is designed to reflect Abbey House and provide a symmetrical gateway to the new corporate avenue of Booth Street.

- 1.8 It should be understood that these works form part of a wider refurbishment of the building to modernise the space and respond to evolving market demands. The refurbishment of this 18 year old building presents a unique opportunity to deliver new fit for purpose Grade A office accommodation in the heart of Manchester City Centre, all without requiring demolition and rebuild.
- 1.9 The repurposing of the existing office stock saves embodied carbon, which is an integral component of the overall carbon analysis, compared to the construction of a new build.
- 1.10 Furthermore, upon completion, the building will be one of the most sustainable within Manchester City Centre, with a well-defined strategy to achieve net zero carbon in operation by targeting a NABERS 5 star rating. The proposed PV panels plays a crucial role in achieving this operational energy rating.
- 1.11 This will be one of the first refurbished buildings to attain this level of operation energy rating, and will serve as a leading example of how to convert an existing building into a sustainable office product that would otherwise fall short of future energy performance benchmarks.
- 1.12 Alongside the roof terrace, the interior alterations will provide capacity for diverse high-quality in-house facilities, featuring a yoga studio and a gym. These additions will further enhance the health and well-being credentials of the building.
- 1.13 Overall, the approval of works outlined above will ensure the delivery of high-quality office spaces within Manchester's core, that meet ESG and health and well-being credentials and therefore align with the Council's objectives.
- 1.14 The submission follows thorough pre-application engagement with the Deputy Director of Planning at Manchester City Council who was receptive to and welcomed the proposals as a '*good news story for Manchester*' (Meeting Minutes, NJL Consulting, November 2022).
- 1.15 A full suite of drawings and relevant technical assessments supports the application and confirms there are no technical grounds to withhold planning permission.

2. Introduction

2.1 This Planning Statement has been prepared on behalf of M & G for the proposed development at 58 Mosley Street, Manchester, M2 3HZ.

2.2 The proposed description of development is as follows:

'Full planning permission for the refurbishment and extension of existing office building to include elevational alterations, new light-weight roof extension (Use Class E) and installation of photovoltaic panels.'

2.3 The Planning Statement is submitted to Manchester City Council for assessment and should be read in accordance with the following suite of documents;

Document	Consultant
Planning Statement	NJL Consulting
Design and Access Statement	JM Architects
Noise Impact Assessment	Hann Tucker
Energy and Sustainability Assessment	Crookes Walker Consulting

2.4 The application is also accompanied by the following drawings;

Description	Reference
Location Plan	7002-JMA-01-ZZ-DR-A-900001-S3-P01
Existing Ga Plan B1	7002-JMA-ZZ-B1-DR-A-00001
Existing GA Plan - Level 00	7002-JMA-ZZ-00-DR-A-00001
Existing GA Plan - Level 01	7002-JMA-ZZ-01-DR-A-00001
Existing GA Plan - Level 02	7002-JMA-ZZ-02-DR-A-00001
Existing GA Plan - Level 03	7002-JMA-ZZ-03-DR-A-00001
Existing GA Plan - Level 04	7002-JMA-ZZ-04-DR-A-00001
Existing GA Plan - Level 05	7002-JMA-ZZ-05-DR-A-00001
Existing GA Plan - Level 06	7002-JMA-ZZ-06-DR-A-00001
Existing GA Plan - Level 07	7002-JMA-ZZ-07-DR-A-00001
Existing GA Plan - Level 08	7002-JMA-ZZ-08-DR-A-00001 P02
Proposed GA Plan - Level B1	7002-JMA-ZZ-B1-DR-A-00002
Proposed GA Plan - Level 00	7002-JMA-ZZ-00-DR-A-00002
Proposed GA Plan - Level 01	7002-JMA-ZZ-01-DR-A-00002
Proposed GA Plan - Level 02	7002-JMA-ZZ-02-DR-A-00002
Proposed GA Plan - Level 03	7002-JMA-ZZ-03-DR-A-00002
Proposed GA Plan - Level 04	7002-JMA-ZZ-04-DR-A-00002
Proposed GA Plan - Level 05	7002-JMA-ZZ-05-DR-A-00002
Proposed GA Plan - Level 06	7002-JMA-ZZ-06-DR-A-00002
Proposed GA Plan - Level 07	7002-JMA-ZZ-07-DR-A-00002
Proposed GA Plan - Level 08	7002-JMA-ZZ-08-DR-A-00002 P03
Existing Roof Terrace Section	7002-JMA-ZZ-08-DR-A-01001
Proposed Roof Terrace Section	7002-JMA-ZZ-08-DR-A-01002
Roof Level Proposed PV Configuration Layout	2612-CWC-XX-RF-6001-Rev-P1
Existing Elevations 01	7002-JMA-ZZ-ZZ-DR-A-0200-P01
Existing Elevations 02	7002-JMA-ZZ-ZZ-DR-A-02002
Proposed Elevations 01	7002-JMA-ZZ-ZZ-DR-A-02003

