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Planning & Listed Building Statement

Proposed Workspace Development

at Upper and Lower Campfield,
Manchester

for Allied London Campfield Developments Limited

October 2023

Upper and Lower Campfield

The refurbishment and restoration of the former Upper and Lower Campfield Market Halls on Liverpool Road to create a workspace development comprising offices, a technology incubator hub and recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar and café; and retail unit (Use Class E(a)) together with associated cycle parking at Castlefield House.

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1. INTRODUCTION

- 1.1 This Planning and Listed Building Statement has been prepared on behalf of the applicant, Allied London Campfield Developments Limited. The application seeks full planning permission and listed building consent for the refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub and recording studios and events space (Use Class (Use Class E(g) / Sui Generis) with ancillary bar and café; and separate retail unit (Use Class E(a)) together with access and highways works.

THE PROPOSALS AND CONTEXT

- 1.2 The site comprises three separate parcels accommodating Lower Campfield to the west and Upper Campfield to the east, and a cycle store in the centre, located at Castlefield House. Both former market halls are listed at Grade II and are located within the Castlefield Conservation Area which includes the site of the former Roman fort; canals and warehouses; 1830s Liverpool Road Station to the west; and later developments.
- 1.3 The structures were designed as purpose-built covered market halls on land already in use for markets and fairs. Lower Campfield was completed in 1878 and Upper Campfield in 1882. They were not as successful as anticipated. In 1894, Upper Campfield was partially converted to a sales room for the auctioning of fruit brought in by the new Manchester Ship Canal. In 1909, Lower Campfield was converted into an exhibition hall. In 1983, it became an air and space museum associated with the existing science museum.
- 1.4 The sites have remained underused for a long time. Previous building uses are set out in more detail at Section 2 and within the submitted heritage reports.
- 1.5 Campfield is envisaged as a further evolution of the diverse new neighbourhood delivered by the applicant at Enterprise City. It will deliver a defined range of employment spaces for the tech, digital, media and creative industries, along with ancillary event space and a retail unit. The Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.
- 1.6 Following the completion of the Levelling Up funding agreement, the proposals will repair and revitalise the existing heritage buildings, enhancing the local environment and also generating significant employment opportunities. It is anticipated that the Tech Hub will lead to new job creation through the growth and development of its key sectors and the

emergence of new start-ups. A key aim of the Project is to target the creation of 1,600 jobs and to sustain 2,400 existing jobs over the next 15 years. It will act as a tech hub catalyst for the media, digital and creative industries in Manchester. It will contribute to broader regeneration and the wider economy, to the benefit of the city and its residents.

- 1.7 A highly experienced team has drawn together the proposals on the basis of a clear appreciation of the structures' heritage significance; the Council's aspirations for the buildings; the proximity of residential dwellings; the wider neighbourhood and city centre; and the possibilities offered for the tech sector. Allied London's experience in delivering high quality spaces that are a catalyst for regeneration, sits alongside Sheila Bird Studio's creativity; and the technical knowledge of Project 3 architects; accompanied by consultants from the relevant disciplines including and building services. Stephen Levrant Heritage Architecture has advised throughout as heritage consultant.
- 1.8 The proposals respond directly to the Core Strategy's aspirations for a vibrant city centre through the creation of business destinations and by encouraging major employment uses (Policy EC1) while respecting the adjacent dwellings. Provision of a range of economic development uses are to be encouraged to support the development of a vibrant employment location which is attractive to businesses, employees and visitors (Policy CC1).
- 1.9 The proposals align with the St John's Masterplan Strategic Regeneration Framework Update 2016 which sought to extend the area of influence of the St John's / Enterprise City project to create a new gateway from Deansgate through the permanent, economically viable use of the two former market halls. They were anticipated to deliver a multi-use space for innovation and enterprise, fuelling the city's growth while celebrating its architectural and industrial history. This reflects the approach taken in this application.
- 1.10 The applicant is Allied London Campfield Developments Limited. Allied London has an excellent track record in delivering the regeneration of Manchester's city centre through the Spinningfields and St John's Neighbourhood projects, in addition to their ongoing work on the Grade II* listed London Road Fire Station.
- 1.11 The description of the development is as follows:
- "Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar and, café; and retail unit (Use Class E(a)) together with associated cycle parking at Castlefield House."*
- 1.12 The description of development for the associated listed building consents are as follows:

“Alteration of the former Upper Campfield Market Hall as part of its restoration and refurbishment and re-use as a workspace.”

“Alteration of the former Lower Campfield Market Hall as part of its restoration and refurbishment and re-use as a workspace and events space.”

PURPOSE OF THE PLANNING STATEMENT

- 1.13 This statement describes the proposals and examines the planning 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.
- 1.14 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

- 1.15 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, this planning application is supported by numerous documents which demonstrate how the scheme responds appropriately to best practice in design and sustainability, as well as planning policy objectives and requirements. The documents submitted in respect of the revised scheme are:
- Planning Statement prepared by Zerum;
 - Statement of Community Consultation prepared by Zerum, contained within this document;
 - Design and Access Statement prepared by Project 3 Architects;
 - Heritage Appraisal and Heritage Statements prepared by Stephen Levrant Heritage Architecture;
 - Ecological Survey including bat survey prepared by ERAP;
 - Events Management Strategy, prepared by Allied London;
 - General Management and Operation Strategy prepared by Allied London;
 - Acoustic Assessment prepared by Sandy Brown;
 - Transport Statement prepared by Vectos;
 - Framework Travel Plan prepared by Vectos;

- Crime Impact Statement prepared by Greater Manchester Police;
- Environmental Standards Statement prepared by Civic Engineers;
- BREEAM Pre-Assessment prepared by Element Sustainability;
- Drainage Strategy prepared by Civic Engineers;
- Site Investigation Scope of Works prepared by Civic Engineers;
- Local Labour Agreement prepared by Allied London;
- Fume Extraction system prepared by MEP Design;
- M&E Strategy including plans and Ventilation Strategy prepared by MEP Design; and
- Waste Management Strategy and Waste Pro Forma prepared by Vectos.

1.16 The application is also supported by a full set of plans and elevations, prepared by the scheme architects, Project 3.

STATEMENT STRUCTURE

1.17 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 - Sets out the consultation that has been undertaken prior to submission;

Section 4 - Describes the development proposals in detail;

Section 5 - Outlines the Development Plan framework, relevant national policy guidance and any material considerations;

Section 6 - Provides 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 Both buildings were designed as purpose-built covered market halls by architects Mangnall and Littlewoods. They were designed with open sides but were soon enclosed with cast iron gates and railings. Lower Campfield Market was completed in 1878 and Upper Campfield in 1882. At that time, the two halls flanked St Matthews Church which was eventually demolished in 1951. Its site is now occupied by the Castlefield House office building.

Lower Campfield

- 2.3 The western parcel accommodates the former Lower Campfield Market Hall which is Grade II listed. The building sits to the back of pavement of all surrounding roads. It is bounded by Lower Byrom Street to the west, Liverpool Road to the south; a footpath and beyond it, the Rozel Square apartment block to the north; and Byrom Street to the east.
- 2.4 The list description for Lower Campfield notes its large rectangular plan in the form of a nave with north and south aisles under parallel roofs and north and south transepts to the centre and both ends. It is of cast iron and wood with slate and glass roofs. It is described as being of two storeys, the centre and ends gabled and the centre both wider and higher.
- 2.5 Decorative elements are identified including those relating to the tall segmental-headed doorway. The property is identified as forming a group with 'Higher Campfield Market Hall' to the east, being by the same architects in a very similar style.

Upper Campfield

- 2.6 The eastern parcel houses the former Upper Campfield Market Hall. Like Lower, it is Grade II listed. This site is bounded by Tonman Street to the north; Barton Street to the west; Liverpool Road to the south; and Campfield Avenue Arcade to the east. It sits to the rear of the pavement of all surrounding roads with the exception of its eastern façade which is formed by Campfield Avenue Arcade.

- 2.7 The list description for Upper Campfield Market Hall describes it as having a square plan formed by cruciform intersecting naves with aisles in the angles, of cast-iron and wood with roof of corrugated sheet and glass. It has a two storey, five-bay symmetrical façade. The decorative elements are set out in detail. It is noted to form a group with Lower Campfield.
- 2.8 Upper Campfield was anticipated to encompass properties edging Deansgate, with the market's frontage being on that street. However, this did not transpire. A newspaper article dating to 1879 stated that the eastern elevation was to remain temporary until adjacent buildings' leases ran out and they could be purchased and demolished. This did take place and the land was used to widen Deansgate and build a new lending library, 10 shops and a principal covered entrance into the Upper Campfield Market Hall. The aim was that the avenue between the new building and the rear of the market would accommodate food shops.
- 2.9 Details of the site location and strategic context can be found in the Design & Access Statement, produced by Project 3.

SURROUNDINGS

- 2.10 The site sits amongst a range of varied uses and character areas and is within the Castlefield Conservation Area.
- 2.11 To the north, there is a residential enclave alongside St John's Gardens. These take the form of low-rise linear blocks of three to four storeys set around greened walkways. Beyond are terraced properties in a mix of employment and residential uses.
- 2.12 To the west is the Museum of Science and Industry, entertainment uses and beyond to the north-west, Enterprise City. This is a diverse new neighbourhood of residential and employment based uses being delivered by Allied London. To the south is the heart of Castlefield including its greenspace and entertainment and leisure uses. There are residential dwellings on the upper floors of premises to Liverpool Road and in blocks set back from the main road. Castlefield Bowl, often used for events, is located further west.
- 2.13 To the east is Deansgate, a principal thoroughfare lined by commercial units including cafes and shops. Deansgate is home to the Great Northern shopping and entertainment complex and the multi-storey car park. Deansgate railway station, the Hilton hotel and the Manchester Central Convention Complex are nearby in addition to a range of office and residential uses.

SITE ACCESSIBILITY

- 2.14 The site is in a highly accessible, city centre location. Deansgate railway station is approximately 250m from the site and the Metrolink station is slightly closer. These provide for travel across Greater Manchester and beyond. There are bus stops adjacent to the site on Liverpool Road and on Deansgate offering services across the city centre and further afield. The Metroshuttle bus service provides free travel around the city centre on various routes including passing along Liverpool Road.
- 2.15 The site is approximately 600m from the A57(M) Manchester and Salford Inner Ring Road which provides routes to the main motorway network and across the North West. There are many car parks in this area including multi-storey structures at the Great Northern (210m away), Manchester Central (350m away) and First Street (650m away).
- 2.16 Manchester is a highly walkable city and also lends itself to cycling. The retail, leisure and cultural facilities of the city are within easy reach of the site.
- 2.17 The accompanying Design & Access Statement and Transport Statement provide more detail in terms of the site's connectivity.

