

Supporting Planning Statement

Neptune Mill, Chapeltown Street, Manchester

April 2023

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Appendix I Schedule of Submitted Plans and Documents

Appendix II Site Location Plan

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Report title: Supporting Planning Statement

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Draft date: April 2023

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Supporting Planning Statement has been prepared by Avison Young ('AY') in support of planning and listed building applications submitted on behalf of Capital&Centric (Rush) Limited ('the Applicant') to Manchester City Council ('MCC') for the refurbishment of an existing building known as Neptune Mill, Chapeltown Street, Manchester, for office use.
- 1.2 The site comprises a former warehouse which has more recently been used as a contractor's site office, and most recently as offices and falling within Use Class E. The building is currently in a poor condition and is mostly vacant except for the first floor which Capital&Centric currently use for their office.
- 1.3 The detailed description of development is as follows:

"Full planning and listed building consent for internal and external works to the existing listed building for continued use within Use Class E (Commercial, Business and Service) at Neptune Mill, Chapeltown Street, Manchester."

- 1.4 This Planning Statement assesses the development proposals against relevant planning considerations, including national and local planning policy, and other material considerations. It provides the planning justification for why the proposals represent policy compliant sustainable development and should be approved.

The Applicant

- 1.5 Capital&Centric is a multi award-winning Manchester-based social impact property developer. They have completed development projects across the commercial, residential, hotel and leisure sectors in a number of regional UK cities.
- 1.6 Regeneration is at the heart of their development philosophy. They create sustainable communities, regenerate unloved land and buildings and curate ground-breaking art.
- 1.7 They see Neptune Mill as an existing opportunity to continue the regeneration of Piccadilly East, having also been involved in the regeneration of the neighbouring warehouse, now known as Crusader, for residential use.
- 1.8 Capital&Centric intend to occupy the first floor of the regenerated Neptune Mill as their new headquarters.

Structure of this Report

- 1.9 This Supporting Planning Statement is intended to address the relevant planning considerations and the case for development on the site. It considers the proposals in light of national and local planning policy and is structured as follows:
- **Chapter 2** – describes the site and the surrounding area, including any known environmental constraints and relevant planning history;
 - **Chapter 3** – sets out details of the proposed development;
 - **Chapter 4** – describes the pre-application consultation and engagement undertaken;
 - **Chapter 5** – sets out the relevant planning policy framework and any material planning considerations;
 - **Chapter 6** – details the strategic and regeneration context of the site;
 - **Chapter 7** – appraises the development proposals against the statutory Development Plan and other material considerations;
 - **Chapter 8** – summarises the environmental and technical assessments undertaken;

- **Chapter 9** – summarises the scheme benefits;
- **Chapter 10** – sets out the main conclusions of this Supporting Planning Statement.

Submission Documents

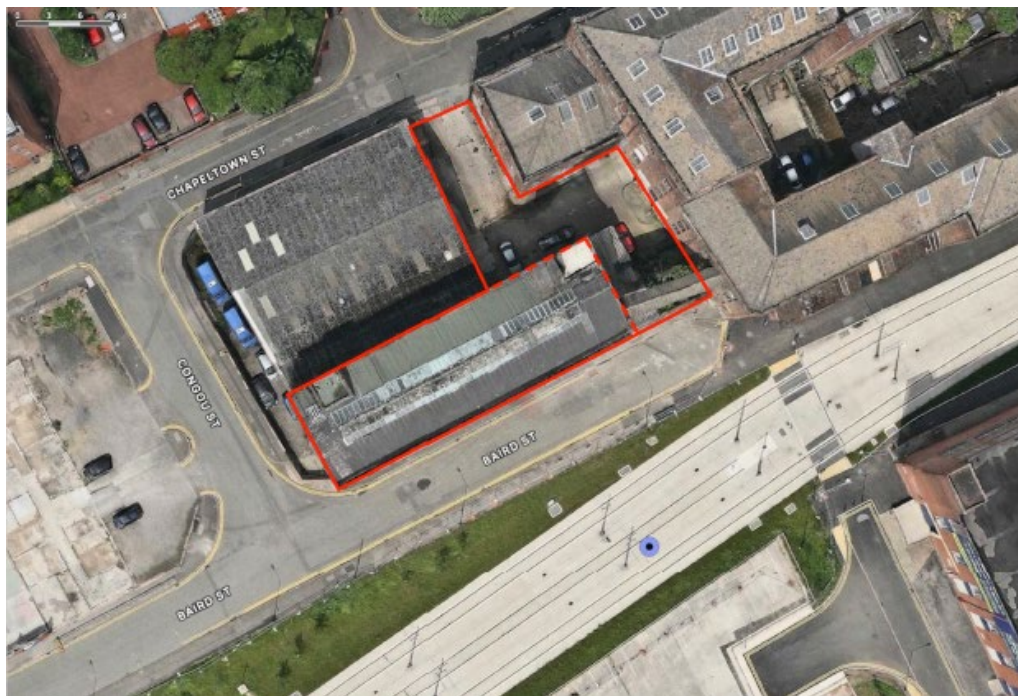
- 1.10 The application is accompanied by a suite of supporting documents, the scope of which has been prior agreed with MCC Officers through pre-applications discussions. A list of supporting documents and application drawings that accompany the planning application is contained at **Appendix I**.

2. Site and Surrounding

- 2.1 This section of the Supporting Planning Statement provides a detailed description of the site and surrounding area, its sustainability, environmental constraints and relevant planning history.

The Site

- 2.2 The site is located in the Piccadilly area of Manchester and comprises a former warehouse of 4 to 5 storeys, originally constructed between 1860 and 1870 previously known as 'Chapeltown Mill'. It was built as the final phase of the Crusader Works complex, possibly in response to a devastating fire in 1861. The main Crusader Works was developed during the 1840's as a machine workshop, originally known as the Phoenix Works. Crusader Works is a Grade II listed building, and therefore the application site is a curtilage listed building. The site boundary extends to 900 sqm. A Site Location Plan is provided at **Appendix II**.
- 2.3 Since its construction the application site has been used for a variety of purposes, including as a packing warehouse, for manufacturing stationary and as a clothing works. More recent ad hoc uses have included a contractor's site office that occupied the ground floor and the most recent use as offices, with Capital&Centric offices based on the first floor. The site also comprises of the service yard area surrounding the site to the east and north, which serves as pedestrian and vehicular access to the building from Chapeltown Street as well as connecting to the adjoining Crusader Works building.
- 2.4 The site is bound by Chapeltown Street to the north, Baird Street to the south and Congou Street to the west. Crusader Works bounds the site to the east and has recently been redeveloped for residential use having gained planning permission in October 2016 for it's conversion (Ref.113364/LO/2016).



2.5

(Figure 1: Site Location outlined in red. Indicative boundary only)

Surrounding Area

- 2.6 The site is situated within the Piccadilly area of Manchester City Centre. The surrounding area is characterised by a mix of uses, primarily residential and some commercial and associated parking.
- 2.7 Beyond Chapeltown Street to the north is a residential apartment complex, known as Thomas Telford Basin, comprising part 3 and part 4 storeys which overlook the canal. There is also an apartment complex of similar scale located westwards of the site at 35, 37, and 39 Chapeltown Street. The Ashton Canal Tow Path is located on the northern side of the canal. Immediately adjoining the site to the east is Crusader Works which is being redeveloped into 126 apartments and beyond this is the new build Phoenix apartment tower. To the

south of the site beyond Fair Street is the metrolink tram line which travels north east towards Etihad stadium and Ashton-under-Lyme, and south west to Piccadilly Station. Towards the west of the site is surface car parking beyond which is the rear of Piccadilly Train Station and a multistorey car parking.

- 2.8 The site sits within an area undergoing significant regeneration, designated within Manchester Piccadilly Strategic Regeneration Framework area, the HS2 Manchester Piccadilly SRF and the adjacent Portugal Street East SRF, as further outlined in the section 6 of this SPS.
- 2.9 Capital&Centric are undertaking significant development and investment in the area including development of the following: Crusader Works; Phoenix; Adair and Ferris and are committed to delivering high-quality schemes and regeneration.
- 2.10 The central location of the site enables a highly sustainable development in the wider city area. Great Ancoats Street is approx. 300m northeast of the site, and provides arterial road access to site directly from Chapeltown Street. Manchester Piccadilly train station is approx. 7-minute walk, 400m from the site. This provides superb access by both bus and car to the wider Manchester area. As the site is located centrally in the city centre, the amenities and services are within a walking distance of the site, with pedestrian infrastructure established from the site through to the city centre core.