- 2.5 The planning application comprises all information, plans and supporting assessment work required by the local and national validation requirements. This has been confirmed by Manchester City Council ('MCC').
- 2.6 This Statement assesses the proposed development against the relevant planning policies and guidance and is structured as follows;
- **Section 3** of this document provides the site context including the description of the site, its location and surrounding services within the local area.
 - **Section 4** sets out the planning history.
 - **Section 5** details the proposed development.
 - **Section 6** establishes the planning policy context.
 - **Section 7** sets out the case for development.
 - **Section 8** concludes the report.

3. The Site and Surrounding Area

- 3.1 The Site comprises 58 Mosley Street, a 7 storey building currently in use as offices (Use Class E). The Site is located in Manchester City Centre and has a building footprint of approximately 17,265 SqFt, the extent of which is displayed in figure 1.



Figure 1: Site Location Plan

- 3.2 The building forms part of a larger commercial block and is connected to commercial units to the East and West. A one-way road system bounds the Site and comprises West Mosley Street, Mosley Street, Booth Street and Charlotte Street.
- 3.3 The Site is located within the commercial core and is covered by Core Strategy Policy EC3 'Regional Centre'. As such, the Site benefits from a highly sustainable location with access to a range of transportation modes. This includes;

- The Piccadilly Gardens and St. Peters Square Tram Stop both circa 5 minutes walk from the Site;
- The Manchester Piccadilly Gardens Bus Station, offering services to local service centres such as Flixton, Urmston, Chorlton, Bolton, Didsbury. This is in addition to the St Peter's Square (Stop SD) circa 0.1mi (2 minutes walk) from the Site that provides services to and from East Didsbury and surrounding inner city areas;
- Train services from two primary stations, Manchester Oxford Road Station and Manchester Piccadilly Station, both of which are circa 0.5 mi from the Site (10 minutes walk); and
- Dedicated cycle trail that operates along Fountain Street combined with the identified bike-friendly road, Mosley Street that connects to the Oxford Road Corridor.

3.4 The Site sits within the Upper King Street Conservation Area designated in November 1974 and adjacent to the Grade II* Listed Building, The Portico Library and The Bank Public House at 57 Mosley Street. Further proximate Listed Buildings include Grade II listed 58, 60, 62, 66 and 68 Fountain Street. Whilst the Site is close to a number of heritage assets, it is not a designated heritage asset itself, nor is its curtilage listed.

3.5 A review of the Government's online mapping system highlights that the Site is in Flood Zone 1, and therefore at the lowest risk of flooding. There are no further designations which could form constraints to the development.

The Surrounding Area

3.6 The wider area is characterised by commercial uses in all directions and comprises a diverse selection of leisure, health and retail uses. Spinningfields is located 0.5 mi to the West of the Site and the Oxford Road Corridor 0.5 mi South of the Site.

3.7 In summary, the Site presents a highly sustainable location suitable for accommodating a contemporary office environment (Use Class E).

4. Planning History

- 4.1 The Site has been subject to a number of planning applications from 1976 to 2018. A full overview of the Site's planning history is provided in Appendix 1.
- 4.2 Through the preparation of this application, a number of comparable applications on surrounding sites have been reviewed and assessed. All applications have sought amendments to commercial uses in the effort to provide amenity space for employees and ensure optimum design and function of buildings. For completeness, these are summarised in the table below:

REFERENCE	DESCRIPTION	DECISION
130935/FO/2021	<u>Premier House Blackfriars Street, Manchester, M3 2EQ</u> Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/food and beverage floorspace (Class E/Sui Generis Drinking Establishment Use)), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant , new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor.	Approved October 2021
130446/FO/2021	<u>Ramada Renaissance Hotel Blackfriars Street, Manchester, M3 2EQ</u> Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace , modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden , modifications to the building facades, public art installations and other works.	Approved August 2021
127881/FO/2020	<u>109-127 Market Street, Manchester, M60 1TA</u> Erection of four-storey roof-top extension (for use within Class E (commercial, business and service uses)); for use of floors 1-7 and change of use of the basement and ground floor to permit Use Class E and drinking establishments and hot food takeaway (Sui Generis), external works associated with the formation of new ground floor entrances, sub-division of the ground floor unit into 9 units; works to windows including replacements, creation of winter gardens on the 6 th floor; creation of external roof top amenity spaces; installation of new rooftop plant ; the provision of secure cycling parking (255 spaces) in sub basement and other associated works.	Approved January 2021
123289/FO/2019	<u>53 -55 Mosley Street, Manchester, M2 3HY</u> Refurbishment and extension of existing office building to include elevational alterations and new 2 storey	Approved July 2019