SITE HISTORY

- 2.18 The site of Upper and Lower Campfield is close to the remains of the Roman fort. The market halls, and the area in general, took their name from the indicative location of the Romans' camp. During the c18th, the land around what would become Upper Campfield had formed extensive market gardens. The eastern end of Liverpool Road was in existence at that time but the western end was open fields and pastureland. From the early c19th until 1876, the land was used as a fairground and general market. In 1822, St Matthews Church was constructed in the centre of the Camp Field.
- 2.19 In August 1876, the Manchester Markets Committee decided that new covered markets were to be built over the two open-air Campfield market grounds. A competition was announced and Mangnall and Littlewoods' entry was accepted. The markets were intended to remain open to the sides, but before construction was finished, consideration was being given to enclosing both halls. Construction of Lower Campfield Market Hall began in May 1877 and was trading by August 1878. Upper Campfield followed and was completed by 1882.
- 2.20 The markets were not as successful as anticipated. In 1894, Upper Campfield was partially converted to a sales room at first floor level for the auctioning of fruit brought in by the new

Manchester Ship Canal. In 1909, Lower Campfield was converted into an exhibition hall. In 1983, it became an air and space museum associated with the existing science museum.

- 2.21 Further information is contained in the submitted Heritage Appraisal.

HERITAGE DESIGNATIONS

- 2.22 The two market halls are individually listed at Grade II. The application is accompanied by a single Heritage Appraisal which covers both sites, and a Heritage Impact Assessment for each building. These should be read alongside this Statement.
- 2.23 The Significance Statement explains that the first example of a large covered market hall in Britain was in Liverpool in 1822. Many Victorian market halls of a similar type followed. They typically provided space for stalls under a large roof supported on cast-iron pillars, surrounded by walls lined with small shops. Glass roofs became increasingly popular. The first with a glass and wrought iron roof was built in Birkenhead in 1845. By the 1870s, multi-storey market halls began to appear, lined with shops and flamboyant facades. They were precursors of the c20th shopping mall. The use of iron allowed new architectural possibilities which included increased floor spans and larger openings in external walls.
- 2.24 Market halls tended to be publicly financed and were viewed as public spaces. They sat within a recognised civic architectural language whilst combining the wonder of the modern internal spaces created by cast iron columns. Manchester, as an expanding industrial town, expanded and improved their earlier market buildings and in the 1870s, created new ones such as Upper and Lower Campfield Markets.
- 2.25 The Heritage Statement finds that Upper and Lower Campfield Markets are key buildings in the Castlefield Conservation Area, forming two landmark quality structures that reflect the importance of Manchester's commercial development and improvement during the 19th century. The Conservation Area is focused on the site of the former Roman fort, however, the subsequent development of the c18th canal system, residential and railway infrastructure and the market halls characterise the area.
- 2.26 The document reviews the setting of the market halls, finding stone cobbled streets and flagged pavements around the perimeter of both buildings which allow for their special interest to be understood and appreciated within the immediate context. However, there are also 1980s buildings which detract from the halls' setting.

- 2.27 The buildings yield high historic interest due to their association with the mid c19th commercial development of Manchester and as a symbol of Victorian civic architecture. High historic interest is also yielded through the Lower Campfield Market's long and continued use as the City Exhibition Hall between the 1900s and the 1970s. The external architectural expression of the buildings is largely unaltered and is of high architectural and aesthetic interest. Internally, the surviving 1870s cast and wrought iron structures are also of high architectural and aesthetic interest, whilst the 1980s additions are of no interest.
- 2.28 The following are identified as areas and elements of high significance:
- The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates), including the surviving pair of original entrance gates to the west elevation of Upper Campfield Market, which are currently held back in position behind modern boarding.
 - The form of the roof structure, although current external roof coverings are modern and of no heritage interest. Whilst the existing diagonal timber boarding to the underside of both market buildings dates to the 1980s, this follows the historic design.
 - The internal cast iron columns
 - The wrought iron tie beam roof trusses
 - The double-height spatial quality of both buildings.
 - The surviving open-plan form of both buildings.
- 2.29 Elements with medium significance include the pair of modern panelled external doors to the east elevation of Upper Campfield Market which uses a historic design; and the brickwork forming the east elevation of the Upper Campfield Market. The cast iron columns supporting the mezzanine level around the perimeter of the Lower Campfield Market dates to circa 1909 and is of low significance.
- 2.30 The submitted Heritage Statements each provide a focused assessment of the impact of development on these assets, and this is summarised in Section 6, below.

PLANNING HISTORY

- 2.31 A review of the relevant planning history of the site has been undertaken. Applications relating to Lower Campfield focus on works relating to its use as a museum. There are applications for signage and several seeking physical amendments such as the infill of openings (ref F07249/LB) and installation of new windows (ref 033602). More recently,

applications have related to the temporary removal of façade elements to enable the removal of exhibits (ref 129991/LO/2021); and refurbishment of the roof (ref 137625/LO/2023).

- 2.32 Turning to Upper Campfield Market Hall, in May 1981, stabilisation of the building was sought through the insertion of tie rods and partial demolition of the two-storey commercial saleroom inside the hall (ref F15897/LA/LB). In March 1984, applications were approved to repair and refurbish the building including demolition of later internal and external additions (ref 020851, 020852). In July 1995, consent was granted for the installation of six internal security grilles to existing louvred windows and four rainwater overflow pipes (ref 047810/DL/CMDC/95).
- 2.33 There have been various applications for display panels and banners. In February 1994, internal works were consented to enable change of use to a venue for the 1994 Global Forum and future use for exhibition and assembly purposes (refs 044894/DU/CMDC/94, 044895/DL/CMDC/94).
- 2.34 In May 1994, consent was granted for additional toilets and variation of roof details to internal entrance lobby (ref 045336/DL/CMDC/94). Various temporary uses were subsequently granted including theatrical productions in September 1996 (ref 050170/FO/CITY3/96); an arts festival in April 1999 (ref 056295/FU/CITY3/99); a New Years Eve Millennium party (ref 057010/FU/CITY3/99); and in 2002, a jazz festival (ref 064750/FU/CITY3/02).

STATUTORY DEVELOPMENT PLAN

- 2.35 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

- 2.36 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 Section 6.

3. STATEMENT OF COMMUNITY INVOLVEMENT

- 3.1 The proposals have been developed in consultation with Manchester City Council and statutory consultees including key stakeholders, interest groups, adjoining owners and occupiers and the general public. This has resulted in a scheme which is responsive to the concerns of local people and the comments of the Council. These discussions have influenced the evolution of the scheme into its final form.
- 3.2 The general approach to, and content of, this application has been discussed with officers of Manchester City Council prior to its submission, with several pre-application meetings and site visits having taken place.
- 3.3 There have been two rounds of public consultation. An initial consultation event was held in March 2022 which set out the direction of travel for the refurbishment proposals. There was general support for a scheme which focused on workspace.
- 3.4 On Wednesday 6th September 2023, from 5.30 to 8pm, a public consultation 'drop-in' event was held at the nearby Bonded Warehouse. This was publicised via a leaflet drop to 1,359 properties including dwellings and businesses. The leaflet invited neighbours to look at the proposed plans for the two market halls; included a map of the consultation location; and provided an email address so that those who were not able to attend the event could provide comments or questions. The leaflet was prepared with the input of the Council.
- 3.5 Approximately 30 members of the public attended the event. A number of attendees were pleased that the buildings were to be restored and felt that an office type use was appropriate.
- 3.6 Queries raised within the public consultation focused on the following key themes, which are addressed further in the assessment section of this report:
- The nature of the events use; associated noise; and whether there would be late night operations.
 - Noise impacts from evening events, plant and waste trucks, reported particularly by residents of Rozel Square Gardens and Porchfield Square.
 - The potential for increased use of the footpath to the rear of Lower Campfield, its proximity to the above residential dwellings and an area of land owned by residents at Rozel Square.
 - The location of entrances on Tonman Street and the potential for additional foot traffic.

- Parking for users of the building.

- 3.7 To date, no further comments have been received via the email address linked to the consultation website. Requests have been made for the ability to send comments after submission. The applicant is happy to be flexible on this and to receive comments on an ongoing basis. They will review closely in order to accommodate where possible.
- 3.8 Public consultation has contributed to a clear understanding of the scheme amongst interested parties and the general public, and provided opportunity for feedback and contributions.
- 3.9 An invitation was issued to Historic England to offer them the opportunity to review the proposals and provide comments.
- 3.10 This approach to consultation is consistent with local and national consultation recommendations and requirements. We are confident that an appropriately comprehensive process of pre-application consultation has been undertaken. Should there be a need for further public consultation once the application is validated, this can be addressed as part of the planning process.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The preliminary sub-sections of this Statement have already touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statement, prepared by Project 3.

OVERVIEW

- 4.2 The application seeks full planning and listed building consent for the refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace and events development comprising offices, a technology incubator hub and recording studios (Use Class E(g) / Sui Generis) with ancillary bar and café; and separate retail unit (Use Class E(a)) together with access and highways works.

	Upper Campfield		Lower Campfield	
	Existing	Proposed	Existing	Proposed
Ground Floor	1,633	1,633	3,033	3,033
Mezzanine	0	806	1,144	2,500
Total	1,633	2,439	4,177	5,533

- 4.3 The proposals are envisaged as a further evolution of Enterprise City, a diverse new neighbourhood currently being delivered by the applicant at the former Granada television studios. The Campfield buildings will deliver employment spaces for the tech, digital, media and creative industries, along with ancillary event space and a retail unit. The Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.
- 4.4 Levelling Up funding means that the proposals will be able to repair and revitalise the existing heritage buildings, improving the local environment, generating significant employment and continuing the buildings' journey of evolution. Their large internal volumes, capable of holding space for a range of uses, have proved to be extremely flexible over the decades. Following a relatively short time as market halls, first open sided and then enclosed, these flexible spaces

have become an auction sales room, exhibition hall and events spaces. They are an integral part of Manchester's cultural and architectural heritage.