Sustainability

- 2.11 There is a large range of services and facilities located in close proximity to the site. These include an Aldi, a number of convenience stores and a gym at Ancoats Urban Exchange, located approx. 400m from the site. New Islington Medical Practice, New Islington Green, Mayfield Park and Pin Mill Brow Green area and New Islington Marina are all located less than 700m from the subject site. As the site is located in close proximity to the city centre and to the neighbourhoods of the Northern Quarter, Ancoats and New Islington, there is a significant offering of shops, bars and restaurants within close proximity of the site.
- 2.12 The site is located within very short walking distance of Manchester Piccadilly Train Station. This is the main train station serving Manchester city centre and the wider greater Manchester area. The site is located approx. 400m from the station. Manchester Piccadilly serves the wider north west region and also across the UK.
- 2.13 Manchester Piccadilly station also serves as an interchange for the Metrolink. The Metrolink route serving piccadilly provides access to the surrounding city centre area but also the outskirts and suburbs of the city. The high frequency tram provides excellent service to the city centre and wider area.
- 2.14 There are several bus stops nearby the site also. Travis Street, and Sheffield Street provide have bus stops which serve routes southwards. There is also a bus stop at Great Ancoats Street, Old Mill Street Bus Stop, which operates routes serving access to the wider area also. The site is highly accessible to the city centre area,

Environmental Constraints

- 2.15 The following highlight some of the key environmental constraints associated with the site:
- **Flood Risk** – Based on the Environment Agency's Flood Risk Map for Planning, the entirety of the site is located within Flood Zone 1 and therefore a low probability of flooding is anticipated.
 - **Heritage** –The adjoining Crusader Works (Grade: II (List UID: 1293172)), is a Grade II Listed Building and as such the site is curtilage listed.
 - **Trees** – There are no protected trees on or near the site. As such, Tree Preservation Orders will not be a consideration.

Planning History

- 2.16 A desktop review of MCC's online planning register has been undertaken. The subject site does not have an extensive planning history, and there are no records of planning applications being lodged for the subject site. There is however a comprehensive planning history for the neighbouring building and the immediate

area surrounding the site. This nearby planning history encompasses a variety of planning applications and is presented in Table 1 below:

Reference number	Address	Proposal	Date
113364/LO/2016*	Crusader Works, 72-76 Chapeltown Street <i>Located to the immediate east of the site in the adjoining building</i>	Listed Building consent for internal and external works associated with the conversion of Crusader Works to 126 apartments and associated alterations to its elevations and demolition of Block 4 (Former Cotton Mill) - along with creation of new landscaped courtyard with associated hard and soft landscaping following demolition of existing buildings within shared yard space, provision of 201 cycle parking spaces, lighting and other associated works. Conversion of former Crusader Works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space; and, the provision of 201 cycle parking spaces, lighting and other associated works	Planning permission and LBC granted 21 October 2016
113363/FO/2016*			
*There are a significant number of applications seeking alterations to application Ref. 113364/LO/2016, largely relating to the design of the proposal however the primary components of the application remain.			
121099/FO/2018	Land At Portugal Street East, Manchester, M1 2WX <i>Located to the south east of the site, over the tram lines</i>	Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park)	Planning permission granted 16 March 2021

125209/LO/2019	66-72 Chapelton Street Manchester M1 2WH <i>Located to the immediate east of the site in the adjoining building</i>	Listed Building Consent for internal alterations including: Introduction of new soffits within apartments / cloisters, new sheer wall to Building 3 and other related design / engineering associated changes.	Planning permission granted 23 July 2020.
132214/FO/2021	Land South Of Chapelton Street Manchester M1 2WH	Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment)), associated landscaping to site perimeter and rooftop PV panels.	Planning permission granted 1 December 2022
132626/FO/2022	48 Store Street, Manchester, M1 2WA <i>Located to the north of the site</i>	Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	Planning permission granted 21 December 2022
127317/FO/2020	Land At Heyrod Street, Manchester, M1 2WW <i>Located to the east of the site</i>	Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m ²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.	Planning permission granted 9 February 2021
122000/FO/2018	Victoria House, Great Ancoats	Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1	Planning permission granted 26 August 2020

	Street, Manchester, M4 7AB <i>Located to the east of the site</i>	bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.	
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Summary

- 2.17 To conclude, the site is located in a highly sustainable location in close proximity to a range of services and facilities and is highly accessible by public transport including frequent bus and rail services. This presents an opportunity to redevelop a site within an area that is experiencing significant investment and redevelopment in recent times. The planning history shows there has been significant development neighbouring the site as part of the overall Crusader Works Complex by Capital&Centric. Generally, around the site within the wider regeneration area there are several recent planning permissions for residential development that are due to come forward. There is minimal office development proposed and therefore the delivery of office development at the application site provides more variety for the surrounding uses in the area.

3. The Proposed Development

3.1 This section describes the application proposals and their relationship and compatibility with the characteristics of the site. The application proposals are described fully in the Design and Access Statement and detailed plans prepared by Jonathan Davidson Architects, which are enclosed within this submission which should be read in conjunction with this Supporting Planning Statement.

3.2 The detailed description of development is as follows:

“Full planning and listed building consent for internal and external works to the existing listed building for continued use within Use Class E (Commercial, Business and Service) at Neptune Mill, Chapeltown Street, Manchester.”

Use and Amount

3.3 Full planning permission is sought for the internal and external alterations of the existing building to result in the following:

- An enhanced historic workspace development in the city centre on the upper floors;
- Creation of an inclusive ground floor social hub for businesses and residents in the community providing food and beverage / commercial units (continued Use Class E).

3.4 The proposed alterations still maintain the Gross Internal Area of 2,052 sqm, with no additional floorspace being proposed or any change of use.

3.5 Capital&Centric propose to use the first floor for their new office headquarters, and it is proposed to find office tenants for the remaining upper floors. The end users for the ground floor commercial units are not yet known, but would fall within the exiting Use Class E.

Layout

3.6 The layout of the proposal will largely follow the existing envelope of design. The proposal involves alterations to the existing layout however the nature of the existing design will largely remain in a similar format. The accompanying Design and Access Statement outlines fully the development objectives of the design and demonstrates how these are implemented in the proposal.

3.7 There are several existing historical elements of the layout, such as the staircases, lift shafts and window openings. These will be retained and the layout proposed will be based around these features.

Ground Floor

3.8 The proposals include alterations to the entrance of the building, due to the existing primary entrance being unsuitable for modern office use. A single storey addition to the courtyard, which was largely reconstructed in the late C20th, will be removed and a new glazed screen and entrance will be formed in the eastern elevation. The removal of the single storey element will be below the threshold for 'demolition' and would comprise an 'alteration' to the curtilage listed building. A new single entrance will be formed towards the centre of the long southern elevation, by adapting an existing window. This will then provide access internally to the lift and the staircase to access the upper floors.

3.9 There will also be additional entrances from Baird Street on the southern building elevation, utilising one as-existing opening and one new opening formed by extending a window opening down to floor level.

Upper Floors

3.10 Proposed alterations to the upper floors include the removal of existing stud partition walls and sub-division walls. This will produce a layout that creates clear office floorplates. There will also be an additional WC/wet area zone adjacent to the primary staircase and lift.

- 3.11 Internally, all of the modern, temporary stud partitions, from a former site office, would be removed to form a single open-plan space, with a proposed 'refuse store' adjoining the existing lift shaft.

Scale and Massing

- 3.12 The proposed alterations will not alter the scale and massing of the existing building. It is not proposed to add height to the existing building, nor materially alter the exterior which would have an effect on its perceived massing.

Appearance

- 3.13 The proposal incorporates a design sympathetic to the existing heritage value of the former warehouse. Externally, the overall brick façade will not be materially altered and there will be a marginal change of the overall exterior appearance to the building.
- 3.14 The features of the external appearance of the building that are proposed as part of this scheme include:
- New entrance at the eastern gable of the existing building;
 - Additional entrances from Baird Street on the southern building elevation, utilising one as-existing opening and one new opening formed by extending a window opening down to floor level;
 - Modification of an opening at second floor level on the north elevation to create a juliet balcony to match those immediately above and below;
 - Existing UPVC windows to be replaced by new powder coated and double glazed aluminium frames;
 - Some existing openings to be infilled in brickwork to practicality reasons;
 - New window openings on current blank western gable, with projecting window sleeves in order to provide visual interest to this most prominent elevation. The area to the north of the flue stack is identified as a suitable zone for the creation of a full height mural;
- 3.15 The proposed changes at roof level include the replacement of concrete roof tiles with Welsh slate – reintroducing the former continuous strip rooflights currently boarded over, and will supplement these with new, low profile conservation rooflights.
- 3.16 The internal changes on all floors across the building are designed with the historical context in mind. It is the overall intention of the internal design to reveal the historic fabric of the building. Features such as the existing timber beams, joists and boards and cast-iron columns will be revealed and UPVC windows replaced, and the main areas will be stripped of modern accretions and returned to their original materials.
- 3.17 Further in-depth details of the specific appearance of the design features are outlined in the accompanying Design and Access Statement.