	roof-top extension to provide additional office accommodation (Use Class B1)	
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- 4.3 Of particular relevance is application ref: 123289/FO/2019 that is located circa 109 metres to the North West of the Site. It is considered that approval of this scheme demonstrated the acceptability of a suitably designed roof-top extension within the Conservation Area.
- 4.4 An additional case to acknowledge is the proposed Listed Building Consent at 10 Booth Street application ref: 130827/LO/2021 for *'the internal refurbishment of King Street Hotel, new eighth floor rooftop extension and replacement of the existing façade at first, sixth and seventh floors and associated works.'*
- 4.5 This application was submitted in June 2021 and approved on 17 November 2022. King Street Hotel is approximately 2 minute walk from Site; therefore, this planning permission further demonstrates the principle for roof-top extensions within the Conservation Area.
- 4.6 The acceptability of photovoltaic panels within the surrounding area has also been reviewed through the preparation this application. From initial desktop research using the Council's website, it is evident that PV panels are supported to provide more sustainable forms of development and energy generation.
- 4.7 Overall, the planning history of proximate sites has established the principle of development and this application seeks to build on the established development principles at the Site. The proposed development presents a scheme which accords with the development plan aims and detailed policies and is consistent with applications that have previously been approved by the Council.

Pre-Application Advice

- 4.8 Ahead of the formal planning submission, the applicant has engaged with the Council through their pre-application advice process. A formal pre-application request was submitted on 8 November 2022 and the meeting held on 22 November 2022.
- 4.9 This meeting presented the proposed development to the Council and sought their advice on the principle of development. The proposals were well received, and the Planning Officer welcomed the development as they recognised the significant economic benefits that could be added to the area.
- 4.10 This application is made on the basis of the positive feedback from officers.

5. The Proposed Development

5.1 The proposed development can be summarised as follows:

- Alterations to the façade to include landscaping works to create level access to the building;
- Moving of existing entrance and creation of a new, accessible entrance way on Booth Street; and
- Erection of a light weight, glazed roof extension at the eighth level; and
- Installation of photovoltaic panels.

5.2 These works form part of a wider refurbishment of the building to modernise the space and respond to evolving market demands. For clarity, only the items referenced above require planning permission all other works proposed are internal and do not require planning permission.

Use

5.3 The proposals will deliver a roof terrace that will create a space for employees to relax and unwind or host networking events and client meetings. The bar area will be enclosed to ensure use in all weather conditions and construct a rare outlet in the centre of Manchester. The roof terrace will be ancillary to the office building for use by tenants only and therefore remain classified as Use Class E.

Access and Layout

5.4 It is proposed to relocate the pedestrian access to Booth Street that would be combine with minor landscaping works to create a level access to gain entry to the building.

5.5 The relocation of the entrance to Booth Street proposes to reduce on-street car parking provision by widening the footway and utilising the existing street parking spaces. This will enable the provision of landscaping works to create a stylish high end commercial street, elevating the public realm and sense of arrival.

5.6 Internal car parking provision will also see a reduction from 34 useable spaces to 13 (including 2 accessible spaces) to deliver increased basement level cycle storage, promoting active travel in accordance with Manchester City Council's drive to be zero carbon by 2038.

- 5.10 The supporting Design and Access Statement details a full materials palette and visualisation of the proposed office modernisation for reference.

6. Planning Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 6.2 This Section describes the relevant adopted planning policy and other material considerations that have underpinned the proposed development. The hierarchy of plans this application is subject to is illustrated in figure 3.