PRINCIPLES

- 4.5 The proposals are based on a detailed understanding of the buildings' historic significance. All interventions are designed to maintain focus on the existing buildings' character and form. These are to be celebrated whilst creating a dynamic workspace which will deliver for emerging tech entrepreneurs; the local neighbourhood; and the city as a whole.
- 4.6 Proposals for the two Campfield buildings are inspired by 'Industrial rehab' projects which make creative use of former industrial spaces to serve new industries. Their volume and height offer opportunities for social, communal and planted areas where occupiers can work together and celebrate their industries at events. The authentic character of the buildings is retained and new structures and activities are layered on top.
- 4.7 Core principles focus on the delivery of a dynamic, greened workspace for businesses to collaborate; grow; and socialise. They are as follows:
- **A space to grow** – a variety of spaces aimed at assisting businesses to grow, from single desks in a coworking environment to small studios, medium/large studios, workshops, production units and maker labs.
 - **Space to belong** – The range of spaces will provide for privacy when necessary alongside spaces in which businesses can coexist, collaborate and work together in a collegiate way.
 - **Air to breathe** – There is a commitment to maximise planting to bring the outdoors in.
 - **Collab space** – The mix of spaces offer places to meet and work together.
 - **Social space** – At the heart of Lower Campfields is a café/bar/events space which will be open to occupiers and the general public.
- 4.8 The buildings offer a unique opportunity to deliver a workspace which is truly innovative and inspirational. It will attract a diverse range of truly creative businesses which will deliver on Manchester's vision for a tech hub catalyst and a vibrant city centre.

LOWER CAMPFIELD

Use

- 4.9 Lower Campfield will provide a Tech Hub incubator for young and aspiring entrepreneurs alongside small and growing businesses and small to medium enterprises. The building will

offer workspace in the form of flexible office space alongside meeting rooms, breakout spaces, communal and amenity areas.

- 4.10 The building lends itself to providing the key social hub of the campus with café/bar and events spaces for use by the buildings' occupiers and the wider public. This is not designed as a regular night-time venue nor as an entertainment destination. It is to form a controlled, small scale ancillary feature which will appeal to the commercial occupiers of the buildings. The bar and café will cater to occupiers for general socialising, informal networking and meetings. At the same time, it will be open to the general public. The event space is anticipated to host talks, product launches, networking events and the like.
- 4.11 A retail unit of 60sqm will be incorporated on the corner of Lower Byrom Street and the footpath section of Tonman Street, accessed from the latter. Consent is sought for an E(a) use, that is to say, a shop of some type to be open during the daytime. There is no intention for this unit to be a restaurant, bar or café.

Hours of Opening

- 4.12 The workspace area will operate 24/7 via controlled access and with a security presence on site. Typical operating hours will be from 08.00 to 18.00. The café/bar and events space will operate from 10.00 to 00.00 from Sunday to Thursday, and from 10.00 to 01.00 on Fridays and Saturdays. The retail unit will likely operate from 07.30 to 17.00 Monday to Friday, although this will be dependent on the operator.

Layout

- 4.13 The intention is to celebrate the central space while using the building's cruciform shape to create central spines. Office amenity and plant rooms are pushed to the edges of the building to make use of existing circulation cores. The central area will offer bar/café and events space, open to occupiers and the general public. The mezzanine and ground social spaces are connected by a new free-standing lift and staircase either side of the stepped seating facing the central stage.
- 4.14 All existing entrances to the building are to be retained. The principal entrance for members of the public will be from Liverpool Road. This is considered appropriate given its prominence from the street; the active nature of Liverpool Road compared to the other surrounding streets; and because it will give direct access to the public part of the building. The entrance to Tonman Street will serve the adjacent back of house area relating to the bar/café.

- 4.15 To each side of the social zone, the ground floor will comprise studio workspaces, accessed via the central, green spine. This will bring the outside in, creating a beautiful and stimulating place to work. The spine and social zones provide opportunities for businesses to come together. Semi enclosed studio gardens will promote neighbourliness and collaboration.
- 4.16 An upper level is created through the insertion of a new mezzanine structure around the perimeter of the building. To the upper level there will be work desks, collaboration pavilions and small studios. These will take the form of purpose-built, freestanding structures which are the heart of the 'collab space' principle.
- 4.17 Existing partitions and the existing mezzanine are to be removed. The existing cast-iron columns are wrapped around with an acoustic mesh supported on a secondary structure, from their base up to the top of the Corinthian capitals. This is proposed in order to avoid new partitions touching the historic elements and to protect them from any possible impacts whilst maintaining the functionality and acoustic quality of the new spaces.
- 4.18 The existing lift core is retained and refitted to provide access to the mezzanine along with the four retained stair cores. A new lift core is provided to the Lower Byrom Street entrance.
- 4.19 The proposals include the remodelling of the public footpath on Liverpool Road to facilitate a level threshold to the main entrance to Lower Campfield.

Quantum

- 4.20 The building currently comprises a ground floor of 3,033sqm and a mezzanine of 1,144sqm, a total of 4,177sqm. The proposal involves removal of the existing mezzanine and replacement with a larger version measuring 2,500sqm. Total floorspace will measure 5,533sqm. This represents an increase of 1,356sqm equivalent to 30%. It is comprised of 3,050sqm of flexible office space; 306sqm of meeting room space; 395sqm communal space; and 810sqm of amenity space.

UPPER CAMPFIELD

Use

- 4.21 Upper Campfield is designed for technology and media occupiers as well as small scale television and social media businesses. The intention is for a collaborative environment which encourages growth.

Hours of Opening

- 4.22 The site will operate 24/7 via controlled access and with a security presence on site. Typical operating hours will be from 08.00 to 18.00.

Layout

- 4.23 The building's central area offers itself to a large production studio, to be acoustically treated. Four studios for photography and social media content and the like will be located to the corners of the building. External doors will be added to the four corner studios, designed to be concealed and barely visible. Also on the ground floor are editing suites, WC, tea points and the like. There is an internal loading bay to Barton Street, located beyond a roller shutter which replaces existing modern corrugated metal gates. A mezzanine structure, accessed via a new lift core, will provide additional workspace to the upper level, surrounding the central studio.
- 4.24 The building's principal entrance will be from Liverpool Road. It is proposed to include an illuminated sign above this entrance. The access point to Deansgate Arcade will be retained but used for back of house purposes.

Quantum

- 4.25 The total gross internal area is 2,400sqm including a new mezzanine of 805sqm, equivalent to a 50% increase in floorspace. This provides 745sqm of open film studios; 110sqm of edit suites; 525sqm office space; and one 25sqm meeting room.

MEZZANINE

- 4.26 Both buildings will benefit from a mezzanine level in the form of a structure which will wrap around the perimeter of each building. This requires minimal connection to the existing fabric and provides a clear distinction between old and new elements of the buildings.
- 4.27 The mezzanine's structure follows the historic grid but is independent of it. The columns will either be carried by the existing slab or on new foundations punched through the existing slab and cast below. They can be removed in the future and the building can revert to its earlier form. In the case of Lower Campfield which has an existing mezzanine, where feasible, all existing mezzanine structural materials will be reused either within the building or as part of external features, saving landfill requirements.
- 4.28 This is a creative use of space in buildings which require a critical mass of occupiers. Sufficient occupancy levels are sought to ensure that a collaborative, dynamic environment is created.

This best suits the nature of the proposed uses and the regenerative impacts that are sought. It is also necessary to make the best use of space in an urban environment where there is limited floorspace.

EXTERNAL INTERVENTIONS

Paint

- 4.29 The buildings are to be sensitively repainted. Crown Paints have undertaken heritage analysis, identifying the historical changes of colour to Upper and Lower Campfield over the years. At the time of listing in 1974, analysis indicates that the paint was off white and grey zinc. In 1981, it was renovated to the current colour scheme. The build-up of paint on the structure is unsympathetic. It obscures rich architectural detailing and its metallic nature is unsuitable.
- 4.30 A colour scheme has been selected of grey and a neutral white with decorative elements picked out in red. The paint specification is from Brouns and Co in the following colours: No 23 'Arran'; No 03 'Restoration White' and No 32 'Barn Red' respectively. The submitted Design and Access Statement and elevation drawings show how this will appear.
- 4.31 It is proposed to use linseed oil paints and appropriate primers in a non-metallic finish. Historical techniques will be used to create a deliberately flat finish which is appropriate to the building. It will be respectful of the building's design; brings out contrast; and highlights historical detailing. It will anchor the building at a suitable period in history and will create a clean feel, allowing the building to sit well in the Conservation Area.

Repair and refurbishment

- 4.32 The existing timber louvres will be repaired and repainted a dark grey. Existing glazing will be cleaned and replaced where damaged with like for like material. Existing masonry will be cleaned and painted black, and repointed as necessary. The use of black colour throughout, paired with the shadows cast by the railings and original external building fabric, coming forward of the brickwork face, significantly minimise the visual impact of the new additions.

Windows

- 4.33 The ground floor office spaces to Lower Campfield will be lit via roof lights. However, the spaces would benefit from additional windows. It is proposed to insert six windows to the Liverpool Road (south) elevation. A further six windows will be inserted to the Tonman Street (north) elevation although these will be high level windows. All will be carefully placed to

retain the symmetry of the building. The larger windows to Liverpool Road will provide activation onto the street.

- 4.34 The openings will be created through the removal of existing, modern brickwork. Infill panels will be inserted to the jamb. An overhead metal panel will conceal a high level ventilation louver to the window head. A new metal clad external wall will be inserted below the window. Railings are retained.
- 4.35 Similar high level louvres will be inserted to the prep kitchen and bin storage along the Tonman Street elevation. In all instances, the character of the structure will be upheld through the retention of the railings.
- 4.36 There is no requirement for windows to serve the ground floor studios on Upper Campfield due to the nature of the use. No such interventions are sought there.
- 4.37 To facilitate the retail unit at Lower Campfield, existing windows in the west façade are to be infilled with matching brickwork.

New entrances

- 4.38 At Lower Campfield, the proposed retail unit on the corner of Lower Byrom Street and Tonman Street requires an independent access point. A door will be inserted within the Tonman Street elevation in the same manner as the windows. Existing brickwork will be removed; a new opening created; and infill panels inserted to the jamb and overhead. A structural opening will be created to fit a standardised door system.
- 4.39 The glazed circa 1980s entrance off Liverpool Road will be replaced with a contemporary glazed door and window screen in the same style as the new windows.
- 4.40 The external works to Upper Campfield include the replacement of the existing large format corrugated metal gates with new contemporary entrances; glazed doors to Liverpool Road; a roller shutter loading door to Barton Street and a double door within replacement like-for-like metal sheeting to Tonman Street. For each entrance, the metal sheeting above the door opening within the ornate timber arch is either retained or replaced with like-for-like.