Public Realm

- 3.18 There is no external landscaping proposed as the external space is a service route for the site's neighbours at Crusader Works. Where the single storey structure is removed, it is intended that this will be removed down to the underside of the concrete floor slab, leaving all below ground structure intact, and then to infill with a new surface to match the existing tarmac to the courtyard.
- 3.19 The ground level external features included in the proposals comprise a cycle store and maintenance station within a custom branded shipping container.

Access and Car Parking

- 3.20 As the site is within a core city centre location, and given the excellent transport links within close proximity and the compromised surface level space, no changes are proposed to the existing car parking arrangements, with on-street parking on the adjoining Chapeltown Street and Baird Street.
- 3.21 It is proposed to provide 14 new cycle parking spaces at the site within the shipping container in the courtyard on the site.
- 3.22 The new principal entrance on the eastern gable which leads to the foyer provides inclusive access provision, as this foyer provides internal access to the lift.
- 3.23 Servicing access and arrangement is outlined fully in the accompanying plans (ref. 353 PD 0004) indicating the various features of access relating the proposal including loading bays and parking bays.

Waste Management

- 3.24 A separate Waste Management Strategy prepared by Jonathan Davidson Architects has been submitted and sets out in detail the provisions dealing with the waste. This includes the following:

Waste Type	Requirement	Containers Provided
Office Use		
Total Waste Generated 2,600 litres/1,000 sq.m x 1,650 sq.m	4290 litres	
General Waste	2145 litres	2 x 1100 litre eurobin
Pulpable Recycling	1073 litres	1 x 1100 litre eurobin
Mixed Recycling	1073 litres	1 x 1100 litre eurobin
Ground Floor Use		
Total Waste Generated 5,000 litres/1,000 sq.m x 291 sq.m	1455 litres	
General Waste	728 litres	1 x 770 litre eurobin
Pulpable Recycling	364 litres	1 x 660 litre eurobin
Mixed Recycling	364 litres	1 x 660 litre eurobin

4. Pre-application Consultation and Engagement

- 4.1 This section describes the pre-application consultation undertaken with MCC officers and technical consultees.

Planning Policy and Legislative Context

National Planning Policy Framework (2021)

- 4.2 The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The NPPF specifically promotes pre-application engagement and the frontloading of consultation, the purpose being to identify issues that can be resolved at the pre-application stage enabling the planning system to function more effectively and efficiently.
- 4.3 As set out in this section, stakeholder engagement has taken place prior to the submission of the planning application in full accordance with guidance set out within the NPPF.

Localism Act (2011)

- 4.4 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:
- Decentralisation and strengthening local democracy;
 - Community empowerment; and
 - Re-booting of the planning system including neighbourhood planning.
 - This Act places a responsibility on applicants to:
 - Consult communities, having regard to any advice that their local planning authority may provide;
 - Consider any responses before they finalise proposals and submit their applications; and
 - Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

MCC Statement of Community Involvement

- 4.5 All local planning authorities are required to adopt a Statement of Community Involvement (SCI) setting out how consultation takes place on planning issues. Most SCIs also provide guidance to developers on how they should undertake pre-application consultation within the local community.
- 4.6 The Applicant has taken into account the recommendations and guidance in MCC's SCI. Adopted in 2018, it encourages developers to carry out pre-application consultations on major development proposals. The SCI states that the decision on whether a proposal will need more in-depth consultation will be based on its nature or scale and will be made by our planning officers, liaising with councillors, regeneration teams, ward co-ordinators and local community groups where appropriate. As well as consulting with the public, MCC encourage developers to consult with specific infrastructure and service providers so that they can advise developers on any need for increased provision of services etc.

Pre-Application Meetings with MCC Officers

- 4.7 Pre-application discussions have been held with planning and technical officers at MCC on the evolving scheme. The first meeting was held on 24th January 2023 with Dave Roscoe (Planning Development Manager) and Angela Leckie. A site visit was then undertaken and attended by Angela Leckie.

4.8 A high-level summary of key themes discussed with Officer's to date is provided below:

- Agreed validation list including a Crime Impact Statement and Noise Assessment;
- Principle of development and proposed alterations which do not involve any change of use;
- Proposed artwork on the gable over original brickwork and query if necessary on both elevations. As a result the areas of artwork have been reduced to just the south west gable and lift area;
- Query the proposed new glazing to the gable end and the impact of this. The Applicant has considered this and in response, included in order to create a feature and improve a blank façade. In addition, it will also improve the natural light within the floors and create a view back towards the station;
- Proposed openable balcony rooflights are acceptable in principle if they can be limited to ensure a higher proportion of slate to glass;
- Proposed removal of the one storey building next to the courtyard is acceptable. It would be beneficial for the main windows to be upgraded to a more appropriate type rather than the existing UPVC. This is the Applicant's intention.

Summary

4.9 In summary, the Applicant has carried out meaningful consultation with MCC Officers through pre-application discussions. These have enabled a clear understanding of Officer's and technical consultees' requirements for the proposed development. These requirements have been taken into account, where possible, during the development of the proposed scheme.

5. Planning Policy Framework

- 5.1 This section sets out the relevant national and local planning policy and other material considerations that the proposed development will be assessed against.

The Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material planning considerations indicate otherwise. In this case the Development Plan for MCC comprises:

- The Manchester Core Strategy (adopted July 2012) and Proposals Maps; and
- Saved policies from the Unitary Development Plan (2004).

- 5.3 As defined by the Proposals Map, the site is not allocated for a specific use, however it is located within the Regional Centre (Policy EC3) and within the City Centre (Policies CC1 – CC10).

Manchester Core Strategy

- 5.4 The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

- 5.5 The key policies of the Core Strategy which apply to the application site are summarised below. All other policies relevant to the determination of the application are summarised in the Policy Schedule enclosed at **Appendix III**.

- **Policy SP1 - Spatial Principles** - provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. Policy SP1 also states that the city is covered by regeneration frameworks and all development should have regard to the character, issues and strategies set out in the prospective plans. This policy also encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.
- **Policy EC2 - Existing Employment Space** - states that the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly or it can be demonstrated that the existing use is un-viable, incompatible, unsuitable or on balance, the proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.
- **Policy EC3 - The Regional Centre** - the site falls within the defined Regional Centre as set out in Policy EC3, which states that development for employment generating uses will be promoted within the Regional Centre.
- **Policy EN3 – Heritage** – states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- **Policy CC1 – Primary Economic Development Focus: City Centre and Fringe** – states the City Centre is a strategic economic location and focus of employment growth in the City and City Region. The City Centre is expected to accommodate 33ha of office or similar employment development. The City Centre and Fringe will be considered a suitable location for the consideration of high density

buildings and commercially led mixed use schemes. The focus for employment growth will be in B1a high density offices and the Council will give particular encouragement and support for such development in the following locations (City Centre): Civic Quarter, Mayfield, Spinningfields and Granada lands, The Corridor and Piccadilly.

- **Policy CC7 – Mixed Use Development** – states the City Centre presents the most viable opportunities for mixed-use development and in general these will be promoted as a means of using land as efficiently as possible. It states that a range of uses should be considered for all sites subject to considerations. In particular, it states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- **Policy CC9 – Design and Heritage** – states that design of new buildings will need to be of the highest standard in terms of appearance and function. Furthermore, development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Other Relevant Core Strategy Policies

5.6 The following additional Core Strategy policies are relevant to this planning application:

- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN9 – Green Infrastructure
- Policy EN19 – Waste
- Policy DM1 – Development Management

Relevant Unitary Development Plan (UDP) Policies

5.7 The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this planning application and are summarised at **Appendix III**.

- Citywide Development Control Policy DC10.1 -10.2 – Food and Drink Uses
- Citywide Development Control Policy DC19.1 – Listed Buildings
- Citywide Development Control Policy DC26.1 – Development and Noise

Other Material Considerations

5.8 There are a series of other planning policy guidance documents at a local and national level that are relevant to the determination of this application, including:

- Regeneration Frameworks;
- Guide to Development in Manchester Supplementary Planning Document (April 2007);
- Emerging Greater Manchester Spatial Framework (GMSF);
- The National Planning Policy Framework (NPPF) (July 2021);
- Planning Practice Guidance (June 2021);
- Manchester Green and Blue Infrastructure Strategy (2015);

- Our Manchester Strategy 2025;
- Manchester City Centre Strategic Plan (2015-2018); and
- Manchester Climate Change Strategy 2017–50

5.9 A summary of the above documents is set out below.

Regeneration Frameworks

5.10 The following frameworks are relevant in the determination of this planning application and should be afforded significant positive weight:

- HS2 Piccadilly Station SRF (January 2014)
- Manchester Piccadilly SRF (March 2018)
- Portugal Street East SRF (April 2017)

5.11 A detailed summary of the above documents is set out in Chapter 6 of this SPS.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

5.12 This document provides further non-statutory planning guidance on bringing together environmental, economic and social development principles to assist in the creation of a cohesive and sustainable city.

