



Paul Butler Associates

Planning, Development & Heritage Consultants

29 September 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

22.1750

FAO Michael Pearson

Dear Mrs Roscoe,

St James Buildings, 79 Oxford Street, M1 6FQ

Submission of Planning Application for 'Change of use of Part of 5th Floor Office Space (Use Class E) to Flexible Office Space (Use Class E) / Educational College (Use Class F1a) for 10 year period'

On behalf of our client, Bruntwood, we are pleased to submit this planning application. The application relates to existing office space on the fifth floor of the St James Buildings and seeks planning permission for 'Change of use to Flexible Office Space (Use Class E) / Educational College (Use Class F1a) for 10 year period'.

The subject floorspace measures c.840sqm and is shortly to be vacated by the current office occupier. The application proposal will secure its continued use. BPP, a provider of professional and academic education, are lined up to occupy the floorspace hence the reason for the change of use application. BPP already occupy over 3,700sqm of space within St James Buildings and the change of use will therefore facilitate their expansion. A flexible planning permission is sought in order to allow interchangeability with office use (use class E) under provisions of Schedule 2, Part 3, Class V of the General Permitted Development Order (GPDO) for a 10 year period.

The building is Grade II listed and located within the Whitworth Street Conservation Area, although no internal or external works are required as part of the application. Any internal fitout of the building will be the subject of a future application once the occupier is confirmed and their requirements known.

In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposed scheme;
- A review of the relevant national and local planning policy guidance;
- A summary of the regeneration benefits of the proposals; and,
- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

The Application Site and Surrounding Area

Application Site

The application site is located within the St James Buildings, 79 Oxford Street, Manchester City Centre. St James Buildings is bounded to the north by the West Village offices (61 Oxford Street and 127 Portland Street); to the east by Linley House (offices); to the west by Oxford Street; and, to the south by the Rochdale Canal. The service yard is accessed from Portland Street.

The building covers an area of 0.58 hectares with the subject floorspace on the fifth floor measuring c.840sqm.