Roof

- 4.41 Listed building consent has been obtained to enable necessary repairs to be undertaken on Lower Campfield Market Hall, focusing on the replacement of the roof (ref 137625/LO/2023). The works include:

- Replacement of the existing modern artificial tile with a new artificial tile;
- Repair and replacement of modern rotten timber boards to the roof and valley gutters;
- Replacement of the modern GRP roof lights and replacement of cracked / damaged wire glass rooflights;
- Replacement of modern aluminum or artificial slate ridge cappings;
- Supply and installation of new lead valley gutters and flashings; and
- Redecoration of rainwater goods and external joinery at roof level.

4.42 The submission included various supporting studies on the structural condition of the roof and a heritage impact assessment from Stephen Levrant Heritage Architects. It confirmed that the current external roof coverings are modern and are of no heritage interest. Consent was granted for replacement with the 600 x 300mm Cedral Slates. Product Type: Birkdale, Colour: Blue-Black cement fibre tiles. The submission included a list of the various options which were considered but found unsuitable.

4.43 The report concluded that the proposals will result in a neutral impact on the listed building and Conservation Area. No harm will be caused to the special architectural or historic interest of the building. The statement addresses and accords with the relevant policies and legislation.

ACCESS

4.44 All existing entrances to both buildings are to be retained. At Lower Campfield, the principal entrance for members of the public into the public area will be from Liverpool Road. The entrance to Tonman Street will serve the adjacent back of house area relating to the bar/café. A new entrance to serve the proposed retail unit is to be created on Tonman Street, close to the corner with Lower Byrom Street.

4.45 At Upper Campfield, it is proposed to install four new entrance doors to the corner studios.

4.46 The design of the proposed development of both buildings 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. The Access Strategy within the Design and Access Statement provides greater detail on this.

PARKING

- 4.47 No car parking will be provided as part of the proposals, given the constrained urban environment and its highly sustainable location. Deansgate railway station and Metrolink station are within 250m of the site, providing travel across Greater Manchester and beyond. There are bus stops adjacent to the site on Liverpool Road and on Deansgate offering services across the city centre and further afield. The Metroshuttle bus service provides free travel around the city centre on various routes including passing along Liverpool Road.
- 4.48 The site is approximately 600m from the A57(M) Manchester and Salford Inner Ring Road which provides routes to the main motorway network and across the North West. There are many car parks in this area including multi-storey structures at the Great Northern (210m away), Manchester Central (350m away) and First Street (650m away).
- 4.49 Manchester is a highly walkable city and also lends itself to cycling. The retail, leisure and cultural facilities of the city are within easy reach of the site.
- 4.50 Bicycle parking will be provided in the form of 34 spaces, located at the adjacent Castlefield House. This is under the same management as Upper and Lower Campfield and will be a convenient solution for occupiers.

REFUSE STRATEGY & SERVICING

- 4.51 Tonman Street is the primary servicing route. For Lower Campfield, general delivery vehicles will have the option of using the on-street parking and loading bays located on Liverpool Road, Lower Byrom Street and Tonman Street. For Upper Campfield, they will predominantly use the internal loading bay, accessed via Barton Street.
- 4.52 The application includes a Waste Strategy prepared by SLR. It considers the waste forecasts for the various uses and identifies bin storage capacity on the basis of maximum occupancy; describes refuse storage and management; and assesses waste transfer routes. The existing bin store in Upper Campfield which serves the adjoining restaurant will be retained but relocated for their use in the same manner as existing.
- 4.53 The onsite management company will be responsible for emptying communal bins where appropriate and for taking bins out prior to collection, to the points on Tonman Street which are identified in the Waste Strategy. Transfer routes to the public highway are less than 10m. Daily waste collection will be scheduled to avoid early mornings and evenings. It will be undertaken by a licensed waste carrier and overseen by onsite management who will ensure

all bins are returned promptly. In order to mitigate noise, a levelled access from the bin store to the collection point is proposed.

- 4.54 The submitted Operational Management Strategy further addresses any potential for disturbance from deliveries and waste collection activities. It sets out arrangements and staff responsibilities.

BUILDING SERVICES

- 4.55 The application is accompanied by a range of MEP information including a Ventilation Strategy for each building and a Stage 3 Report covering utilities, design criteria, metering and mechanical and electrical services. Power supplies to both buildings are distributed from a new substation in Lower Campfield. All office and studio spaces are heated and provided with comfort cooling using reversible heat pump technology.
- 4.56 Lower Campfield heating and cooling is achieved by a mixture of radiant panels and VRF systems. Fresh air is delivered by a mixed mode natural ventilation system controlled based on CO₂ and temperature levels.
- 4.57 Upper Campfield's heating and cooling is predominantly provided by VRF system, while ventilation is provided by a mechanical heat recovery system.

OPERATIONAL MANAGEMENT

- 4.58 The application is accompanied by an Operational Management Strategy prepared by Allied London. It confirms that each property will in its entirety be managed and operated by Allied London. The document clarifies approaches for access, waste management, deliveries and event management which will be adhered to by the various operators. This will ensure that amenity is upheld for those using the site and those who live and work nearby.

5. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 5.1 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.
- 5.2 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

- 5.3 The application deals with two Grade II listed buildings 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

- 5.4 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 and was last updated in September 2023.
- 5.5 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).
- 5.6 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).

- 5.7 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. The NPPF encourages early engagement, recognising that it has significant potential to improve the efficiency and effectiveness of the planning system for all (para 39).
- 5.8 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.
- 5.9 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 retail and leisure industries (para 86).
- 5.10 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 an integrated approach to considering the location of housing, economic uses and community facilities (para 93).
- 5.11 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). Significant development should be focused in sustainable locations (para 105). Local parking standards should take into account the accessibility of the development, availability of public transport and the type of development (para 107).
- 5.12 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). All developments that will generate significant amounts of movement should provide a travel plan (para 113).

- 5.13 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 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 support development that makes efficient use of land (para 124).
- 5.14 Section 12 of the NPPF identifies good design as fundamental to what the planning and development process should achieve (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).
- 5.15 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).
- 5.16 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 including archaeological interest as necessary (para 194). The level of detail should be proportionate to the assets' importance.
- 5.17 Paragraph 195 then goes on to state Local Planning Authorities should undertake an assessment of 'significance' 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).

- 5.18 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 is 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).
- 5.19 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).

MANCHESTER CORE STRATEGY (2012)

- 5.20 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.
- 5.21 The Core Strategy identifies regeneration areas across the city including the City Centre. Character areas are set out including Castlefield. The strategy states that the city centre has undergone significant change over the last 15 years (from the time the Core Strategy was produced) with the rise of city centre living and the majority of new jobs across Manchester having been created in the city centre. 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.
- 5.22 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.

5.23 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 CC2:	Retail
Policy CC5:	Transport
Policy CC7:	Mixed Use Development
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 EN9:	Green Infrastructure
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

5.24 Relevant policy requirements will now be reviewed in detail.

5.25 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 improving access to jobs and services by reducing the need to travel.

- 5.26 Policy EC1 identifies the City Centre as a key location for major employment growth, including offices, research and development and light industrial. The policy also supports other significant contributors to economic growth and productivity including retailing, culture and other employment generating uses, mainly in the City Centre. Priorities set out in the policy include improving the portfolio of employment premises to cover the needs of small, medium and large businesses; and creating business destinations which provide ancillary commercial facilities for an enhanced occupier experience. Ensuring the continued social, economic and environmental regeneration of the city is a priority.
- 5.27 Policy EC3 states that within the Regional Centre, development for employment generating uses including offices and other commercial development will be encouraged. Proposals for other town centre uses will be assessed in accordance with Policies C1 and C9.
- 5.28 Policy CC1 identifies the City Centre as a strategic economic location and the focus of employment growth in the City and City Region. It encourages a variety of high quality accommodation types, sizes and footplates to boost investment by local, national and international businesses. The City Centre and fringe is a suitable location for commercially-led mixed use schemes. The focus for employment growth will be in B1a offices, with particular encouragement given in Spinningfields and Granada lands. Provision of a range of economic development uses such as retail, leisure and culture will be encouraged in the City Centre in line with Policy C1, to support the development of a vibrant employment location which is attractive to businesses, employees and visitors to the City Centre.
- 5.29 Policy CC2 seeks to concentrate comparison retail development in the Primary Shopping Area (PSA) followed by accessible locations on the edge of the PSA. Retail will be supported across the City Centre where it would serve a local community, such as small scale convenience provision, or contribute to the area's character. The Council is particularly supportive of the growth of the independent retail sector which characterises several quarters of the city centre. Mixed developments which include retail units are expected to demonstrate that reasonable steps have been taken to ensure they will be occupied.
- 5.30 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.

- 5.31 Policy CC7 promotes mixed-use development in the City Centre, as a means of using land efficiently. Active ground floor uses such as shops, 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.
- 5.32 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.
- 5.33 Policy C1 sets out a centre hierarchy. The City Centre is the regional focus for commerce, culture, leisure and tourism. While the Primary Shopping Area is the focus for comparison retail, there is a need for additional convenience retail to meet the needs of a growing residential population. This is distinct from its comparison retail function.
- 5.34 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.
- 5.35 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.
- 5.36 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, especially on major road and rail routes. The City Centre Character Area has a rich legacy of heritage assets. The core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential spaces. Beyond, closer to the Inner Relief Route, there are less active and less densely developed areas. Developers will be expected to consider the City's heritage and continue its rich pattern of activity. Developments should create landmark buildings and contribute positively to the experience at street level.

- 5.37 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the various 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.
- 5.38 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.
- 5.39 Policy EN6 requires applications for non-residential development over 1,000sqm to meet, as a minimum, specified energy targets unless demonstrably unviable. 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. Policy EN9 encourages the provision of enhanced green infrastructure where possible.
- 5.40 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.
- 5.41 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)

- 5.42 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 include Policy RC20 Area 26: Quay Street / Deansgate / Liverpool Road / River Irwell. It includes reference to Campfields but is outdated, referring to the need to allow the expansion of Granada Television's activities on the site which is now subject to the St John's Masterplan Strategic Regeneration Framework and the Enterprise City project.

OTHER MATERIAL CONSIDERATIONS

5.43 Other material policy considerations include:

- National Planning Practice Guidance;
- Draft Places for Everyone Joint Development Plan (2022)
- St John's Masterplan Strategic Regeneration Framework Update (2016);
- Manchester City Centre Strategic Plan (2016); and
- Guide to Development in Manchester SPD (2007).

National Planning Practice Guidance

- 5.44 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.
- 5.45 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 ten principles, as set out in the National Design Guide: context, identity, built form, movement, nature, public space, uses, homes and buildings, resources and lifespan.
- 5.46 Pre-application discussions are noted as key opportunities for applicants and the local authority to discuss design and approach to development proposals. This gives authorities opportunity to inform and influence the design early which is considered a more efficient way of revising development proposals. In relation to brownfield sites, local planning authorities should seek to work with interested parties to promote their redevelopment.