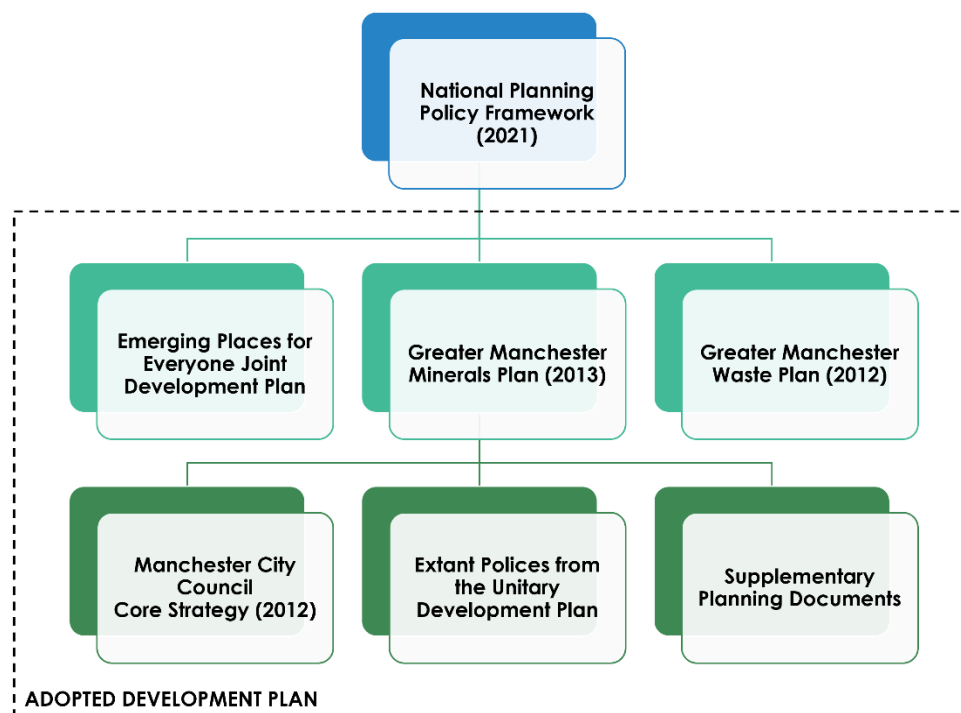


Figure 3: Adopted Development Plan

- 6.3 The application site is within Manchester City Council where the adopted Development Plan comprises a number of planning documents that are material considerations. Of relevance to this proposal is the 'Guide to Development in Manchester Supplementary Planning Document and Planning Guidance' (adopted 2007).
- 6.4 This document sets out the design parameters that should be adhered to for any development within Manchester to ensure the proposals continue to contribute positively to the architectural fabric of the City.

National Planning Policy Framework

6.5 The National Planning Policy Framework (NPPF) sets out the overarching planning policies from the Government. In July 2021, the NPPF was updated, and this now forms the overarching planning guidance in England.

6.6 Regard must be had to the NPPF as a material consideration in planning decisions as per Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004. This central aim of the NPPF and the planning system is highlighted in paragraph 7:

'The purpose of the planning system is to contribute to the achievement of sustainable development.'

6.7 Where proposals are sustainable there is a presumption in favour of the development which is the core of the NPPF:

'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development' (paragraph 10).

6.8 The NPPF advises that there are three dimensions to sustainable development: economic, social and environmental (Para. 8) and establishes a presumption in favour of sustainable development stating that sustainable development proposals need 'approving...without delay' (Para. 11).

6.9 The Framework, taken as whole, represents the Government's definition of what constitutes a sustainable development. This definition of sustainable development includes three key roles: an economic role; a social role; and an environmental role. These aims are mutually dependent and should be sought jointly and simultaneously by the planning system.

Employment

6.10 The Framework affords significant weight to the support of economic growth and productivity that incorporates both *'local businesses and wider development opportunities to capitalise on performance and potential'* (Para. 81).

6.11 Paragraph 82 goes onto state that planning policies should: *'proactively encourage sustainable economic growth...identifying sites for local inward investment to match the local strategy.'*

- 6.12 Paragraph 83 requires that planning policies and decisions should identify locational requirements of different sectors and accordingly make provision *'for clusters or networks of knowledge and data-driven, creative or high technology industries in suitably accessible locations.'*

Design

- 6.13 The NPPF supports the creation of well-designed places, that shape sustainable communities, warrants development being acceptable.
- 6.14 Paragraph 128 states that at the very earliest stage, *'all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.'*
- 6.15 Paragraph 134 advises *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.*
- 6.16 Paragraph 134 further recommends that significant weight should be given development which accords to local design and national guidance, which displays exemplary design that achieves and/or raises the standard of design.