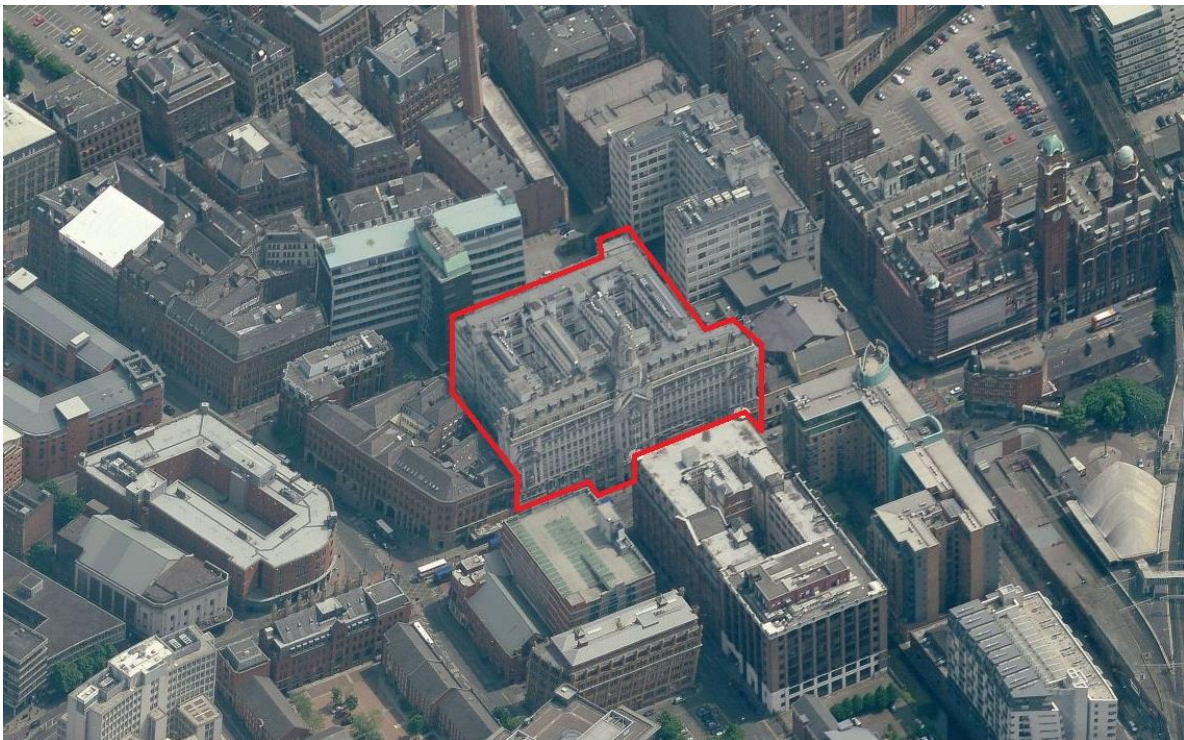


Figure 1: Aerial view of St James Buildings which the application site is located within.

St James Buildings is Grade II listed. It was constructed by The Calico Printers Association in 1912, and was designed by Clegg, Fryer, and Penman. The building was designed to accommodate offices, a drafting department, and textile warehouse, and comprises eight storeys above basement. The building façade is of Portland stone and set at back of pavement, with a green slated mansard roof. The building's Listing notes its value as part of a group of buildings which include other former warehouses on Oxford Street, Portland Street, and Whitworth Street.



Figure 2: View of St James Buildings from Oxford Street.

The majority of St James Buildings is occupied by a mixture of office, training, and educational uses, along with retail and leisure uses at ground floor level fronting Oxford Street. The site comprises part of the building's fifth floor which is currently occupied as office space but is due to become vacant shortly.

The main entrance to the building is positioned centrally on the Oxford Street elevation. The reception area, which itself is accessible by steps from Oxford Street or via a mobility lift from a secondary entrance, provides access to the first floor level by an elaborate marble staircase.

Car parking is provided at lower ground floor level which is accessible from a separate entrance on Portland Street. There are loading bays located directly in front of the site along Oxford Street.

Surrounding Area

The site lies within the western boundary of the Whitworth Street Conservation Area which was designated in 1974. It is within close proximity to several Grade II and Grade II* listed buildings. The Whitworth Street Conservation Area is described as 'uniquely Mancunian in its character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920'.

The character of the location of St James Buildings is reflective of its City Centre location. Oxford Street is at the head of one of the main arterial routes into the City Centre; Oxford Road, itself a focus particularly for the City's educational institutions, research and development. Nearby pubs, bars, restaurants and entertainment venues including the Palace Theatre and O2 Ritz ensure vibrant evening activity. Whilst the area is arguably no longer part of the City's commercial core, many commercial uses remain within the area with new office buildings built at St Peter's Square.

The site is located within a highly accessible part of the City Centre. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at St Peter's Square and Piccadilly gardens, and within walking distance of Oxford Road and Manchester Piccadilly Railway Stations.

Planning History

A search of Manchester City Council's online planning register has identified an extensive planning history relating to the St James Buildings complex which is set out at Appendix 1 for reference.

The building's extensive planning history reflects the need for it to regularly adapt to the needs of modern occupiers, and the ability of its current owner Bruntwood, along with previous owners, to do this, has been key to its retention. The planning history is also notable in terms of the number of change of use planning approvals from office use to education use.

The Proposed Scheme

The proposed scheme involves the change of use of part of the fifth floor of the building as identified on the submitted application drawings. The application seeks planning permission for 'Change of use to Flexible Office Space (Use Class E) / Educational College (Use Class F1a) for 10 year period'.

The subject floorspace measures c.840sqm and is shortly to be vacated by the current office occupier.

To support the success and expansion of their existing customers Bruntwood communicate regularly to discuss future opportunities where they know that suites may be coming available. This proactive approach ensures they can support their customers' businesses and minimise vacancy, dovetailing the decision of one customer to vacate and another customers' need to expand.

The application proposal will secure continued use of the application floorspace. BPP, a provider of professional and academic education, are lined up to occupy the floorspace hence the reason for the change of use application. BPP already occupy over 3,700sqm of space within St James Buildings and the change of use will therefore facilitate their expansion. Conversion of the application floorspace will provide teaching facilities for a projected occupancy of circa 180 students, educators and staff members.