Draft Places for Everyone Joint Development Plan (2022)

- 5.47 Places for Everyone is a long-term plan of nine Greater Manchester districts including Manchester for homes, jobs and sustainable growth. It will determine the type of development that takes place, maximising the use of brownfield land and urban spaces and ensuring development is sustainably integrated into the transport network, or is supported by new infrastructure. A plan was submitted to the Secretary of State in February 2022. In August 2023, the Inspectors recommended consultation be held on a set of proposed modifications.
- 5.48 Whilst the plan is still subject to further consultation, it is relevant. It identifies a Core Growth Area, including the city centre, which has the largest concentration of key assets and provides the greatest growth potential and best opportunity to increase international competitiveness. It offers a significant opportunity to create jobs and deliver inclusive growth.
- 5.49 Draft Policy JP-Strat 2 identifies the city centre as 'the most significant economic location in the country outside London'. It is to be strengthened considerably and will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester. It will be a priority for investment in development and infrastructure.
- 5.50 The draft plan notes that Greater Manchester lags behind the UK level of productivity by 10%. Draft Policy JP-J1 places an emphasis on facilitating the development of high value clusters in prime sectors such as digital, business, financial and professional services. Major assets of the sub-region must be made the most of, including the large pool of graduates and highly productive businesses in every sector. The potential of key growth locations must be maximised, with the city centre to be further strengthened as the most significant economic location in the UK outside London, providing a high concentration of accessible jobs.

St John's Masterplan Strategic Regeneration Framework Update (2016)

- 5.51 This document, originally adopted in 2015, was updated in draft form in 2016. It sought to reflect the significant progress made towards the aims of the original SRF and to include new elements such as the Factory cultural destination and the expansion of the St John's neighbourhood. It sets out principles for a best-in-class city centre neighbourhood for enterprise, innovation, culture and leisure. It is to retain and reuse key heritage assets and integrate proposals into the new and existing urban form.
- 5.52 The St John's SRF area is extended to include Upper and Lower Campfield Market Halls which are 'a significant added value opportunity to extend the area of influence of St John's SRF

and create for the first time a new gateway from Deansgate'. It recognises that both halls need permanent economically viable uses to secure their future, with Lower Campfield requiring substantial investment and not being the ideal space for its museum use. The buildings are described as having tremendous character and history and recognised as a unique opportunity to provide a new experience for the city centre.

- 5.53 The SRF suggested retail and leisure units to Liverpool Road; a food hall in Upper Campfield; and in Lower Campfield, flexible workspace with co-working and events space, building on the former Granada Studios offer. The intention was for a thriving urban location, building on the existing St John's focus on innovation, new ideas and cultural experiences.

Manchester City Centre Strategic Plan (2016)

- 5.54 The Plan reflects on recent 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 identifies St John's as a key city centre neighbourhood with scope for significant regeneration.

Guide to Development in Manchester SPD (2007)

- 5.55 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.
- 5.56 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. 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.

6. PLANNING ASSESSMENT

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

- The principle of the uses including design;
- Heritage;
- Operations and Management;
- Amenity including noise;
- Highways and Access;
- Energy and Sustainability; and
- Technical matters including ecology, ground conditions and drainage.

PRINCIPLE OF USE

6.2 The principle of refurbishing Upper and Lower Campfield to deliver an innovative workspace development with ancillary uses complies entirely with local and national policy. It responds directly to local policy and regeneration aims for this area, and the broader economic performance aspirations set out in the emerging Places for Everyone Plan. It provides permanent, viable uses for two listed buildings which have the potential to be at risk without active intervention. Lower Campfield is not suited to its museum use and requires investment, while Upper Campfield has been used only intermittently for decades.

6.3 The proposal to revitalise these landmark buildings which sit close to the southern gateway into the city centre aligns with the Council's regeneration frameworks. It directly responds to the updated St John's SRF which seeks both buildings to be incorporated into the thriving urban location which is St John's and Enterprise City. The proposals will further catalyse the redevelopment of this area and will complement the existing regeneration taking place on the former Granada site. This will benefit the city as a whole in terms of the improved environment; the additional daytime vibrancy in this location; and the provision of workspace for growing sectors.

6.4 The NPPF seeks to ensure the vitality of city centres by taking a positive approach to their growth and adaptation; ascribes significant weight to supporting economic growth; allows for flexible working practices; and supports the redevelopment of underutilised buildings. Similarly, Policy CC7 promotes the efficient use of land through proposals with mixed uses.

6.5 The principle of reuse of the iconic and underused market halls complies with the Council's Core Strategy including Policies SP1, EC1, CC1, CC3 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 employment, leisure and, outside the Primary Shopping Area, ancillary retail.

- 6.6 The following sections will review the suitability of each proposed use in more detail.

Workspace

- 6.7 The proposals comprise a range of workspaces targeted at the technology, digital, media and creative industries, including offices, an incubator hub, private and collaborative spaces and recording studios. As a result of Levelling Up funding, the Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.
- 6.8 Local policy recognises the city centre as the key location for employment uses including Policies EC1 and EC3. The Core Strategy emphasises the importance of continued investment and development in light of the city's role as the primary economic driver of the city region. The emerging Places for Everyone Plan seeks to facilitate the development of high value clusters in prime sectors within the city centre. This proposal responds directly to this aim.
- 6.9 The type of workspace proposed is highly flexible and will appeal to a range of occupiers at various stages of the business life cycle. The NPPF encourages development which enables economic growth, and responds to changes in economic circumstances and working practices. At the same time, this means that the proposals are ideally suited to the former market halls which provide a large space into which a range of structures can be placed, used and if necessary in the future, removed or altered.
- 6.10 Flexible workspace with high quality social and meeting space is a very popular workspace format. It is particularly attractive to entrepreneurs and smaller businesses. The proposals within the buildings are highly innovative. They draw on the most creative examples of industrial rehab and offer spaces which are practical yet inspirational. They are designed to respond to the needs of the relevant sectors and will attract a diverse range of the most forward-thinking businesses.
- 6.11 The proposals retain the authentic character of the buildings while layering new, flexible structures on top. This is sensitive design of the highest quality and aligns with national policy which recognises that good design is about useability as well as appearance. It responds to the principles set out in Policies CC9, EN1, EN3 and DM1.
- 6.12 While the draft St John's SRF Update 2016 envisaged workspace and a food hub, the current proposals have arisen from a detailed review of the buildings and the current

economic backdrop. It is fully appropriate that the proposals focus on workspace and ancillary facilities.

- 6.13 It is anticipated that the Tech Hub will lead to new job creation through the growth and development of its key sectors and the emergence of new start-ups. A key aim of the Project is to target the creation of 1,600 jobs and to sustain 2,400 existing jobs over the next 15 years. It will act as a tech hub catalyst for the media, digital and creative industries in Manchester.
- 6.14 Demonstrating design of the highest level of innovation, Campfield will be a flagship asset for Manchester and will contribute to the role sought for the city in the emerging Places for Everyone Plan. It will contribute to broader regeneration and the wider economy, to the benefit of the city and its residents.

Café / Bar / Events spaces

- 6.15 The social hub is focused in Lower Campfield only. The building lends itself to the provision of a central public space which will be a suitable place to appreciate the historic form of the building.
- 6.16 A single social and events space is preferred, compared to having two smaller spaces in each building that would essentially double the servicing and operational burden while potentially delivering spaces which are less well used and therefore less dynamic. The media studios in Upper Campfield will be more attractive to occupiers without the added complexity of a public presence.
- 6.17 Flexible workspaces of this type are attractive to a range of occupiers. Working from home has continued to be popular, therefore it is especially important that workspaces deliver a fresh experience and focus on collaboration. The social spaces are designed first and foremost for occupiers of the space. They are another workspace offering and are essential to the experience of working at Campfield.
- 6.18 The café/bar will cater to occupiers for general socialising, informal networking and meetings. The events use is anticipated as largely ancillary to the employment uses, providing an area for talks, product launches and networking events. The space is not intended to function as a regular night-time venue nor an entertainment destination.
- 6.19 The decision has been taken to allow the general public to make use of the space. This is considered a positive as it will enable a broader range of people to enter and appreciate

the building, which forms part of Manchester's communal history. It will add to the vibrancy of Liverpool Road and provide an additional venue for those who live and work locally.

- 6.20 Café / bar uses are town centre uses and are therefore acceptable in principle within the city centre. Leisure uses are recognised as contributing to the vitality of centres by national and local policy. Policy EC1 supports uses which contribute to economic growth, and which provide an enhanced experience for commercial operators. Policy CC1 similarly recognises that a range of uses including leisure will support the development of a vibrant employment location which is also attractive to visitors. The policy encourages the proposed uses in the city centre.
- 6.21 Policy CC7 seeks active uses on ground floors, and finds food and drink and 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 area already has a public function due to the nearby Science and Industry Museum and the Castlefield Urban Heritage Park, in addition to its location in the city centre. The scheme will add to this through the provision of a significant employment centre across Upper and Lower Campfield, adding to the existing Enterprise City neighbourhood.
- 6.22 Similarly, the proposal complies with Policy C10 by supporting the daytime and evening economies; by upholding residential amenity; and by being located in an area without a concentration of evening uses. The area is mixed in its uses, including employment, residential, museum, restaurants, pub and various service uses such as estate agent. As noted, the intention is that the café/bar use will be ancillary to the employment use and is not designed as a leisure destination in its own right.
- 6.23 The proposal aligns with the requirement of Policy C10 to uphold residential amenity. The spaces are subject to detailed management and events strategies which set out the proposed arrangements and responsibilities of staff. These are outlined in more detail in the 'Operations and Management' section below.
- 6.24 It has been demonstrated that the café / bar and events use proposed as part of the scheme are compliant with policy and its objectives.

Retail unit

- 6.25 A retail unit is to be incorporated into Lower Campfield on the corner of Lower Byrom Street and Tonman Street. Consent is sought for an E(a) use, that is to say, a shop, and not a restaurant, bar or café. Retail is a town centre use, and therefore suitable in principle in this location.