5.13 The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently. The document also provides details regarding the delivery of achievable and financially viable approaches to all aspects of sustainability.

Emerging Greater Manchester Spatial Framework

5.14 The Greater Manchester Spatial Framework (GMSF) is a joint plan for Manchester that sets out to provide the land for jobs and new homes across the city region. The framework, which has been in preparation by all 10 Councils, seeks to ensure that the region has the right land available in the right places to deliver the homes and jobs needed up to 2035, and identify the new infrastructure such as transport, schools, health centres and utility networks required to achieve this.

5.15 The GMSF Publication Plan 2020 was presented to AGMA Executive Committee on 30 October 2020 and was set out to be approved by all ten councils, however Stockport Council withdrew from the GMSF in December 2020. The GMSF is now being pursued by the remaining 9 councils and is now known as 'Places for Everyone' ('PpE'). A consultation on the PpE Publication Draft took place between August and October 2021- from this consultation no further modifications were necessary prior to submission. The Plan was submitted to the Secretary of State on Monday 14 February 2022. The independent Examination began on 1 November 2022 and ran until the end of March 2023.

The National Planning Policy Framework

5.16 The latest updated NPPF was published in July 2021 and contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

Achieving Sustainable Development

5.17 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, of the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

5.18 Paragraph 8 of the Framework emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 defines “sustainable development” and highlights the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

*“a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Pre-Application Engagement and Frontloading

5.19 The NPPF highlights the importance of early engagement in the planning application process, which can enable better coordination between public and private resources and improved outcomes for the community. Paragraph 40 encourages applicants where relevant to engage with statutory and non-statutory consultees, before submitting their applications.

Promoting Sustainable Transport

5.20 Paragraph 105 states that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

5.21 Paragraph 110 advises that, in assessing planning applications, local planning authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up.

Making Effective Use of Land

5.22 Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or brownfield land.

Achieving Well-Designed Places

- 5.23 The NPPF identifies good design as a key aspect of sustainable development, which creates better places in which to live and work and helps make development acceptable to communities.
- 5.24 Paragraph 130 explains that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being.

Conserving and Enhancing the Historic Environment

- 5.25 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 5.26 Paragraph 206 advises that Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 5.27 Overall, the NPPF makes it clear that Local Planning Authorities should look for solutions rather than problems, and decision-takers should seek to approve applications for sustainable development.

Planning Practice Guidance

- 5.28 On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way.
- 5.29 Guidance regarding the effective use of land was published in 2019. The PPG emphasises the importance of good design and making effective use of land. It recognises design as an integral part of sustainable development. Good design 'responds in a practical and creative way to the function and identity of a place'. With regards to supportive more effective uses of land, the PPG provides guidance on what tools and evidence should be used in the determination of applications.
- 5.30 The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Green and Blue Infrastructure Strategy

- 5.31 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.
- 5.32 The strategy sets out that urban green spaces, including private gardens, pocket parks, street trees, verges, green roofs and green walls are all considered to be green infrastructure. These types of infrastructure plan an important role as part of Manchester's overall resource.
- 5.33 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within city centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

The Manchester Strategy

- 5.34 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives.

Manchester City Centre Strategic Plan (2015-2018)

- 5.35 The Economy Scrutiny Committee on 24 February 2016 and the Executive Committee on 2 March 2016 both agreed to approve the publication of the final City Centre Strategic Plan 2015-2018. The publication identifies key priorities for the future growth of the City Centre and extends the City Centre boundary. The Site is located within the extended City Centre boundary of the City Centre Strategic Plan where it is acknowledged that this area provides will be pivotal for future residential and commercial growth. Specifically, the Strategic Plan defines Piccadilly Central which the SRF's define the site as being located with, as: *'an area of large office developments around public squares and high-rise residential towers framing a new city park.'*

Manchester Climate Change Strategy 2017-50

- 5.36 This document represents the most up to date Climate Change Strategy for Manchester which sits as a key part of the overarching policy framework 'Our Manchester', the city's strategy for 2016-25.
- 5.37 This document provides a strong vision for 2050 with Manchester playing a full part in limiting the impacts of climate change, locally and globally. It sets out key objectives for achieving the targets set out within local, national and global policy, relating to key areas such as transport, education and engagement, waste, green spaces, energy efficiency and buildings, and provides implementation, monitoring and reporting guidelines to ensure that progression is made

Summary

- 5.38 This section has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application. As defined by the Proposals Map, the site is located in the Regional Centre and the City Central. Furthermore, it is covered by the HS2 Manchester Piccadilly SRF and Manchester Piccadilly SRF which promotes the regeneration for the area around Piccadilly, which is discussed more in the next section.

6. Strategic and Regeneration Context

- 6.1 This section sets out the strategic and regeneration context which has shaped the development proposals at the site.

HS2 Manchester Piccadilly SRF (January 2014)

- 6.2 Following the original government announcement about Phase 2 of HS2, Manchester City Council (MCC) and Transport for Greater Manchester (TfGM) commissioned Bennetts Associates to carry out an appraisal for the area around Piccadilly. The study had a particular focus on the regeneration potential for the area around Piccadilly; integration of the current proposals for Mayfield; urban design drives for the station itself. Overall, the SRF is a high level document to demonstrate the potential scale of development that could be achieved and was endorsed by MCC in 2014.
- 6.3 The SRF focuses on a number of spatial strategies with the aim of helping pass on further regeneration benefits to the wider city and sub-region by:
- Improving the attractiveness of investment in neighbouring areas;
 - Radically improved physical connections and permeability; and
 - Providing new destinations for social and cultural activities
- 6.4 The site is identified as an existing mill building located within the Piccadilly Central neighbourhood area of the SRF. The vision for this neighbourhood is described as *“An area of large office developments around public squares; with high-rise residential towers and a new city park.”* As the site is located as an existing mill building, it is not proposed for other uses or allocated a certain height.
- 6.5 With regards to active frontages and ground floor uses, the SRF states that wherever possible in a city centre there should be active street frontage and the public should have access to the ground floors of buildings.
- 6.6 In terms of delivery, the SRF classifies the site within Category 2B (Piccadilly Central): *“Key gateway sites, presently low density / low value but capable of hosting large scale / valuable mixed use development. This land could feasibly be acquired by and developed by the City and its partners.”*

Manchester Piccadilly SRF (March 2018)

- 6.7 The 2014 SRF was updated in 2018 with the Manchester Piccadilly SRF 2018, incorporating key changes such as the realignment of HS2 and the advent of Northern Powerhouse Rail (NPR), as well as strengthening the sense of place and adding detail.
- 6.8 The updated SRF increases the quantum of development within the Piccadilly Central area by approximately 14% from the 2014 SRF to meet the demand generated by HS2 and NPR, but also has been carefully considered to provide a vibrant, mixed-use development. It is envisaged that the area will consist of approximately 8million sqft of space including 267,700sqm of commercial office space, and 25,375m2 of retail/leisure space and the associated social amenity to provide for this quantum.
- 6.9 The SRF focuses on Piccadilly Central, which is where the site is located and is stated to be the area most impacted by HS2 / NPR and with the greatest opportunity to regenerate as a result. It is acknowledged that other areas within the original wider SRF study boundary now have their own SRF's.
- 6.10 The strategic principles of the SRF include the regeneration of heritage buildings, and specifically states heritage assets sat within the SRF area must be celebrated and where appropriate, brought back into public use. The SRF identifies the site as a 'key historic building' alongside its neighbouring building; Crusader. Both the application site and the Crusader site are indicated to be brought forward in advance and independently of HS2.
- 6.11 Piccadilly Central, which the site is located in, will be a dense, mixed-use district focused around high quality public space which will represent a significant easterly expansion of the city centre.

- 6.12 Piccadilly Central will capitalise on the unrivalled connectivity that HS2 and NPR will deliver. Large commercial plots line the Boulevard with leisure and retail at the ground level, both creating a new commercial address adjacent to the station and adding to the bustling street life of the newly created boulevard.
- 6.13 The site itself is not allocated for specific development however it is acknowledged as a heritage asset. The surrounding area is allocated for a mix of commercial / retail / leisure as well as residential.