BPP provide education across a number of different levels including apprenticeships, university courses, professional qualifications and professional development (students are not undergraduates). Courses include Law, Business, Accountancy and CPD for Finance and Law. All schools across BPP are managed by experienced centre management teams and student support officers.

Expansion at St James Buildings provides clear operational and functional benefits for BPP as opposed to them being spread across different locations or having to relocate to meet the business requirements.

A flexible planning permission is sought in order to allow interchangeability between Office Use (use class E) and Education College use (Use Class F1a) under provisions of Schedule 2, Part 3, Class V of the General Permitted Development Order (GPDO) for a 10 year period.

The building is Grade II listed and located within the Whitworth Street Conservation Area, although no internal or external works are required as part of the application. Any internal fitout of the building will be the subject of a future application once the detailed requirements of the occupier are known.

The main access to the subject floorspace will be via the main entrance to the building, which is located on Oxford Street. This provides stepped access to the building's dramatic marbled reception area which is also accessible via a wheelchair lift. Access to the fifth floor is subsequently provided via the grand staircase at the rear of the reception hall, whilst lifts are located to the right and left of reception and also provide access including for disabled people.

Deliveries to the floorspace will be as existing and take place using the existing service area beneath and to the rear of the building which can be accessed via Portland Street. Whilst the proposed use will not generate significant amounts of waste, what waste is produced will be dealt with in accordance with the existing building's refuse management procedures.

In terms of cycle parking provision, students and staff will have access to ample cycle parking facilities with the St James Buildings servicing area.

Planning Policy Context

Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework (NPPF)

The NPPF was first published on 27th March 2012 with the latest version published in September 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to

building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).

- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).
- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 86).
- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 99).
- Stating that the planning system should actively manage patterns of growth with significant development focussed on locations which are sustainable (Paragraph 105).
- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promoting and supporting the development of under-utilised land and buildings (Paragraph 120).
- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 130).
- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to the impacts that could arise from the development. In doing so amongst other things, they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 185).

Development Plan for Manchester

The Development Plan for Manchester comprises the following documents:

- Manchester Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);

- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and,
- Design for Access 2 (December 2003).

Manchester Core Strategy Development Plan Document (July 2012)

The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The Core Strategy sets out the key challenges facing the City. These include improving the skills of residents to meet the job opportunities, improving access to employment and education, and continuing to ensure that development is of a consistently high quality.

Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change, and that the framework will guide the scale of education (as well as other uses) across the city.
- Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development including educational development, to further its role as a main employment location and primary economic driver of the City region.
- SP 1 'Spatial Principles' sets out the key spatial principles which will guide the strategic development of Manchester to 2027. These include seeking to improve access to education, to reduce the need to travel and provide good access to sustainable transport provision.
- EC 1 'Employment and Economic Growth in Manchester' states that the Council will support significant contributors to economic growth and productivity including education facilities, and other employment generating uses mainly in the City Centre and Eastlands.
- EC 2 'Existing Employment Space' states the Council will support alternative uses of employment space and sites if it can be demonstrated that employment is unviable or an alternative use would bring more benefits to the City.
- CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunity for mixed-use development. Active ground floor uses will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas; and, that the Council will support high density and mixed use development in the City Centre.
- CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors, including uses that increase diversity of activity and high standards of accessibility to buildings and spaces.

- Policy T 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that all development in Manchester will be expected to follow the seven principles of urban design; and, in the City Centre Character Area consideration should be given to the City's heritage.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: effects on amenity (including proposals which may be sensitive to existing environmental conditions such as noise); accessibility; community safety and crime prevention; vehicular access and car parking; refuse storage and collection; and effects relating to archaeological or built heritage.

The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- RC20 Area 5 Sub-Area 18 'Whitworth Street/Princess Street/Portland Street/Oxford Road' states that despite recent refurbishment of many of the substantial buildings to the north of Rochdale Canal in this area, underuse of upper floors is a common problem. The Council will aim to sustain existing activity whilst encouraging a wide range of uses compatible with the broad aims to raise activity levels and to conserve the Victorian Heritage and enhance the important frontages of major streets.
- DC18.1 'Conservation Areas' states that the Council will seek to preserve and enhance the character of designated conservation areas.
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.
- DC26.1 'Development and Noise' states the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

As with the Core Strategy policies, the detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the saved UDP policies listed above.