- 6.26 The shop is to be a small scale, ancillary facility serving the immediate area. Policies EC1 and CC1 recognise that a range of uses including retail will support the development of a vibrant employment location which is also attractive to visitors.
- 6.27 Retail and leisure uses are recognised as contributing to the general vitality of centres by national and local policy. Policy CC7 seeks active uses on ground floors including shops, where the location has an established public function or is part of a development which will create this type of environment. The site location has been shown to satisfy this requirement above.
- 6.28 Policy CC2 seeks to focus comparison retail within the Primary Shopping Area (PSA). The unit is more likely to provide for convenience retail, however, it is in a very accessible location and there should not be a bar on the type of retail use permitted.
- 6.29 It also complies with the remainder of the policy, which states that comparison retail will be supported across the city centre where it would contribute to area character. The policy also requires mixed-use developments with a retail component to demonstrate that reasonable steps have been taken to ensure occupation. Allied London is a well respected developer with an established track record in delivering successful schemes.
- 6.30 Given that the retail component complies with the relevant local policies, and will contribute towards identified regeneration aspirations to create a vibrant destination, it is considered that a sequential test is not appropriate in this instance. The retail elements will not compete with the PSA, but will instead support regeneration efforts in relation to Campfield and the wider SRF area. It will support the vitality and economic performance of the city centre as a whole.
- 6.31 It has been demonstrated that the retail use proposed as part of the scheme is compliant with policy and its objectives.

HERITAGE

- 6.32 The approach to the refurbishment of the Campfield sites has been conservation-led from the outset. The application includes a Heritage Appraisal and a Heritage Statement, both prepared by Stephen Levrant Heritage Architecture. This has given the project team a thorough understanding of the buildings upon which the proposals have been based.
- 6.33 The Heritage Appraisal sets out the sites' historical development and detailed descriptions. It defines the heritage significance of the buildings and their settings including contribution to the character and appearance of the Conservation Area. The earlier section, 'Heritage

Designations' under Section 2 provides some detail on the buildings' particular significance. This should be read in conjunction with the documents listed above.

Lower Campfield

Assessment

- 6.34 The Heritage Statement for Lower Campfield reiterates the heritage backdrop regarding the listed building and the Conservation Area within which it sits. It considers the relevant legislation, policy and guidance. The report confirms that in order to meet the key test derived from legislation, the focus of design development has been to avoid and/or reduce any harm to the significance of the listed building. The document includes a photographic survey and description of the building in its current form.
- 6.35 Section 6 of the report assesses the heritage significance of the building. It is identified as a positive contributor and a key building within the Castlefield Conservation Area and a landmark quality structure that reflects the importance of Manchester's commercial development and improvement during the c19th.
- 6.36 There are both positive elements (cobble stones, perimeter paving) and negative detractors (1980s apartments, 1960s Castlefield House) which affect the setting of the Grade II building.
- 6.37 It yields high historic interest due to its association with the mid-c19th commercial development of Manchester; as a symbol of civic architecture linked to Victorian ideals of commercial and produce selling improvements; and its long and continued use as the City Exhibition Hall between the 1900s and 1970s.
- 6.38 Its external architectural expression is of high architectural and aesthetic interest. Internally, the surviving 1870s cast and wrought iron structures are of high architectural and aesthetic interest. The 1980s additions are of no interest. The site is likely to be of archaeological interest.
- 6.39 Elements of high significance include:
- The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates).
 - The form of the roof structure (the current roof external coverings are modern and of no heritage interest). Although the existing diagonal timber boarding to the underside of the building dates to the 1980s, this follows the historic design.

- The internal cast iron columns
- The wrought iron tie beam roof trusses
- The double-height spatial quality.
- The surviving open-plan form.

- 6.40 Elements of low significance include the 1909 cast iron columns supporting the mezzanine level around the perimeter the building. It is possible that component parts of the mezzanine may exist below the modern coverings. Elements of no significance are listed including modern brickwork; roof coverings; all internal room enclosures, fixtures and fittings; balustrading, handrails and newel posts at the mezzanine level; all staircases, flooring, lighting, plumbing and the like. The report includes a visual representation in plan form indicating the various elements and their significance.
- 6.41 Externally, three workstreams are identified as minor beneficial, being the restoration and reuse of the original sliding gate to the north-west corner; cleaning and painting of external brickwork, with installation of high level slimline louvre systems, resulting in a clearer appreciation of the original railings in front; the installation of external windows and the in-fill of windows on the western façade. Three areas of work are found to be neutral: redecoration and paintwork; replacement entrances; and simple signage. Only one element is found to be minor adverse, being the removal of one original bay of cast iron railings through the creation of a new entrance to the Tonman Street/Byrom Street corner to serve the retail unit.
- 6.42 Internally, two elements are found to be neutral in their impact, namely the installation of M&E systems and the approach to lifts, including refitting of the existing lift and installation of a new free-standing lift and staircase to access the new mezzanine social space. The mezzanine pavilions are found to be negligible adverse, and are noted to be fully reversible. Three elements are moderate adverse although all are identified as being fully reversible: the mezzanine; the creation of new rooms to the sides of the building; and the cladding of columns to allow for the installation of office walls and the like without these needing to be directly fixed to the historic fabric.
- 6.43 There will be a negligible beneficial improvement to the character and appearance of the Castlefield Conservation Area due to the minor alterations to the exterior of the building which upgrade 1980s fabric and decoration.

Conclusion

- 6.44 The Heritage Assessment acknowledges positive aspects of the scheme, including external works which will have a beneficial impact on the wider Conservation Area. It notes that

the scheme will see the most significant features of the cast and wrought iron frame structure retained and refurbished using traditional paints in a colour palette chosen on the basis of paint analysis.

- 6.45 The removal of a bay of original railings is the only negative aspect of the proposals externally, and enables the creation of an entrance for the retail unit. This unit will provide a valuable local service and is a key component of the site's offer, included for its convenience to local people and its contribution to overall scheme viability. These benefits would not be available if the unit did not have its own independent entrance. The entrance location has been selected to minimise heritage impact.
- 6.46 Internally, the neutral and negligible adverse elements have a very minor impact, and will be little perceived. They include the installation of M&E, refurbishment of lifts and installation of one lift and stair. These are minor and have a relatively small impact, whilst allowing the building to be adapted to modern requirements.
- 6.47 The elements identified as being of moderate adverse impact are the addition of new floorspace in the form of a mezzanine; and the works which facilitate subdivision of the space. These include the covering of columns to enable the installation of walls without causing physical damage; and the creation of enclosed rooms to the sides of the building. Section 8 of the report finds that as a result, the largely open-plan spatial quality of the market hall structure and the ability to appreciate and understand it, will be impacted.
- 6.48 However, the report acknowledges that these works are entirely reversible and they allow the introduction of a sustainable and viable new use for the listed building. On balance, it is concluded that the combined physical direct impacts on the building will be minor adverse, resulting in less than substantial harm to the special architectural or historic interest of the building. The planning balance exercise is set out below.

Upper Campfield

Assessment

- 6.49 The Heritage Statement for Upper Campfield reiterates the heritage backdrop regarding the listed building and the Conservation Area within which it sits. It considers the relevant legislation, policy and guidance. The report confirms that in order to meet the key test derived from legislation, the focus of design development has been to avoid and/or reduce any harm to the significance of the listed building. The document includes a photographic survey and description of the building in its current form.

- 6.50 Section 5 of the report assesses the heritage significance of the building. It is identified as a positive contributor and key building within the Castlefield Conservation Area and a landmark quality structure that reflects the importance of Manchester's commercial development and improvement during the c19th. In terms of its setting, the cobbles and perimeter pavement allow for the site's special interest to be understood and appreciated within its immediate context, however, the modern 1980s flats and 1960s Castlefield House detracts from the setting.
- 6.51 The building has high historic interest due to its association with the mid c19th commercial development of Manchester and as a symbol of the civic architecture born out of the Victorian ideals of retail and produce improvement.
- 6.52 The external architectural expression of the building is of a high architectural and aesthetic interest. Internally, the surviving 1870s cast and wrought iron structures are of high architectural and aesthetic interest. The remaining 1980s additions are of no interest. The site is likely to be of archaeological interest.
- 6.53 Elements of high significance include:
- The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates). Including the surviving pair of original entrance gates to the west elevation of Upper Campfield Market, which are currently held back in position behind modern boarding.
 - The form of the roof structure (the current roof external coverings are modern and of no heritage interest). Although the existing diagonal timber boarding to the underside of the building dates to the 1980s, this follows the original, historic design.
 - The internal cast iron columns
 - The wrought iron tie beam roof trusses
 - The double-height spatial quality of the building.
 - The surviving open-plan form of the building.
- 6.54 Elements of medium significance include the modern panelled external doors to the east elevation, which use a historic design; and the brickwork forming the east elevation of the market. Elements of no significance include all modern corrugated sheeting around the external perimeter; all roof coverings; all modern fixtures and fittings; all flooring; and all plumbing, lighting and the like.

- 6.55 The report includes a visual representation in plan form indicating the various elements and their significance.
- 6.56 Section 6 identifies one minor beneficial intervention in the installation of a glazed screen in place of the modern corrugated metal gates to the south elevation. There are 8 neutral interventions: redecoration of the iron frame; installation of four new entrance doors to the corner studios; replacement doors to north and east elevations; retention of the original entrance gates to the west elevation; retention of corrugated metal cladding to the building's perimeter; addition of simple signage; and retention of existing 1980s roof cladding. There are 2 external works which are classified as minor adverse. These are the removal of the western doors which are modern corrugated clad doors and replacement with a metal roller shutter; and the blocking up of the existing historic entrance from the covered arcade to the east.
- 6.57 Internally, the installation of the new lift core to access the mezzanine is classed as neutral. There are two minor adverse elements which are the group of partitioned rooms to the centre north providing WCs, showers, a bin store and plant; and the construction of lighting rigs and blacking-out to the four corner studios, noting that these will not touch the building façade. There are two moderate adverse elements which focus on the ground floor subdivision and the installation of the mezzanine. Both elements are reversible.
- 6.58 External works are found to result in a neutral impact on the character and appearance of the Conservation Area.

Conclusion

- 6.59 The Heritage Assessment acknowledges positive aspects of the scheme, including improvement to the current Liverpool Road entrance.
- 6.60 The most impactful interventions externally are minor adverse. They comprise the removal of the modern western doors and the blocking up of the historic entrance to the east. It is worth noting that the doors to be removed are modern; and that the historic entrance will remain in situ and can be uncovered in the future without damage. The design approach has been given careful consideration and the proposed works are required due to the particular nature of the use and its requirements.
- 6.61 Internally, the neutral and negligible adverse elements comprise the partitioning to provide rooms for necessary facilities including WC, bin store, plant and the like; and the provision of lighting rigs and blacking-out to the corner studios. The former would be required for any modern reuse of the building and cannot be avoided. They have been located as

sensitively as possible. The latter relate to the particular requirements of the proposed use and have no physical impact on the listed structure. These are minor and have a relatively small impact, whilst allowing the building to be adapted to modern requirements and the selected use.