Heritage

- 6.17 Paragraph 194 of the NPPF requires as a minimum, that the significance of any heritage asset that may be affected by a proposal to be identified and assessed. The assessment should be taken into account when considering the impact of a proposal on a heritage asset.
- 6.18 'Great weight' should be afforded to the preservation of designated heritage assets, stressing 'the more important the asset, the greater the weight should be' (Para. 199). This is of particular relevance for Conservation Areas.
- 6.19 Paragraph 202 goes on to state: '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...'

Paragraph 206 advises 'Local planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

Manchester's Core Strategy

6.20 The Core Strategy was adopted by Manchester in July 2012 and sets out an overarching strategy and development principles for Trafford to guide development until at least 2027.

6.21 The principal Core Strategy policies that are relevant to the assessment of this application are listed below:

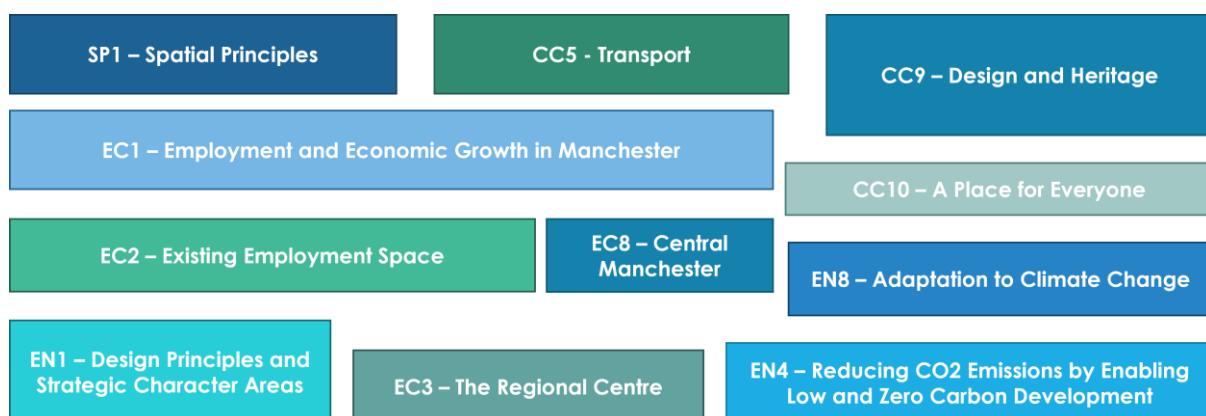


Figure 4: Relevant Core Strategy Policies

6.22 A full overview of the planning policies and the compliance of the scheme with each relevant policy is provided in Appendix 2.

7. Principle of Development

- 7.1 The following Section sets out the case for the proposed development and assesses it against the adopted planning policies and guidance.

Principle of Roof Extension

- 7.2 As previously mentioned, the proposed development will deliver a light weight roof extension and associated terrace space that would assist Manchester in delivering attractive work spaces at a global scale.
- 7.3 The Local Plan seeks to promote economic development within the borough and in particular the City Centre. The Site is located within the Central Area of Manchester and Policy EC8 states that this part of the City is expected to provide 14ha of employment land across the plan period.
- 7.4 Policy EC3 outlines that office developments will be encouraged provided that they are proposed for suitable and sustainable locations that are well connected to transport infrastructure.
- 7.5 In terms of location, 58 Mosley Street ('the Site') is an existing office site (Use Class E) that benefits from close proximity to a range of public transport modes including train, bus and tram, as identified in Section 2 of this Statement. It is therefore our view that the location of development accords with strategic aims of the Local Plan and should be acceptable in principle.
- 7.6 The Local Plan also recognises the need for new development to provide a range of uses in the City Centre to contribute to a coherent and integrated physical environment. Policy CC9 (Design and Heritage) states that developments should be of the highest standard both in appearance and function, whilst Policy EC1 (Employment and Economic Growth in Manchester) promotes the creation of business destinations by enhancing the primary business use with ancillary commercial facilities.
- 7.7 As outlined in Section 3, comparable schemes have been supported within Manchester's Regional Centre in the effort to provide amenity space for employees and ensure optimum design and function of buildings.
- 7.8 It is accepted that the approval of application ref. 123289/FO/2019 that is located circa 109 metres to the North West of the Site demonstrates the acceptability of a suitably designed roof-top extension within the Conservation Area.

- 7.9 Overall, the proposed roof terrace will create a unique business and amenity offer for employees within the heart of the City and will complement the appearance and character of the surrounding context. Therefore, it is considered that the proposed scheme accords with the requirements and aspirations of Policies EC1, EC3, EC8 and CC9 and should be considered acceptable by the Council.