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

This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. Whilst the proposed development relates only to internal works to the building, the SPD has been useful nonetheless and provides useful guidance, particularly in terms of the following:

- Accessibility (Section 3)
- Environmental Standards (Section 4)
- Parking Guidelines (Section 6)
- Community Safety and Crime Prevention (Section 8)

Design for Access 2 (2003)

This is the Council's best practice guidance on inclusive design standards.

Planning Appraisal

Having regard to the above relevant planning policy guidance, the main material considerations against which the proposal should be considered, and which are discussed in this section, include:

- Principle of the change of use from Office to Educational use
- Principle of Education use
- Heritage Considerations
- Sustainable Development: Economic, Social and Environmental Benefits
- Accessibility and Parking Provision
- Noise and Management Considerations
- Access for Disabled People
- Servicing: Waste Management and Deliveries

Principle of the change of use from Office to Educational use

The principle of educational college use (use class F1a) within the mixed-use St James Buildings accords with local planning policy guidance, which confirms that the City Centre offers the most viable opportunity for mixed-use development. In accordance with CS policy CC 7, ensuring the continued use of the application floorspace will contribute to activity on Oxford Street, whilst the use will maintain the full utilisation of part of the fifth floor floorspace which is shortly to become vacant. The proposed education use is wholly appropriate within the building due to the site's City Centre location, good location in terms of activities/infrastructure, the fact that it is located on Oxford Street at the head of Corridor Manchester, and is accessible by sustainable modes of transport.

Although the application floorspace is currently occupied, it is noted that the current lease is coming to an end and will be returned to Bruntwood. Planning policy seeks to avoid vacant land and

buildings, whilst the under occupancy of former warehouse buildings in the City Centre is an ongoing issue. Providing them with secure and sustainable uses is a priority. A flexible use is sought as part of the application which would allow for interchangeability between office use (use class E) and educational college use (use class F1a) for a 10 year period. This approach will provide flexibility and should support the continued occupation of the floorspace in both the short and medium term. In accordance with CS policy EC 2, the proposed scheme enables the efficient use of a building, allowing its long-term future to be secured.

In general terms the scheme will provide a series of benefits which are identified below. The principle of educational college use within St James Buildings is considered under a separate heading later within this section:

The benefits of the scheme are that it:

- Facilitates the full occupation of the Grade II Listed building's fifth floor, with a mix of uses that will secure its long-term future. Flexible use is sought to support the occupation of the building into the future.
- Supports the expansion of BPP which provides education across a range of different levels, supporting the educational development of its students, whilst also providing employment for teaching and support staff. BPP already occupy space at St James Buildings and change of use of the subject floorspace will provide functional and operational benefits.
- Establishes a use that will have a positive impact on the ongoing regeneration of this part of the City Centre. The activity of additional students, teaching staff and other employees will have a positive impact on the local economy through spending in nearby retail and leisure facilities.
- Involves the reuse of part of a building which is in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Will encourage further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.
- The application site and building are not affected by any development constraints which cannot be mitigated through the planning process.

The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

Principle of Education Use

Planning policy guidance supports development that makes the best use of previously developed land and vacant buildings within an urban setting, which are well located in terms of existing activities and infrastructure. Furthermore, the proposals are in accordance with Manchester's Adopted Core Strategy as follows:

- Spatial Objective SO2 states that the Regional Centre will continue to be the main focus for higher education development 'in order to further develop its role as main employment location and primary economic driver of the City Region'.
- Policy SP1 'Spatial Principles' states that development should improve access to education by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Policy EC1 'Employment and Economic Growth in Manchester' states that the Council will support other significant contributors to economic growth and productivity including education 'mainly in the City Centre and Eastlands' in line with Policy C1.
- Policy T2 'Accessible areas of opportunity and need' states that MCC will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport that connects residents to educational opportunities.

In addition to the above, UDP policy RC20 (Area 18) confirms that it is necessary to encourage a wide range of uses in this area in order to raise activity levels and conserve the Victorian Heritage. The Policy states:

'The overriding importance of the majority of the existing buildings gives a presumption for their retention so strong as to imply acceptance of virtually any use compatible with the broad aims of conservation.'