Portugal Street East SRF (April 2017)

- 6.14 Whilst the site is not located within the Portugal Street East SRF, it sits very close to its boundary and therefore is of some relevance.
- 6.15 The Portugal Street East SRF boundary is located centrally within the HS2 masterplan area and was prepared following the adoption of the HS2 Manchester Piccadilly SRF.
- 6.16 The vision for the Portugal Street East SRF is to shape and realise the city's ambitions to regenerate and transform the neighbourhood surrounding the Piccadilly train station and create a sense of place for the area. The successful delivery of the SRF will create a new vibrant mixed use, pedestrian community, which complements the arrival of HS2 and strengthens Manchester's Eastern Gateway. The principles of the SRF have been designed to complement and add additional detail to the broader key principles established through the HS2 SRF.
- 6.17 The SRF states that the overarching strategic principles of the HS2 masterplan have been retained, however the following aspects have been developed and adjusted following further detailed discussions and analysis:
- *A shift in emphasis from employment to residential led development within this part of the HS2, reflecting market demand and need for high quality neighbourhoods and homes within the city to support economic objectives, including the delivery of major new employment space within the wider HS2 area including along the main boulevard, as well as broader community and quality of life objectives. This is clearly evidenced through the economic and policy analysis presented within this document.*
 - *Identification of appropriate locations for height and creation of landmarks.*
 - *More rational street alignments taking into account existing land ownerships and other constraints.*
 - *Review of streets widths and the configuration of public spaces, in order to improve the public realm and enhance residential amenity.*
 - *Removal of the proposed Multi-Storey Car Park in favour of parking provision being carefully integrated within individual development plots.*
- 6.18 With regards to heritage as a key development principle within the SRF, it is acknowledged that there are no listed building within the Portugal Street East SRF area but there are a number of heritage assets nearby – the setting of which must be considered in the location and design of future development. It includes reference to the Crusader Works listed building.

Summary

- 6.19 The current strategic context is fully supportive of regeneration at the application site and for its continued office use and ground floor active use including a general store. Whilst the site is not covered by specific guidance in terms of exact land uses, heights etc, there are several guiding principles supporting the proposed use. As such, the principle of regeneration of an existing heritage asset for continued office use and with ground floor commercial use is entirely acceptable and will make a significant contribution to the regeneration of the Piccadilly Central neighbourhood.

7. Planning Assessment

- 7.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, local planning authorities (LPAs) are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise.
- 7.2 This chapter demonstrates that the proposed development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site and surrounding area. Further technical considerations are set out in Chapter 8 of this Planning Statement. Consideration is given in this chapter to the following key issues:
- Regeneration and Principle of Development
 - Heritage Considerations
 - Design and Creating a Sense of Place
 - Public Realm and Amenity
 - Access and Connectivity
 - Blue and Green Infrastructure
 - Sustainable Development / Scheme Benefits

Regeneration and Principle of Development

- 7.3 Regeneration is an important planning consideration. Over the past fifteen years MCC has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core, around Manchester Central, the Northern Quarter, the Civic Quarter, Castlefield, and Eastlands. This is an ongoing process and much remains to be done if the Region and City Centre are to remain competitive.
- 7.4 Manchester City Centre and its surrounding growth areas are the primary economic driver in the City Region and are crucial to its long-term economic success. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, in particular residential development supported by employment opportunities or retail uses.
- 7.5 The site comprises an existing mill building within the Regional Centre of Manchester. Policy SP1 states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. While the site is not allocated for a specific purpose within the Manchester Core Strategy, it is within the boundary of the Manchester Piccadilly Strategic Regeneration Framework which sets out the City Council's intention to redevelop the wider area into a vibrant mixed-use community.
- 7.6 Specifically, Piccadilly Central area, which the site is located in, will be a dense, mixed-use district focused around high quality public space which will represent a significant easterly expansion of the city centre. The site itself is not allocated for specific development however it is acknowledged as a heritage asset and identified as a 'key historic building' alongside its neighbouring building; Crusader. Both the application site and the Crusader site are indicated to be brought forward in advance and independently of HS2. The surrounding area is allocated for a mix of commercial / retail / leisure as well as residential.
- 7.7 To date, the surrounding area has been redeveloped for largely residential / hotel schemes and this site provides an opportunity to provide new office accommodation and ground floor uses to support this new population in the area.
- 7.8 The Core Strategy promotes the redevelopment of sustainable sites within the City Centre in line with Strategic Frameworks (Policy SP1). This site sits at a prominent location and in close proximity to a wide range of services and facilities. The site's redevelopment will regenerate an underutilised, sustainably located and existing mill building. It will enhance its heritage features. This will resultantly improve the appearance

and character of the area, as well as increasing footfall and vitality within a prime location in Manchester City Centre.

- 7.9 Policy EC2 states that the Council will seek to retain and enhance existing employment space and sites and therefore the proposals comply with this as they convert a previous vacant building into an office development and continue its Use Class E use. As set out above, the active ground floor uses is appropriate in the context of the SRF which encourages such use. Furthermore, Policy CC7 states that a range of uses should be considered for all sites and in particular, active ground floor uses will be appropriate as part of a development which will create the environment of a public function.
- 7.10 The planning history surrounding the site is predominantly for residential-led development and as such, the delivery of the proposals for regenerated office space will help to diversify the area whilst also providing ground floor uses.
- 7.11 The regeneration of the site will therefore constitute the effective use of land, making an important and positive contribution to the regeneration of Piccadilly Central, whilst significantly enhancing the wider streetscape and visual appearance. Furthermore, the proposals once completed, will act as Capital&Centric's HQ, near to other Capital&Centric projects as well as close to public transport facilities to access wider sites.

Heritage Considerations

- 7.12 Core Strategy Policy EN3 (Heritage) states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. In response to this, a Heritage Statement has been prepared by Graeme Ives Heritage Planning (April 2023) and is submitted with the planning application.
- 7.13 The report establishes the existing building on the site is part of the wider Grade II listed building, incorporating Crusader Works and therefore it is curtilage listed. The accompanying Heritage Statement outlines the significance of the heritage assets around the site, and assesses the proposals in relation to their heritage background and value.
- 7.14 The report concludes that the proposed development would secure the full use of the curtilage listed building and internally, the floor plan would benefit from the removal of the existing stud partitions in favour of a largely open-plan approach that would allow the proportions of the building and single row of cast iron columns to be better appreciated.
- 7.15 With regards to the external works, the report acknowledges that a programme of localised repairs would be implemented and the current UPVC windows would be replaced with powder coated aluminium windows to match those recently used during the conversion of the main Crusader Works complex. The report states that the new interventions to the building, including new windows to the gables, the new entrance off the courtyard and two mural zones would clearly be understood as new adaptations that would add a contemporary layer to the building, similar to the approach similarly taken at the neighbourhood Crusader Works sites. Furthermore, it states that the proposed alterations, including the removal of the reconstructed single storey brick building from the courtyard would not harm the contribution that the former warehouse makes to the significance of the Grade II listed Crusader Works.
- 7.16 As is referenced throughout the supporting reports, planning documents and plans, the proposed alterations to the existing building are minor and would not affect its heritage significance, nor the ability to appreciate its heritage significance. The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for a modern office development. This includes the refurbishment and exposing of certain design features of heritage significance, such as the stud partitions and removal of UPVC windows with more heritage sympathetic alternatives.
- 7.17 The proposals would sustain and enhance the significance of a heritage asset in accordance with Paragraph 197 of the NPPF and Policy ENV of the Core Strategy, and would also secure the full use of an under-used heritage asset. The appearance of the building will be enhanced by the programme of repair and therefore making a positive contribution to the significance of the Crusader Works groups as a whole in accordance with Paragraph 206 of the NPPF. The report recommends that the proposed development should be treated favourably by Officers.

- 7.18 Overall, the Heritage Statement concludes that the proposed development would preserve the special interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposals would also be consistent with the relevant policies of the Manchester Core Strategy and saved UDP policies, including Policies EN3, CC9 and DC19 and the relevant national policies of the NPPF.

Design and Creating a Sense of Place

- 7.19 The existing site is somewhat dilapidated and in need of investment to restore its historic features and bring it into a beneficial and vibrant use. The development will compliment the neighbouring development at Crusader, also a Capital&Centric scheme for residential development within a 200 year old mill.
- 7.20 This development will continue the dramatic transformation of the area, opening up the site to the public, retaining key historic architectural features of the site and activating the publicly accessible façades. Access will be provided directly to the existing adjacent Crusader development improving the wider connectivity and sense of place.
- 7.21 The proposed development is therefore considered to represent a truly considered design, appropriate in its context and fit for purpose. The proposals are thus in line with Core Strategy Policies EN1, DM1 and EN3.