Design

- 7.10 In accordance with Policy CC9 the design of the scheme has been developed in response to the building's relationship with adjacent existing and proposed uses. The roof-top extension and wider refurbishment works will secure provision of high-quality office space and provide a mix of uses that will improve the long-term wellbeing of employees.
- 7.11 The design and selection of materials has also been carefully considered to optimised sustainable design to support climate change mitigation and mental and physical health in accordance with Policy EN8 (Adaptation to Climate Change), Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) and Policy CC10 (A Place for Everyone).
- 7.12 In summary, the proposals represent a high-quality scheme which will enhance the character of this part of the City Centre, whilst also contributing to a safe and attractive public realm. It is therefore accepted that proposed works are in full compliance with the adopted Development Plan.

Neighbouring Amenity

- 7.13 The proposed roof-top extension is appropriately designed in relation to neighbouring buildings. This ensures that the positioning of the roof terrace provides acceptable separation distances and will not impact light levels experienced by adjacent users. As previously discussed, the terrace is to be only used by tenants and therefore within acceptable opening hours of the Office Class E Use.
- 7.14 To confirm acceptability in acoustic terms, a noise impact assessment prepared by Hann Tucker supports this application and confirms no undue impact on surrounding properties.
- 7.15 In view of the above, it is accepted that the proposed scheme has regard to specific issues that affect amenity such as noise and light, therefore is fully compliant with National and Local Policy.

Highways

- 7.16 As part of the proposed development, the existing car parking facility will be reduced from 34 useable spaces to 13. In addition, further cycle parking will be provided.
- 7.17 It is understood that the existing parking provisions are underused, and this space is not maximised within the building.
- 7.18 Therefore, the reduced parking provision is acceptable and will still provide a sufficient amount of parking spaces for future office users.
- 7.19 A further 3 spaces on the public highway are to be removed and the space incorporated into a wider pavement to facilitate better public realm. Discussions with the Council's highways department are ongoing around the process and payment for this land.

8. Conclusion

- 8.1 This Planning Statement supports the submission for proposed development at 58 Mosely Street, Manchester. M & G are proposing to deliver a new light-weight roof extension, installation of photovoltaic panels and refurbishment and extension of the existing office building to include elevational alterations (Use Class E).
- 8.2 The proposed development is a continuation of the creation of contemporary and bespoke office spaces across the Regional Centre to ensure Manchester remains a competitive and attractive place to work.
- 8.3 The broader office modernisation and interior alterations will provide a number of diverse in-house facilities. These works do not require planning permission, and are listed to demonstrate the holistic benefits of the scheme, as follows:
- Gym / Studio(s);
 - Cyclist / Cycle Store;
 - Wellbeing Facilities;
 - Changing Facilities;
 - Accessible Changing;
 - Flexible Work Stations; and
 - Lounge.
- 8.4 Prior to the submission of this application the applicant undertook pre-application engagement before finalising the submission to Manchester City Council. This involved engagement with Planning Officers to integrate feedback received into the final proposals.
- 8.5 The scheme has been assessed against relevant Manchester City Council planning policies as well as current and emerging themes under National Policy. A detailed review is included within the Appendices to this Statement, that confirms proposals meet the required policies.
- 8.6 The proposed development has been demonstrated to not have any adverse impact on the neighbouring amenity of surrounding areas and local highways network.

- 8.7 The proposals are a clear positive progression on the existing office building and employment space provided. It is therefore considered that Manchester City Council should be able to readily approve this application accordingly.