'The substantial buildings north of the canal show a higher level of commercial use than those to the south, but despite some recent refurbishment, underuse of upper floors is a common problem and it is clear that not all of the specialised older buildings are suited to present day commerce.'

'Here too, whilst aiming to sustain existing activity, it is clearly necessary to encourage a wide range of uses compatible with the broad aims to raise activity levels and to conserve the Victorian Heritage and enhance the important frontages to the major streets.'

Furthermore, since other parts of the building have been successfully converted to education use, including for operation by BPP and others, it follows that the proposed use must be appropriate.

The proposed hours of use for the application floorspace are as follows:

- Monday to Thursday 8.00am to 9.00pm
- Friday 8.00am to 6.00pm
- Sat 8.30am to 6.00pm
- Sun 8.30am to 6.00pm

The above hours are appropriate taking account of the nature of the use and the City Centre location.

Heritage Considerations

The application proposal does not include for any internal or external alterations to the building. Such works would be subject to a further application if required. In general terms the proposal will facilitate the continued occupation of vacant floorspace within a Grade II listed building thereby contributing to securing its long-term future. On this basis the scheme therefore accords with section 16 of the NPPF; CS policies CC 9, EN 1 and EN 3; and, UDP policies DC18.1 and DC19.

Sustainable Development: Economic, Social and Environmental Benefits

The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

The proposed development will bring a number of economic benefits particularly in terms of job creation for teaching and support staff, but also in terms of helping to meet the educational needs of the city. BPP offer education across a range of different levels therefore supporting students' employment aspirations and helping them to achieve their career development.

Social Benefits

The proposed scheme will see the creation of employment through the expansion of BPP, as well as the provision of training to future employees within the city. Due to the site's location within the City Centre, there is a broad variety of amenities on offer, whilst the site is accessible by all major non-car modes of transport.

Environmental Benefits

The proposed scheme will have significant environmental benefits since it involves the conversion of part of an existing building, much of which has been vacant for a significant period of time. The City Centre location ensures that the site is highly accessible, thereby reducing the need to travel by unsustainable modes of transport. Furthermore, the building provides secure cycle storage facilities for future students and staff.

In accordance with the provisions of the NPPF, the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits; and, will accord with Core Strategy policy DM 1.

Accessibility and Parking Provision

The site is highly accessible by public transport and therefore future students and staff will have a very good range of public transport travel choices. The site is located within walking distance of a high number of bus stops, tram stops at St Peter's Square and Piccadilly Gardens, and Oxford Road and Manchester Piccadilly Railway Stations.

Whilst St James Buildings does have a limited level of car parking capacity, it is not proposed to allocate this to the proposed use. It is not regarded as necessary due to the site's highly accessible location, and the need to encourage the use of sustainable modes of transport. Notwithstanding this, there is plentiful off-street parking available at two nearby multi-storey car parks. The service area of the building also has 39 lockable bike racks for students and staff, and Bruntwood have confirmed that there is spare capacity that is more than sufficient to cater for any anticipated demand. Servicing of the scheme along with refuse collection will take place via the servicing entrance on Portland Street.

There are no highway, traffic or transport reasons to withhold planning permission for the scheme. It has been demonstrated that the scheme accords with the transport requirements of the NPPF, policy T 2 of the Core Strategy and section 3 'Accessibility' of the Guide to Development in Manchester SPD.

Noise and Management Considerations

The application is supported by a Noise Impact Statement prepared by Sandy Brown. The report considers the site and surroundings, and the nature of the proposed use. The report confirms that the operational hours are to remain as per the current use of the building, and no changes are proposed to the externally mounted building services. The report confirms that the teaching facilities will be for mature students aged 18 and over. No external breakout spaces are proposed and the teaching facilities will be classrooms / lecture rooms / offices and similar. No music rooms or internal spaces with noisy activities are proposed. Furthermore, as the teaching times are generally staggered, it is unlikely that there will be instances where the building occupants arrive and leave at the same time.

In addition to the above it is also highlighted that St James Buildings is actively managed by an on site management team to ensure the smooth running of the building for the benefit of all customers. This includes the use of the common parts and reception ensuring a great arrival and exit experience for all.