- 6.62 The elements identified as being of moderate adverse impact are the addition of new floorspace in the form of a mezzanine; and the works which facilitate subdivision of the space. The report finds that as a result, the spatial quality of the structure as being open-plan and double height, and the ability to appreciate and understand it, will be impacted.
- 6.63 However, the report acknowledges that these works are entirely reversible and they allow the introduction of a sustainable and viable new use for the listed building. On balance, it is concluded that the combined physical direct impacts on the building will be moderate adverse, resulting in less than substantial harm to the special architectural or historic interest of the building. The planning balance exercise is set out below.

Planning Balance

- 6.64 The heritage assessment process has concluded that in the case of both buildings, the proposals will give rise to less than substantial harm. This largely arises from the need to subdivide buildings which were constructed principally as open plan, double height structures.
- 6.65 The National Planning Policy Framework requires that in such cases, any less than substantial harm should be weighed against the public benefits of the proposal. These are now considered.
- 6.66 **The introduction of a viable use to two heritage assets which were found unsuitable for their original use early on.** The buildings were designed as market halls, which at the time of their construction, took the form of large, celebratory spaces with a civic character. Markets now face economic uncertainty and would not form a viable use in either structure. The buildings do not meet the modern requirements for exhibition spaces. There are no other uses which could viably make use of the structures in their current form.
- 6.67 The proposals have been carefully curated to ensure long-term viability whilst minimising heritage impact and seeking to ensure that the buildings' significance is upheld and revealed. The scale of the proposals including the size of the mezzanines have arisen directly from viability considerations. They reflect the critical mass of occupiers and uses required to deliver a scheme which will give both buildings a long term operational future.

- 5.57 **Creation of a public space in a listed building.** Lower Campfield has been carefully designed so as to create a public space which celebrates the building's particular significance. The social hub is located in its centre, from which point the building's scale and its characterful roof can be fully appreciated. This ancillary space is considered to be a key benefit for occupiers and the wider population.
- 6.68 **The proposals will bring new life into buildings on a key thoroughfare.** Upper Campfield has been vacant for many decades and Lower Campfield was no longer suitable for modern exhibition requirements. The introduction of vibrant uses to structures which would otherwise be at risk of vacancy, dereliction and anti-social behaviour, will ensure continued regeneration and will animate an important part of the city, in line with local policy aims.
- 6.69 **The introduction of a range of uses will have economic benefits for the city as a whole.** The range of uses has been carefully selected to generate useable space and to drive economic benefits for the immediate area and the wider city centre. A key target of the proposals is to create 1,600 jobs and sustain 2,400 existing jobs over the next 15 years. They will catalyse work in growing sectors, in line with national and local planning policy. The retail and ancillary social spaces will bring similar economic benefits for the city, its residents, businesses and visitors.
- 6.70 **The proposals will introduce high quality, innovative workspace.** The proposals for Upper and Lower Campfield are highly innovative and align with the objectives of the local plan and the emerging Places for Everyone Framework which seek to demonstrate that Manchester is a dynamic, forward-thinking city. The buildings will provide a valuable resource for Manchester's businesses and residents whilst simultaneously enhancing the city's image.
- 6.71 **The buildings will support the next raft of entrepreneurs in the technology, digital media and creative industries.** As a result of Levelling Up funding, it will deliver subsidised workspace areas to qualifying businesses and individuals. This is a key benefit for Manchester's people, as well as its economy.
- 6.72 **Safeguarding two built public assets.** The buildings are landmark Manchester structures. The proposals deliver an active, beneficial use now whilst recognising that times will change. All interventions are reversible and in this way, the proposals will look after the buildings in an active manner, whilst retaining them for their next phase of life in the future.

- 6.73 The above public benefits are considered to be more than sufficient to outweigh the less than substantial harm, which is generated by minor adverse impacts, of the scheme. It is relevant to note the other benefits of the proposals at this stage.
- 6.74 The proposed new additions are light touch and seek to celebrate the architectural grandeur of the building rather than conceal it. There is a clear distinction between old and new within the double height space. The proposed structures are mainly painted black alongside the white-painted existing fabric. The design approach and materials palette are centred around reinforcing the industrial architectural language of the existing buildings. The new interior and exterior elements are designed to be light touch and demountable without damaging the listed buildings should the building be repurposed in the future. The buildings can be returned to their original form.
- 6.75 The Heritage Assessment finds that the works strive to maintain and in some cases enhance the original appearance and character of the listed building, particularly at Lower Campfield, where they allow the dramatic volume, spatial quality and highly decorative ironwork to form the main focus of the scheme, and providing opportunity for users of the building to appreciate these. Similarly at Upper Campfield, there are beneficial impacts and the proposal enables the reuse of a listed building while retaining its significance.
- 6.76 In both buildings, the works enable the creation of a sustainable, long term new use with associated new build elements of high quality design and craftsmanship, and renewal of facilities for a modern, high quality development. Overall, the Heritage Assessment finds that the instances of negligible, minor and moderate adverse physical impact resulting from the proposed works, which result in less than substantial harm, are necessary to accommodate new uses and other facilities within the current, largely open-plan single spaces and which facilitate the reuse and regeneration of the listed buildings.
- 6.77 In accordance with the NPPF and Policy EN3, the revised proposals would demonstrably enhance the fabric, character and setting of the listed buildings, facilitating a sustainable long term use which will make a positive contribution to the character of the Castlefield Conservation Area and bring wider public benefits. The proposal thereby meets the requirements of planning policy and demonstrates best conservation practice.

OPERATIONS AND MANAGEMENT

Operations

- 6.78 The application is accompanied by a General Management and Operation Strategy and an Events Management Strategy produced by Allied London. These are comprehensive plans which cover the servicing and management of the buildings and the logistics for

running events with due consideration given to potential impacts on neighbours, particularly residents.

- 6.79 The Operational Management Plan covers the office and bar/café uses. It explains the access arrangements including the inclusion of a reception desk in both buildings, with further access being controlled by security turnstile barriers. The document sets out hours of use. It outlines staff presence and training to ensure that tenants, staff and visitors to the bar/café act appropriately, and are removed if they do not. A full CCTV system will be maintained and operated internally and externally. Procedures are set out for thefts, lost property, public safety and the like. Smoking will not be permitted in either building.
- 6.80 Noise limits are set out in the Acoustic Assessment and the Operational Management Plan confirms that the specified noise restrictions will be adhered to. It confirms that these are expected to restrict regular events to light background music. It identifies the nearest noise sensitive properties as nearby residential dwellings, and confirms that management will communicate with representatives to ensure the residential community is not being disturbed.
- 6.81 The application includes an Events Management Plan prepared by Allied London. It sets out the logistics for the successful, considerate delivery of events at Lower Campfield. This includes consideration of audience profiles and capacity; organisation chart with responsibilities set out; procedures for theft and lost property; the exclusion of weapons and illicit drugs; safeguarding; and a reiteration of the waste management procedures. It provides further detail on noise control and the measurement of noise before and during events.
- 6.82 It is demonstrated that the proposals can be successfully operated from the sites with no impact on amenity or operation of nearby uses. The proposal is thereby wholly compliant with Policy DM1.

Servicing and Waste Management

- 6.83 The application is accompanied by a Waste and Servicing Strategy prepared by SLR, which should be read alongside this statement and the Transport Statement. It considers the waste forecasts for the various uses and identifies bin storage capacity on the basis of maximum occupancy; describes refuse storage and management; and assesses waste transfer routes. The existing bin store in Upper Campfield which serves the adjoining restaurant will be retained but relocated for their use in the same manner as existing.

- 6.84 The onsite management company will be responsible for emptying communal bins where necessary and for taking bins out prior to collection, to the points on Tonman Street which are identified in the Waste Strategy. Transfer routes to the public highway are less than 10m. Daily waste collection will be scheduled to avoid early mornings and evenings. It will be undertaken by a licensed waste carrier and overseen by onsite management who will ensure all bins are returned promptly. In order to mitigate noise, a levelled access from the bin store to the collection point is proposed.
- 6.85 Tonman Street is the primary servicing route. For Lower Campfield, general delivery vehicles will have the option of using the on-street parking and loading bays located on Liverpool Road, Lower Byrom Street and Tonman Street. For Upper Campfield, the internal loading bay will predominantly be used, accessed via Barton Street.
- 6.86 The Transport Assessment finds that there will be around 9 delivery / service vehicles per day at Lower Campfield and two to three at Upper Campfield. They will be spread across the day with only one delivery expected at any one time per site.
- 6.87 The submitted Operational Management Strategy sets out servicing arrangements and staff responsibilities.
- 6.88 The forecast deliveries, waste management and refuse collection which are proposed are demonstrably appropriate for the scale of the development. Servicing and waste collection can be undertaken in an efficient manner. The proposals 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.

AMENITY

Safety and Security

- 6.89 The scheme has been submitted to Greater Manchester Police's Design for Security Team for review and production of a Crime Impact Statement.
- 6.90 It assesses the proposals against the principles of Crime Prevention through Environmental Design to reduce opportunities for crime and the fear of crime. The proposal is found to be suitable for the city centre area. Advice is given regarding enhancing security. This is taken into account in the submitted Management Strategy which covers the provision of CCTV across the site; staff presence and management training; and the presence of guards.

- 6.91 Additionally, secure bicycle storage is provided on the adjacent site at Castlefield House. Robust access controls are sought including CCTV. Only the central public area of Lower Campfield will be available to the general public. All other spaces are controlled access.
- 6.92 The Statement recognises the security benefits of the proposal, including bringing the buildings into active use; their location in a busy area which will deter criminals from targeting the buildings; the mix of uses generates activity throughout the day and evening; new windows are introduced to create active frontages; and the presence of a reception desk overlooking the main entrances with further access into the building being restricted by turnstiles and the like.
- 6.93 As sought by the Statement, physical measures will be complemented by an efficient management strategy which will be implemented by Allied London and which has been submitted as part of this application.
- 6.94 The proposal thereby provides a safe and secure space as required by national policy and local Policies EN1 and DM1.

Noise

- 6.95 The application is accompanied by an Acoustic Assessment undertaken by Sandy Brown. It indicates mitigation measures relating to plant including sound absorbent finishes within plant rooms, acoustic louvres to the chiller plant room and in-duct attenuation to the kitchen extract.
- 6.96 The report finds that to the upper part of the building, the retained roofs and façade are expected to provide a lower overall sound insulation performance. To ground floor level, there is scope to include internal linings, secondary glazing and acoustic louvres which can better contain sound.
- 6.97 Internal amplified sound limits are proposed, to be set following pre-completion testing to establish the achieved sound insulation.
- 6.98 The survey demonstrates that the proposal is capable of meeting national and local policy requirements regarding amenity including Policy DM1.