Appendix 1: Site's Planning History

REFERENCE	DESCRIPTION	DECISION
F/AD00738	Non-illuminated individual letter name and trade sign on Mosley Street elevation of offices. Eagle Star House, 58 Mosley Street, Manchester City Centre.	Approved 21 June 1976
F04601	Reserved Matters Cladding to existing concrete downstand and erection of fascia to new office building. Eagle Star House, 58 Mosley Street, Manchester City Centre.	Approved 21 June 1976
F16544	Extension of existing first floor offices to incorporate area currently occupied by redundant walkway. Eagle Star House, Manchester City Centre.	Approved 3 November 1981
F17194	Reserved Matters application for details of the elevations to the proposed enclosures forming new offices and entrance, arising from OPP ref: F15544.	Approved 9 March 1982
036294	Proposed development for: (a) Illuminated fascia name sign. (b) Double sided internally illuminated projecting sign. (c) 2 non-illuminated nameplate signs on either side of entrance doorway. 58 Mosley Street, Manchester City Centre.	Approved 10 July 1990
056438/CC/CITY1/99	Conservation Area Consent: demolition of building in connection with redevelopment of site. 58 Mosley Street, Manchester City Centre.	Approved 27 April 2000
056437/FO/CITY1/99	Redevelopment of 6 storey building including offices with shops (A1)/ restaurant (A3) on part lower ground and part ground floor, rooftop plant & lift motor and basement parking following demolition of existing building. 58 Mosley Street, Manchester City Centre.	Approved 27 April 2000
071842/CC/2004/C1	Conservation Area Consent: demolition of existing building to allow construction of new 8 storey building (including ground). Eagle Star House, Mosley Street, Manchester City Centre.	Approved 21 July 2004
071841/FO/2004/C1	Erection of an 8 storey building (including ground) to comprise offices (B1) with either Retail (A1), Financial and Professional Services (A2), or Food and Drink (A3) at ground floor, after demolition of existing building. Eagle Star House, 58 Mosley Street, Manchester City Centre.	Approved 21 July 2004
082096/FO/2007/C1	Installation of 1 no ATM in shop front. Unit 4, 58 Mosley Street, Manchester City Centre.	Approved 1 August 2007
099054/AO/2012/C1	Installation of 1 no. individual fascia sign and 1 no. projecting sign. Unit 2, 58 Mosley Street, Manchester City Centre.	Approved 29 August 2012
099053/FO/2012/C1	Use of Unit 2 as a restaurant with ancillary takeaway (sui generis), and associated alterations. 58 Mosley Street, Manchester, M2 3HZ.	Approved 29 August 2012

105293/AO/2014/C1	Installation of illuminated and non-illuminated signage. Sainsburys Supermarkets Ltd, 58 Mosley Street, Manchester, M2 3HZ.	Approved 7 May 2014
105292/FO/2014/C1	Installation of an ATM cash machine within existing shopfront glazing. Sainsbury Supermarkets Ltd, 58 Mosley Street, Manchester, M2 3HZ.	Approved 18 June 2014
113545/AO/2016	Retrospective application for 2 no. internally illuminated fascia signs. 58 Mosley Street, M2 3HZ.	Approved 9 November 2016
CDN/17/0249	Application to discharge Condition 3 attached to 071841/FO/2004/C1. Unit 3, 58 Mosley Street, Manchester, M2 3HZ.	Approved 31 October 2017
116245/AO/2017	Illuminated over door hanging sign and illuminated projecting sign. 58 Mosley Street, Manchester, M2 3HZ.	Approved 17 August 2017
118492/FO/2017	Installation of replacement glazing to part of front elevation. Cobbetts House, 58 Mosley Street, Manchester, M2 3HZ.	Approved March 2018

Appendix 2: Policy Schedule

CORE STRATEGY POLICY	DESCRIPTION	ASSESSMENT OF COMPLIANCE
SP 1: Spatial Principles	Establishes the spatial principles that will guide development to 2027. The Regional Centre will be the main area of focus, following this the Manchester Airport, creation of neighbourhoods of choice and strategic designated regeneration areas will be core areas for development. Regeneration areas include: North, East, South and Central Manchester and Wythenshawe. Core Development principles state development in all parts of the city should: make a positive contribution to neighbourhoods of choice; create well designed places; consider all members of the community; ensure the efficient use of land; and improve access to jobs, services, education.	The Site is located in Central Manchester therefore the development of the Site for employment generating uses is in compliance with areas outlined areas for development in the Plan. The proposal makes a positive contribution through the delivery of jobs, efficient use of existing office space and good design.
EC 1: Employment and Economic Growth in Manchester	Confirms a minimum of 200ha of employment land to be developed over the plan period for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distributing and warehousing (B8). Key locations for employment growth accord to Policy 'SP 1'. Developments including health, education, retailing, cultural and tourism facilities, and other employment generating uses will be supported in compliance with Policy 'C1'.	The proposal will support the Council in achieving the minimum requirement of 200ha of employment land over the plan period that is utilised.