Public Realm and Amenity

- 7.22 Consideration has been given to the amenity elements which bring individuality, a unique character and a distinct sense of place to the different areas of the site, by developing a hard landscape materials matrix which are complementary to the architectural building style and appearance, considered alongside the context of the neighbouring historic features which surround the site.
- 7.23 The amenity space is located on the ground floor, below the 4 storeys of office use. Potential uses include a general store, food / coffee bar and social hub on the ground floor (all within the existing Use Class E). All access to the office space above will be fobbed, entrances will be metal doors and there will be CCTV coverage externally.
- 7.24 A mural wall is also proposed to provide a visual landmark for the development to engage with the wider community. Two areas are proposed for the mural; these are one half of the western gable end, the most prominent gable which is visible from Piccadilly and the southern and western approaches and also the lift shaft and overrun structure on the northern elevation which will be viable on the approach from Chapeltown Street.
- 7.25 It is proposed that the mural will be painted directly on to the brickwork in an appropriate paint to allow easy removal without any damage to the brick surface. The specific artwork to fill these zones will be at the discretion of the artists commissioned but will be subject to prior agreement with the Council to ensure they are appropriate for the location and context. The Applicant is prepared to accept a suitably worded planning condition to provide details of the artist and precedents of similar murals, but given the free style nature of this type of art work it is not possible to provide exact details.
- 7.26 The provisions will result in a substantial public realm provision and are in accordance with policies EN1, EN9 and EN15 as well as the objectives of Manchester's Green and Blue Infrastructure Strategy.

Access and Connectivity

- 7.27 Within all areas of the development, access complies with health and safety regulations and the provision for inclusive access throughout the property is provided.
- 7.28 The current access to the upper floors is via a small doorway directly into the staircase with no step free access from this point. The existing lift is an old goods lift currently accessed externally from the courtyard. The proposed development provides a new principle entrance on the eastern gable end, leading to a generous entrance foyer that provides internal access to the lift. The courtyard approach to the entrance from parking areas on Baird Street and Chapeltown Street is via a smooth tarmac paved surface with minimal gradient, such that step free, level access is provided to the building from the curtilage of the site.

- 7.29 Access between all floors is achieved through the provision of a new lift car within the existing shaft to replace the current concertina door goods lift. Due to the size of the shaft the lift proposed will be a 15 person lift, with a car dimension of 1400 x 1690mm and door widths of 900mm, which exceeds building regulations requirement.
- 7.30 All floors within the office space are at a consistent level with no steps proposed.
- 7.31 The current building has no accessible WC's but the proposed scheme provides each office floor with an accessible WC.
- 7.32 The scheme proposals will be designed and detailed in accordance with Approved Document Part M and BS8300.

Blue and Green Infrastructure

- 7.33 The Manchester Green and Blue Infrastructure Strategy and Action Plan (2015) aims to build on investment to date and create a high quality, well maintained green and blue spaces which are an integral part of neighbourhoods.
- 7.34 The intention is to improve the green infrastructure in due course, and could include temporary planting. This would align with the visions and objectives of the Green and Blue Infrastructure Strategy. It will be designed to positively interact with the green spaces proposed in neighbouring dwellings, thus creating an overall cohesive design. This will result in a network of green infrastructure, in part of Manchester where there is currently a shortage of green space.
- 7.35 The proposals therefore accord with the requirements of the Green and Blue Infrastructure Strategy, as well as Policy EN9 of the Core Strategy which requires new development to maintain and enhance green infrastructure where possible, meaning future occupiers and the surrounding community can benefit from the versatile benefit associated with exposure to green environments.

Sustainable Development / Scheme Benefits

- 7.36 The NPPF sets out at Paragraph 8 that sustainable development should have positive economic, social and environmental benefits and meet the needs of the present without compromising the needs of future generations. The proposed development would deliver a wide range of significant benefits which are set out below.

Economic Objectives

- 7.37 The development of the site will contribute to building a strong, responsive and competitive economy. In particular:
- Significant investment and jobs will be provided through the construction period with additional local training and apprenticeship opportunities. In accordance with Policy PA1 (Developer Contributions);
 - The proposals will lead to important wider regeneration benefits for Piccadilly Central area; and
 - The development includes ancillary flexible commercial space which will draw people to this location providing further economic benefits that will feedback into the wider system and community, a principle supported by and in accordance with Policies SP1 (Spatial Principles) and EC3 (Regional Centre).

Social Objectives

- 7.38 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:
- Continue the regeneration of the City Centre, which is a regionally significant centre for jobs, leisure, shopping and services;

- Promote active travel, including walking and cycling;
- Provide a visual landmark for the development through the provision of a mural wall, which will engage with the wider community;
- Add to the mix of uses within the immediate local area, contributing to its vibrancy; and
- Public access to a vacant listed building.

Environmental Objectives

- 7.39 As demonstrated within the accompanying technical reports, the proposed development will not result in significant harm to the natural environment and will help to improve biodiversity as well as using natural resources prudently and addressing climate change through the design. In particular, the proposed development:
- Will provide access to services and facilities via sustainable modes of transport, such as through cycling and walking. The proposed development is very well located in relation to Metrolink, rail and bus links; and
 - Deliver a new urban grain which reflects new uses and contributes positively to the definition of existing streets and new spaces.

Summary

- 7.40 This chapter has assessed the proposed development against the relevant planning policy considerations and has demonstrated how the proposals are fully in accordance with the aspirations set out within the policies contained within the statutory Development Plan.
- 7.41 Local planning policy and guidance supports the regeneration of existing buildings and continued office use in this location. It has been demonstrated that the scheme proposals are entirely acceptable in planning terms having regard to the site's location; design and creating a sense of place; public realm and amenity; heritage; and access and connectivity.
- 7.42 The principle of the proposed development accords with the relevant policies of the Development Plan, notably policies EC2, EC3, EN3, CC7, SP1 and DM1 of the Core Strategy. Furthermore, the principle of the proposed development also complies with guidance contained within the HS2 Piccadilly Station SRF and the Manchester Piccadilly SRF.
- 7.43 As such, the principle of regeneration of an existing heritage asset for continued office use and with ground floor commercial use is entirely acceptable and will make a significant contribution to the regeneration of the Piccadilly Central neighbourhood whilst retaining and enhancing an existing heritage asset.

8. Technical Considerations

8.1 The remaining technical considerations relevant to the proposals have been assessed within a series of reports which are submitted as part of this application. Summaries of the technical reports are provided below and relate to:

- Noise Impact Assessment
- Crime Impact Statement

Acoustics

- 8.2 A Noise Impact Assessment has been prepared by Hepworth Acoustics to support this application. The assessment includes a baseline environmental noise survey to establish the existing noise climate of the area.
- 8.3 The Assessment concludes that based on the findings of the noise survey, and taking into account the usual noise control requirements set by Manchester City Council and other relevant guidance, a series of recommendations are provided in order to control the ingress of external noise at the site, a potential café/commercial use at ground floor noise transmission to nearby dwellings, and recommended appropriate noise limits for new external plant equipment.
- 8.4 Overall, the implementation of the noise mitigation measures for the development can be ensured by the use of an appropriately worded planning condition. Accordingly, appropriate acoustic conditions will be achieved within the development and there will be no unacceptable noise impact as a result of the development. As such, the development accords with Policy DM1 of the Core Strategy and Saved UDP Policy DC26.1 - DC26.2.

Crime Impact

- 8.5 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police to support this application. The CIS confirms that the proposed development is acceptable in principle subject to recommendations. The design recommendations will be considered by the Applicants and implemented, where possible.
- 8.6 In view of the above, the proposals are considered to be consistent with Policy SP1 and DM1 of the Core Strategy

Summary

- 8.7 A comprehensive suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of acoustics and crime.

9. Summary and Conclusions

- 9.1 This Supporting Planning Statement has been prepared by Avison Young ('AY') in support of planning and listed building applications submitted on behalf of Capital&Centric (Rush) Limited ('the Applicant') to Manchester City Council ('MCC') for the refurbishment of an existing building known as Neptune Mill, Chapeltown Street, Manchester ('the site'), for office use.
- 9.2 The site currently comprises offices together with external hardstanding areas. The building is currently in a poor condition and is mostly vacant except for the first floor which Capital&Centric currently use for their office. The site is located in the Piccadilly area of Manchester and comprises a former warehouse of 4 to 5 storey's, originally constructed between 1860 and 1870 previously known as 'Chapeltown Mill'. It was built as the final phase of the Crusader Works complex, possibly in response to a devastating fire in 1861. The main Crusader Works was developed during the 1840's as a machine workshop, originally known as the Phoenix Works. Crusader Works is a Grade II listed building, and therefore the application site is a curtilage listed building. The site boundary extends to 900 sqm.
- 9.3 The site is bound by Chapeltown Street to the north, Baird Street to the south and Congou Street to the west. Crusader Works bounds the site to the east, and is in the process of being redeveloped for residential use having gained planning permission in October 2016 for its conversion (Ref.113364/LO/2016).
- 9.4 The detailed description of development is as follows:
- "Full planning and listed building consent for internal and external works to the existing listed building for continued use within Use Class E (Commercial, Business and Service) at Neptune Mill, Chapeltown Street, Manchester."*
- 9.5 The site is not allocated for a specific use, however it is located within the Regional Centre (Policy EC3) and within the City Centre. Furthermore, it is covered by the Manchester Piccadilly Strategic Regeneration Framework which sets out the City Council's intention to redevelop the wider area into a vibrant mixed-use community. Specifically, Piccadilly Central area, which the site is located in, will be a dense, mixed-use district focused around high quality public space which will represent a significant easterly expansion of the city centre. The site itself is not allocated for specific development however it is acknowledged as a heritage asset and identified as a 'key historic building' alongside its neighbouring building; Crusader. Policies support the retained use of existing employment space and sites as well as also encouraging the preservation and enhancement of the existing historic environment. Which the proposed development achieves and makes the most efficient use of land. In addition the site is located in a highly sustainable location close to the Metrolink and City Centre transport hubs and also has good access to the highway network.
- 9.6 A comprehensive suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of heritage, noise and crime.
- 9.7 The proposal constitutes sustainable development in accordance with the NPPF when taken as a whole. The proposals would deliver positive economic, social and environmental benefits which should be afforded significant weight in the determination of this planning application.
- 9.8 Accordingly, it is respectfully requested that Manchester City Council grants planning permission for this important development that will result in the sensitive regeneration of an existing historical building that will retain and enhance its heritage features to provide high quality office space and ground floor uses.