HIGHWAYS AND ACCESS

Site Accessibility

- 6.99 The application is accompanied by a Transport Statement and Framework Travel Plan prepared by Vectos. It finds that Liverpool Road accommodates National Cycle Route 6

and that there are cycle lanes and markings. On the northern frontage of the sites there is a taxi bay and pay and display on-street parking including an electric vehicle recharging point space. On the southern side of Liverpool Road, there is an on-street loading bay, bus stop and on-street parking bays. The analysis confirms that Liverpool Road and all surrounding roads represent a safe arrangement for all users and there are no identifiable trends which would give rise to any highway safety concerns.

- 6.100 It critically appraises the sites' accessibility by various modes of transport. The entirety of the city centre including five train stations, are located within a 20 minute walking catchment, which also includes substantial residential areas such as Hulme and Ordsall. There are a range of amenities within 500m of the sites including a bank, post office, gardens, convenience stores, restaurants and the like.
- 6.101 There is a large potential cycle catchment for the site. The streets around the site are low speed roads suitable for cycling with Liverpool Road being a signposted recommended cycle route with some on-road facilities. Liverpool Road forms part of National Cycle Route 6. There are 10 uncovered cycle stands on Byrom and Lower Byrom Streets. The city has developed strategic cycle routes across the centre. The sites are found to be well located for cycle access from a wide range of locations and there is sufficient cycle infrastructure within the vicinity.
- 6.102 There is a bus stop on Liverpool Road close to the site. There are 13 bus stops within the usual catchment area. Two bus stations are within an appropriate walking distance of 2km offering a wide range of destinations. Bus public transport accessibility is identified as very good. Metrolink is a further transport option with the Deansgate Castlefield interchange stop only 200m away. There are five rail stations within a 2km catchment including Deansgate station 230m from the site.
- 6.103 There are car club spaces nearby and numerous large public car parks providing 3,307 spaces within a ten minute walk of the site. There are over 5,500 spaces within a 15 minute walk.
- 6.104 The report finds that the sites score 8 on the GMAL measure, meaning they are in the highest category of accessibility. The highway network around the site includes facilities for disabled users, including visually impaired users, as signal-controlled crossing points, dropped kerbs and tactile paving are provided.
- 6.105 The site therefore offers substantial opportunity for users to undertake trips for a variety of purposes using the existing public transport infrastructure that is considered appropriate in

the context of the proposed development. The site is therefore found to be extremely accessible and benefits from a range of transport options.

Parking

- 6.106 The proposal involves cycle parking at Castlefield House, adjacent to the site and under the same management. This will be convenient for occupiers to use. It will accommodate 34 bicycles, which meets the number of spaces required on the basis of proposed floor area per use.
- 6.107 Given the site's excellent accessibility, as outlined above and in the submitted Transport Assessment, means that no vehicular parking spaces are required, and therefore none are proposed as part of the scheme.
- 6.108 The provision of no car parking is found to be wholly acceptable by the Transport Statement, and to comply 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.
- 6.109 To encourage residents to travel by sustainable means, the development will adopt a Travel Plan. The application is therefore supported by a Framework Travel Plan, also prepared by Vectos. It includes an audit of the sites, assessment of their accessibility and the initiatives which could be implemented to encourage sustainable travel. It then sets out the strategy for implementation including roles, responsibilities and monitoring.

Multi-Modal Trip Generation

- 6.110 The Transport Assessment includes a separate multi-modal impact assessment for Upper and Lower Campfield. It takes into account the maximum occupancy of the buildings and forecasts trips on that basis. It finds that 64% will reach the site by public transport, with rail having the greatest mode share followed by bus and then Metrolink.
- 6.111 A significant number will walk to the site due to the large population within walking distance of the site. A modest number will cycle but this is expected to grow and will be encouraged through onsite cycle parking and facilities. The number of car trips will be spread across the city's various car parks and the impact of the minimal traffic will be dispersed and will not result in a material change to the capacity or safety of the highway network.

- 6.112 Visits to the food and beverage and retail uses are unlikely to generate trips, but will serve those already in the city, either within the proposed scheme or in the area for other purposes.
- 6.113 The number of trips created by the proposals will not cause any adverse implications on the transport network with the existing infrastructure within the city centre location meaning that the proposed occupiers of the development will benefit from the excellent choice of sustainable travel modes and therefore the development complies with the national and local policy initiatives.
- 6.114 It is clear that the proposal is sustainably located and associated transport activity will be sustainable and efficient. The NPPF states that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or severe cumulative impacts. This is demonstrably not the case with this scheme.

ENERGY AND SUSTAINABILITY

- 6.115 The application is accompanied by an Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability.
- 6.116 The BREEAM Refurbishment and Fit-Out Pre-Assessment Report assesses the scheme against each relevant criteria and finds that it has the potential to secure a BREEAM Very Good rating.
- 6.117 The Environmental Standards Statement reviews the sustainable design features of the proposals against the relevant policy background. It considers environmental design, water management, waste management and biodiversity. It demonstrates the ways in which the design team have sought to address sustainable policy aims through the proposals, in order to provide a sustainable development.
- 6.118 Due to the sensitive nature of the building, the weight of solar photovoltaic panels cannot be supported. Neither a hydro station nor a wind turbine is possible. There are therefore no options available for onsite renewable energy generation. However, the heating and cooling of the buildings are delivered via a low carbon alternative.
- 6.119 All office and studio spaces in Lower Campfield are to be heated and provided with comfort cooling using reversible heat pump technology, a mixture of radiant panels and VRF systems. Fresh air will be delivered by a mixed mode natural ventilation system

controlled based on CO2 and temperature levels. Upper Campfield will benefit from a VRF system with ventilation from a mechanical heat recovery system.

- 6.120 Whilst the fabric of the existing buildings is proposed to be left in situ due to its historical significance, the new internal spaces are designed as independent spaces. As such, they can be made to be more energy efficient.
- 6.121 As far as is practicable in a listed building, the proposals follow the aspirations of the Manchester Core Strategy and Guide to Development in Manchester SPD regarding sustainable design solutions. It is set to achieve BREEAM Very Good. The proposal complies with Policies EN4 and EN6 by seeking to achieve the sought-after energy efficiencies wherever possible. It complies with the objectives of Policy EN8 by being adaptable to climate change and minimising flood risk. Whilst upholding the significance of the listed building, the scheme maximises its sustainability credentials in line with policy.

TECHNICAL MATTERS

Ground Conditions

- 6.122 The application is supported by a Site Investigation Scope of Works prepared by Civic, to be followed by a Phase 1 Ground Conditions Survey. The submitted document indicates the work to be undertaken in relation to ground conditions.
- 6.123 It is anticipated that the proposals will be shown to be capable of providing a safe environment in line with national and local policy requirements.

Ecology

- 6.124 An ecological assessment prepared by ERAP forms part of the submission. It comprises a desktop study, data search, extended Phase 1 Habitat Survey and licensed bat survey. It finds that the proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation and that the buildings are of negligible suitability for use by roosting bats.
- 6.125 Recommendations are made in relation to nesting birds. Enhancements are suggested in the form of bat and bird boxes.
- 6.126 The proposal can therefore progress with no adverse impacts on biodiversity, in line with Policy DM1.

Drainage

- 6.127 The application is accompanied by a Drainage Strategy undertaken by Civic. The report clarifies that no new plot development is proposed and that the schemes will make use of the existing drainage network. The report clarifies that the strategy is based on CCTV survey results and United Utilities mapping.
- 6.128 The sites sit within Flood Zone 1, meaning low probability of annual flooding from rivers and sea. The proposal is a 'less vulnerable' use. There is very low surface water flood risk; and the risk of sewer flooding is considered to be low.
- 6.129 As internal refurbishment projects, surface runoff rate is not anticipated to change and new connections are not likely to be required. It is therefore proposed to maintain the existing brownfield rates. If detailed design work reveals that new connections are required, this will be done in line with the pillars of SUDS Design, and this is considered in the report as a theoretical exercise. The options are necessarily limited by there being no external space onsite and by the project involving refurbishment of listed buildings.
- 6.130 The approach focuses on retaining as much of the existing structure as feasible including re-use of beams, joists and the like wherever possible. New elements are to be fully demountable and adaptable. They can also be removed in the future if required. Generous planting and natural features are to be integrated into the scheme.
- 6.131 The strategy demonstrates that the proposal can meet the policy requirement to minimise and manage flood risk, and take account of climate change. The proposal is therefore compliant with national policy and Policies EN8 and EN14.

7. SUMMARY AND CONCLUSIONS

- 7.1 This statement has set out the proposals for refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace and events development comprising offices, a technology incubator hub and recording studios with ancillary bar and café; and separate retail unit. Each building is Grade II listed and this has informed the evolution of the scheme. Likewise, the development team is acutely aware of the nearby residential dwellings and has sought to create a scheme which respects their needs.
- 7.2 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.
- 7.3 Pre-application discussions have taken place with Council officers prior to submission of the application and public consultation has been undertaken. The comments received from all parties have helped develop and shape the scheme into the form presented by this application.
- 7.4 The principle of the workspace and events space and the ancillary uses respond directly to the Core Strategy's aspirations for a vibrant city centre through the creation of business destinations, and to the St John's Masterplan SRF Update which seeks to include Campfield within its plans for innovation and enterprise. It aligns with the emerging Places for Everyone Plan which recognises the contribution that the city centre can make to wider economic performance through the clustering of employment space which caters to prime sectors.
- 7.5 The buildings are Grade II listed and require viable long-term uses which will ensure their enhancement and longevity. The submission details the buildings' significance and sets out the limited areas of moderate adverse impact which give rise to less than substantial harm. This classification largely arises from the subdivision of the space which is characterised by its openness. This characteristic is maximised through the design process and all interventions are carefully considered and reversible should the buildings' use change in the future. A series of public benefits are identified which outweigh the less than substantial harm. These include the introduction of viable long-term uses to secure the future of the listed buildings; the creation of a public space in a listed building; regeneration and vibrancy benefits in line with Council objectives; and the generation of jobs and subsidised workspaces.

- 7.6 The proposals are exceptionally well designed and will appeal to a range of occupiers. The spaces provided are practical and inspirational. They are designed to respond to the needs of the relevant sectors and will attract a diverse range of businesses. A key aim of the project is to target the creation of 1,600 jobs and to sustain 2,400 existing jobs over the next 15 years. It will act as a tech hub catalyst for the media, digital and creative industries in Manchester.
- 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 two listed buildings and is in a sustainable, city-centre location.
- 7.9 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.