EC 2: Existing Employment Space	The Council will seek to maintain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly.	The proposed development will enhance the existing office development at 58 Mosley Street and allow this employment space to thrive.
EC 3: The Regional Centre	The Council will encourage development for employment generating uses including offices providing that they benefit from sustainable and accessible locations and are of appropriate scale for the surrounding context.	The Site is located in the Regional Centre and therefore benefits from a sustainable location with access to a range of public transportation modes. The proposal makes use of an existing office development and is supported by the relevant technical assessments. As such, the development of the Site to deliver a contemporary and high-quality office space is in full compliance with Policy EC3.
EC 8: Central Manchester	Requirement of approximately 14ha employment land to be delivered. The employment provision will be directed towards: The Corridor within the Central Manchester Regeneration Area; Existing employment and economic development areas (i.e., Princess Parkway); and District Centres.	The Site is located within Central Manchester and will support the Council in delivering 14 ha of high-quality and attractive employment land.
CC 5: Transport	The Transport Strategy will be delivered and managed to support projected growth; developers should engage with public transport providers to ensure sustainable and inclusive access. Development that provides improved pedestrian access and associated public realm enhancements and climate change mitigation measures will be supported. Proposals should provide adequate parking provision.	The relocation of the entrance to Booth Street proposed to reduce on-street car parking from three spaces to one. Internal car parking provision will also see a reduction from 34 useable spaces to 13 (including 2 accessible spaces) to deliver increased basement level cycle storage. It is accepted that the reduction in vehicular car parking and provision of cycle storage combined with public realm enhancement promotes active travel to support climate change mitigation in

		accordance with Manchester City Council's drive to be zero carbon by 2038.
CC 9: Design and Heritage	Developments which propose new buildings should be of the highest standard in both appearance and function. The Council recognises the need for new development to provide a range of uses in the City Centre to contribute to a coherent and integrated physical environment.	The application is supported by a Design and Access Statement prepared by JM Architects which gives a detailed overview of the design rationale for the proposed development. It has been demonstrated that the proposed design and roof-top extension is appropriate for the Site and the surrounding area and has no impact on neighbouring amenity. Furthermore, it has been established within Section 3 of this Statement that comparable schemes within the Conservation Area and close proximity to the Site have been supported by Manchester City Council. As such, it is accepted that proposes will not adversely impact listed buildings or heritage assets within the surrounding area. there are no designated or non-designated heritage assets within the vicinity of the application site that would be affected by the proposals.
CC 10: A Place for Everyone	The City Centre is envisioned to develop as a location that caters to a wide range of residents and visitors. Proposals increase the diversity of activity will be treated favourably.	The development proposes a new light-weight roof extension to create a space for employees to relax and unwind or host networking events and client meetings. The wider refurbishment works and interior design, delivers high-quality and diverse facilities for employees to ensure that the space caters for all users.

EN 1: Design Principles and Strategic Character Areas	All proposals should comply with the seven principles of urban design, listed within planning guidance. Developments that exploit good design to enhance the overall image of the City will be supported. Design and Access Statements should clearly establish how the development reflects design principles and local character. New development within the Southern Character Area, where necessary identify and retain historic structures.	The proposed development enhances an existing employment space which accords with the requirements of the Local Plan and priorities of the NPPF. The application is supported by a full detailed Design and Access Statement which details the appropriateness of the development within the Regional Centre, as well as the need to improve the public realm along Booth Street.
EN 2: Tall Buildings	Tall buildings are defined as those which are significantly taller than their neighbourhoods, that substantially change the image of the highline. Developments that propose tall buildings will be supported if they can demonstrate: excellent design; appropriate location; positive contribution to sustainability and placemaking; and regeneration benefits.	The Site is located within the Regional Centre and is reflective of the high rise development in this area. The proposed roof top extended is considered to be of appropriate scale and massing of the Site and surrounding area and will not adversely affect any neighbouring amenity (as demonstrated in the DAS and Noise Impact Assessment). The proposed development will significantly contribute to office floor space occupation to drive regeneration and economic growth.
EN 4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	The Council seeks to reduce fuel poverty, CO₂ emissions and combat rising fossil fuel prices. This will be achieved through development: following the energy hierarchy; passive heating; energy efficient design; and use of low or zero carbon technologies. Proposals should make use of building materials with low embodied carbon.	The Design and Access Statement confirms that the proposed refurbishment works and wider interior details will increase the sustainability credentials of the building. This is bolstered by the installation of PV panels for sustainable energy generation to improve energy efficient design in line with Policy EN4.

EN 8: Adaptation to Climate Change	All new development will be expected to be adaptable to climate change (layout, design, location, function). Proposals should consider: flood risk; the urban heat island effect; passive design; and green space and infrastructure.	The Site is located in Flood Zone 1 and is therefore considered to be at the lowest probability of flooding. As outlined above, the proposed development seeks to reduce vehicular parking and increase the provision of cycle storage to promote active travel in accordance with the Council's efforts to become a zero carbon city by 2038. The installation of PV panels will also deliver sustainable energy generation to improve energy efficient design.
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