Appendix I

Schedule of Submitted Plans and Documents

Submission Schedule		
Document	Reference/ Date	Author
Administrative		
Application Forms	April 2023	Avison Young
Covering Letter	April 2023	Avison Young
Reports		
Supporting Planning Statement (including Statement of Consultation, Blue and Green Infrastructure Statement)	April 2023	Avison Young
Design and Access Statement	April 2023 353 PD 0002 (P2)	Jonathan Davidson Architects
Local Labour Agreement	April 2023	Avison Young
Heritage Statement	April 2023	Graeme Ives
Framework Consultation Management Plan	27.04.23 Rev C	Priestley Construction
Crime Impact Statement	2023/0139/CIS/01	GMP
Noise Impact Assessment	April 2023 P22-458-R01v2	Hepworth Acoustics
Ventilation, Extraction and Odour Statement	Ref: 353	Watt Energy and Consulting Engineers
Waste Management Strategy	April 2023 353 PD 0003 (P2)	Jonathan Davidson Architects
Architectural Specification	April 2023 353 CD 0000 (P2)	Jonathan Davidson Architects

Plan	Reference/ Date	Author
Location Plan	353-PD-0001	Jonathan Davidson Architects
General Arrangement		
Existing Site Plan	353 CD 0001 (P1)	Jonathan Davidson Architects
Existing Ground Floor Plan	353 CD 0002 (P1)	Jonathan Davidson Architects
Existing 1 st floor plan	353 CD 0003 (P1)	Jonathan Davidson Architects
Existing 2 nd floor plan	353 CD 0004 (P1)	Jonathan Davidson Architects
Existing 3 rd floor plan	353 CD 0005 (P1)	Jonathan Davidson Architects
Existing 4 th floor plan	353 CD 0006 (P1)	Jonathan Davidson Architects
Existing roof plan	353 CD 0007 (P1)	Jonathan Davidson Architects
Existing South Elevation	353 CD 0008 (P1)	Jonathan Davidson Architects
Existing North Elevation	353 CD 0009 (P1)	Jonathan Davidson Architects
Existing East & West Elevation	353 CD 0010 (P1)	Jonathan Davidson Architects
Existing Section AA	353 CD 0011 (P1)	Jonathan Davidson Architects
Existing Section BB	353 CD 0012 (P1)	Jonathan Davidson Architects
Existing Detail Section	353 CD 0013 (P1)	Jonathan Davidson Architects
Existing Fabric Details	353 CD 0014 (P1)	Jonathan Davidson Architects
Proposed site plan	353 CD 1001 (P2)	Jonathan Davidson Architects
Proposed Ground Floor Plan	353 CD 1002 (P2)	Jonathan Davidson Architects
Proposed 1 st Floor Plan	353 CD 1003 (P2)	Jonathan Davidson Architects
Proposed 2 nd Floor Plan	353 CD 1004 (P2)	Jonathan Davidson Architects
Proposed 3 rd Floor Plan	353 CD 1005 (P2)	Jonathan Davidson Architects
Proposed 4 th Floor Plan	353 CD 1006 (P2)	Jonathan Davidson Architects
Proposed Roof Plan	353 CD 1007 (P2)	Jonathan Davidson Architects
Proposed South Elevation	353 CD 1008 (P2)	Jonathan Davidson Architects
Proposed North Elevation	353 CD 1009 (P2)	Jonathan Davidson Architects
Proposed East & West Elevation	353 CD 1010 (P2)	Jonathan Davidson Architects

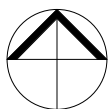
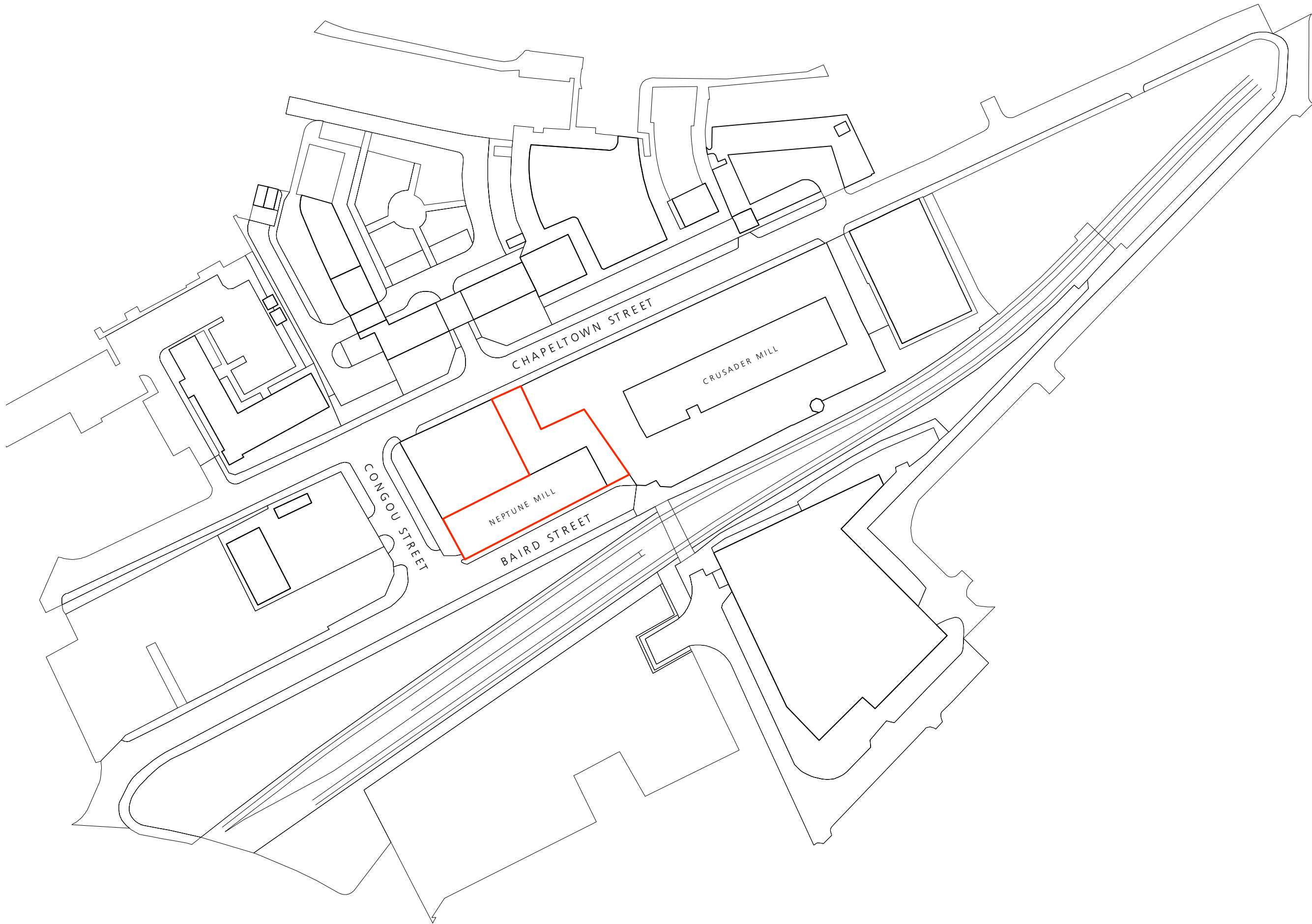
Proposed Section AA	353 CD 1011 (P2)	Jonathan Davidson Architects
Proposed Section BB	353 CD 1012 (P2)	Jonathan Davidson Architects
Proposed Detail Section	353 CD 1013 (P2)	Jonathan Davidson Architects
Proposed Fabric Details 1	353 CD 1014 (P2)	Jonathan Davidson Architects
Proposed Fabric Details 2	353 CD 1015 (P2)	Jonathan Davidson Architects
Fabric Alterations		
Strip Out & Alterations – Ground Floor Plan	353 CD 2001 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 1 st Floor	353 CD 2002 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 2 nd Floor	353 CD 2003 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 3 rd Floor	353 CD 2004 (P3)	Jonathan Davidson Architects
Strip Out & Alterations – 4 th Floor	353 CD 2005 (P3)	Jonathan Davidson Architects
Media Cleaning – Ground Floor	353 CD 2006 (P3)	Jonathan Davidson Architects
Media Cleaning – 1 st Floor	353 CD 2007 (P3)	Jonathan Davidson Architects
Media Cleaning – 2 nd Floor	353 CD 2008 (P3)	Jonathan Davidson Architects
Media Cleaning – 3 rd Floor	353 CD 2009 (P3)	Jonathan Davidson Architects
Media Cleaning – 4 th Floor	353 CD 2010 (P3)	Jonathan Davidson Architects
External Fabric – East Gable Offshoot	353 CD 2011 (P3)	Jonathan Davidson Architects
External Fabric - Roof	353 CD 2012 (P3)	Jonathan Davidson Architects
External Fabric – South Elevation	353 CD 2013 (P3)	Jonathan Davidson Architects
External Fabric – North Elevation	353 CD 2014 (P3)	Jonathan Davidson Architects
External Fabric – East & West Elevations	353 CD 2015 (P3)	Jonathan Davidson Architects
External Walls		
Ground Floor Plan	353 CD 2101 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 2102 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 2103 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 2104 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 2105 (P2)	Jonathan Davidson Architects
South Elevation	353 CD 2106 (P2)	Jonathan Davidson Architects
North Elevation	353 CD 2107 (P2)	Jonathan Davidson Architects
East & West Elevation	353 CD 2108 (P2)	Jonathan Davidson Architects
Internal Walls & Linings		
Ground Floor Plan	353 CD 2201 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 2202 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 2203 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 2204 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 2205 (P2)	Jonathan Davidson Architects
Roofing		
Roof Plan	353 CD 2701 (P2)	Jonathan Davidson Architects
Windows, Doors & Screens		
Door & Window Schedule	353 CD 3001 (P2)	Jonathan Davidson Architects
Aluminium Window Elevations – 1/2	353 CD 3002 (P2)	Jonathan Davidson Architects
Aluminium Window Elevations – 2/2	353 CD 3003 (P2)	Jonathan Davidson Architects
Aluminium Door Elevations – 1/2	353 CD 3004 (P2)	Jonathan Davidson Architects
Aluminium Door Elevations – 2/2	353 CD 3005 (P2)	Jonathan Davidson Architects
Ceilings		
Ground Floor Plan	353 CD 3501 (P2)	Jonathan Davidson Architects
1 st Floor Plan	353 CD 3502 (P2)	Jonathan Davidson Architects
2 nd Floor Plan	353 CD 3503 (P2)	Jonathan Davidson Architects
3 rd Floor Plan	353 CD 3504 (P2)	Jonathan Davidson Architects
4 th Floor Plan	353 CD 3505 (P2)	Jonathan Davidson Architects