Due to the established relationship, operation, management of the common parts and characteristics of BPP's students, loitering or congregation is not a management issue. Should this become the case such instances will be managed by the St James' on site team by communicating with the individuals themselves and open lines of communication with BPP's management team who will reinforce & remind their students of the requirements.

As with all occupiers BPP has to operate in a way that is not a source of nuisance to others under the terms of their lease. To that end there are remedies that can be enacted via the lease to ensure compliance. However, Bruntwood's preference is always to work proactively and collaboratively with occupiers to resolve any challenges quickly at source.

Based on the above characteristics and measures it is confirmed that there will not be any adverse noise impacts associated with the development which accords with Core Strategy Policy DM1 and Saved UDP Policy DC26.1.

Access for Disabled People

Disabled access is possible from the street via the building's lifts to the subject floorspace on the fifth floor of the building.

Servicing: Waste Management and Deliveries

Facilities for the internal storage of refuse and recycled waste will be provided for the application floorspace.

Waste is collected centrally within the building bin store. There are separate bins for waste streams within the building's bin stores to promote segregation and a further segregation is performed on collection by the waste service provider. They collect the rubbish and take it to a Materials Recycling Facility where it is either reprocessed and ready to be used again, or turned into electricity.

There will be no material change to waste collections / deliveries and the approach ensures that the scheme complies with the provisions of the NPPF, CS policies EN 19, DM 1 and section 4 'Environmental Standards' of the Guide to Development SPD.

Conclusion

The proposed development will provide a series of economic, social and environmental benefits. These include:

- Facilitates the occupation of the Grade II Listed building's fifth floor, with a mix of uses that will secure its long-term future. Flexible use is sought to support the occupation of the building into the future.
- Supports the expansion of BPP which provides education across a range of different levels, supporting the educational development of its students, whilst also providing employment for teaching and support staff. BPP already occupy space at St James Buildings and change of use of the subject floorspace will provide functional and operational benefits.
- Establishes a use that will have a positive impact on the ongoing regeneration of this part of the City Centre. The activity of students, teaching staff and other employees will have a positive impact on the local economy through spending in nearby retail and leisure facilities.
- Involves the reuse of part of a building which is in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Will encourage further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.
- The application site and building are not affected by any development constraints which cannot be mitigated through the planning process.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission and listed building consent on behalf of Bruntwood and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Application Information

In addition to this covering letter and the completed planning application forms, the following information has been submitted as part of the application:

- 02 Rev B - Location Plan
- Drawing 3 01 'Lease Plan'
- Drawing 3 02 'Lease Plan' (Proposed)
- Noise Impact Statement prepared by Sandy Brown.

The planning application fee (£462.00) will be paid directly to Manchester City Council by the applicant.

We trust that this information is sufficient to enable the positive determination of this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc MPLAN MRTPI

Associate Director

Appendix 1: Planning History

Reference	Address	Description	Decision
132072/AO/2021	St James Buildings 79 Oxford Street Manchester M1 6FQ	2 sets of halo illuminated text and 1 externally illuminated projection sign to replace existing	Approved 21/01/22
132075/LO/2021	St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT 2 sets of halo illuminated text and 1 externally illuminated projection sign to replace existing	Approved 21/01/22
CDN/21/0770	St James Buildings Oxford Street Manchester M1 6EG	Discharge of conditions 6(b) (Acoustic verification) and 7(b) (Plant Noise verification) attached to planning permission ref. 120730/FO/2018	Approved 25/11/21
CDN/19/0719	St James Buildings 79 Oxford Street Manchester M1 6FQ	Discharge of conditions 3 (rooflight details) and 4 (highway works materials) attached to previously approved Listed Building Consent application 120731/LO/2018	Approved 12/05/21
CDN/19/0795	St James Buildings Oxford Street Manchester M1 6EG	Discharge of conditions 4 (CMP), 10 (Rooflight details) and 11 (Highway works material details) attached to previously approved planning application 120730/FO/2018	Approved 12/05/21
129716/LO/2021	9th Floor St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT for internal sub-division of floorspace	Validated 12/03/21 Finally Disposed of 06/07/2022
123272/FO/2019	St James Buildings Oxford Street Manchester M1 6EG	Alterations to existing roof top decked seating area.	Approved 20/08/19
123278/LO/2019	St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT for Internal fit out works to the 9th floor of the building and alterations to existing roof top decked seating area.	Approved 20/08/19