External Works		
Proposed Site Plan	353 CD 9001 (P2)	Jonathan Davidson Architects

Appendix II

Site Location Plan



0 10 20 30 40 50
metres

Jonathan Davidson Architects

Architecture & Industrial Design

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Client Capital & Centric

Project **Neptune Mill**
Chapeltown St, Manchester

Scale 1:1000 @ A3

Date Apr 2023

Document **Planning Drawing**
Location Plan

Status For information

Doc Ref	353	PD	0001	P2
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Appendix III

Planning Policy Assessment Schedule

Policy Assessment Schedule

Policy Ref	Policy Wording	Policy Assessment
Manchester Core Strategy (adopted July 2012)		
Policy EN1 – Design Principles and Strategic Character Areas	This policy requires Design and Access Statements to be submitted with proposals for new development, which must clearly detail how the proposed development addresses local character, supports the achievement of the Core Strategy Strategic Objectives and the following design principles: character, continuity, and enclosure, quality of public realm, ease of movement, legibility, adaptability and diversity.	The proposed scheme has been designed to provide a high-quality office-led mixed-use development. A detailed appraisal of the design of the scheme is included within the Design and Access Statement prepared by Jonathan Davidson Architects submitted in support of this application.
Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	Policy EN4 states that all development must follow the principle of the Energy Hierarchy, and where possible, take advantage of low and zero carbon energy supplies, and use building materials with low embodied carbon. Another action to reduce the need for energy through energy efficient features such as improved insulation and glazing.	The proposed development involves an existing building which will be regenerated through internal and external alterations. As such there is limited scope of what can be achieved to address the policy given there is no new build element. However, the ground floor windows to Baird Street will be upgraded to thermally efficient double glazed. Upgrading the windows is especially important in regard to energy conservation given that the external walls are uninsulated and the brickwork is to be cleaned and left exposed. The existing windows also require acoustic upgrading to help limit any breakout noise from the ground floor space.
Policy EN9 – Green Infrastructure	Policy EN9 outlines that new development will be expected to maintain existing green infrastructure and where opportunity arises the council will look to encourage developers to enhance the quality and quantity of green infrastructure.	The accompanying Design and Access Statement and accompanying plans fully demonstrate that consideration has been given to enhancing green infrastructure where the opportunity has arisen.
Policy EN19 – Waste	Policy EN19 requires all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy and to plan for and, where appropriate use sustainable modes for waste transport. All developers should submit a waste management plan to demonstrate how both construction and demolition waste will be	This application is supported by a Waste Management Strategy, which details how operational waste will be dealt with.

	minimized and recycled in site wherever possible and how the sustainable waste management needs of the end user will be met.	
Policy DM1 – Development Management	Policy DM1 sets out a number of specific issues, which all development should have regard to.	Various supporting documents have been submitted detailing how the proposals have regard for issues that might impact on the surroundings, including noise.
Saved Policies of the Unitary Development Plan (2004)		
Citywide Development Control Policy DC10.1-10.2 – Food and Drink Uses	This policy states that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council have regard to: A. The general location of the proposed development, including any reference to the area in other policies of the Plan; B. The effect on the amenity of neighbouring residents; C. The availability of safe and convenient arrangements for car parking and servicing; D. Ease of access for all, including disabled people; and E. The storage and collection of refuse and litter	The proposal is accompanied by an Noise Impact Assessment which fully examines noise emitting from the proposal. The proposal incorporates a commercial use at ground floor which could incorporate food and drink uses. The Assessment concludes that based on the findings of the noise survey, and taking into account the usual noise control requirements set by Manchester City Council and other relevant guidance, a series of recommendations are provided in order to control the ingress of external noise at the site, a potential café/commercial use at ground floor noise transmission to nearby dwellings, and recommended appropriate noise limits for new external plant equipment.
Citywide Development Control Policy DC19.1 – Listed Buildings	Policy DC19.1 states that in determining applications for listed buildings, or planning applications for development involving or having an impact on buildings of historic interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. Specifically, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.	This application epitomises the objective of this policy. The proposal seeks to re-develop the building to better serve the needs of the current marketplace whilst enhancing the heritage value of the existing listed building. The application is supported by a Heritage Statement which assesses the potential heritage impact on the identified heritage assets. The report establishes that the proposals would sustain and enhance the significance of a heritage asset in accordance with Paragraph 197 of the NPPF and Policy ENV of the Core Strategy, and would also secure the full use of an under-used heritage asset. The appearance of the building will be enhanced by the programme of repair and therefore making a positive contribution to the significance of the Crusader Works groups as a whole in accordance with Paragraph 206 of the NPPF. The report recommends that the proposed development should be treated favourably by Officers. Overall, the Heritage Statement concludes that the proposed development would preserve the special interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and

		Conservation Areas) Act 1990 and the proposals would also be consistent with the relevant policies of the Manchester Core Strategy and saved UDP policies, including Policies EN3, CC9 and DC19 and the relevant national policies of the NPPF.
Citywide Development Control Policy DC26.1 – Development and Noise	This policy states that in the interest of reducing the impact of noise on people living and working in, or visiting the city, the council will consider: A. The effect of new development proposals which are likely to be generators or noise; and B. The implications of new development being exposed to existing noise sources which are effectively outside planning control.	The application is supported by A Noise Impact Assessment which demonstrates that the proposed development is entirely acceptable in noise terms. Overall, the implementation of the noise mitigation measures for the development can be ensured by the use of an appropriately worded planning condition. Accordingly, appropriate acoustic conditions will be achieved within the development and there will be no unacceptable noise impact as a result of the development. As such, the development accords with Policy DM1 of the Core Strategy and Saved UDP Policy DC26.1 -DC26.2.

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