120731/LO/2018	St James Buildings Oxford Street Manchester M1 6EG	LISTED BUILDING CONSENT Internal and external alterations in association with change of use of part of ground floor to dual use restaurant and bar to include creation of new entrance off Oxford Street, replacement of existing glazed roof lantern and associated works	Approved 18/07/19
120730/FO/2018	St James Buildings Oxford Street Manchester M1 6EG	Change of use of part of ground floor to dual use restaurant Use Class A3 and bar Use Class A4 (sui generis) together with external alterations to include creation of new entrance off Oxford Street, replacement of existing glazed roof lantern and associated works	Approved 18/07/19
CDN/17/0803	9th Floor St James Buildings Oxford Street Manchester M1 6EG	Discharge of conditions 3 (Samples) and 4 (Colour of Windows) of Planning Permission Ref: 116778/FO/2017.	Approved 15/03/19
116778/FO/2017	Ninth Floor St James Buildings 79 Oxford Street Manchester M1 6EG	Erection of 9th floor extension to form lift lobby, form new openings and alter existing openings, replace windows, and carry out external and internal refurbishment works	Approved 27/11/17
116779/LO/2017	Ninth Floor St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT for erection of 9th floor extension to form lift lobby, form new openings and alter existing openings, replace windows, and carry out external and internal refurbishment works	Approved 27/11/17
114099/LO/2016	Unit B St James Building 79 Oxford Street Manchester M1 6FQ	Listed Building Consent to install 2no. sets of replacement internally-illuminated fascia signs and 1 no. replacement externally-illuminated projecting sign	Approved 12/12/16
113842/JO/2016	St James Buildings 61-73 Oxford Street Manchester M1 6EQ	Variation of Condition 5 on planning permission 112022/FO/2016/C2 to extend the opening hours of the non-residential education & training centre to: Monday to Friday 07:00 - 21:30, Saturday and Sunday 07:00 - 18:00.	Approved 20/10/2016
112022/FO/2016/C2	St James Buildings 61-73 Oxford Street Manchester M1 6EQ	Listed Building Consent for internal and external alterations to part of first floor. Change of Use of part of first floor from Class B1 (Business Use) to Class D1 (Non-residential education & training	Approved 27/07/16

		centres).	
112023/LO/2016/C2	St James Buildings 61-73 Oxford Street Manchester M1 6EQ	Listed Building Consent for internal and external alterations to part of first floor. Change of Use of part of first floor from Class B1 (Business Use) to Class D1 (Non-residential education & training centres).	Approved 27/07/16
105484	Bruntwood, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Listed Building Consent for internal and external alterations to Level 8, including installation of secondary glazing, raised floors, suspended ceilings, lighting, and vents within the glazing, and replacement of non-original doors.	Approved 24/07/15
108183	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use the 8th floor from Office Use (Use Class B1) to a non-residential education and training centre (Use Class D1)	Approved 09/06/15
105604	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Conversion of the vacant basement and new fit out to form a new private music school and associated works	Approved 23/07/14
105605	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT for conversion of the vacant basement and new fit out to form a new private music school and associated works	Approved 23/07/14
104487	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT for the installation of secondary glazing, and lining to soffits and walls on part of level 4	Approved 06/02/14
101824	B P P Professional Education St James Building 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT Refurbishment of office suites to part floor plate of floors 2 and 5	Approved 30/04/13
101519	79 Oxford Street, Manchester M1 6FQ	Change of use of part 5th floor from Class B1 (Business Use) to Business Use / non residential education and training centre (Sui Generis)	Approved 16/04/13
095601	Suite 10, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use from office use (Use Class B1) to non-residential education and training (Use Class D1) and/or office use (Use Class B1).	Approved 24/08/11
092154	1st Floor St James Buildings, 61-95 Oxford Street Manchester	Change of use of part of the 1st floor from B1 (Office) to D1 (Non-residential institution)	Approved 07/06/10
092899	Block D and Part Block E 6th Floor, St James Buildings, 79 Oxford Street, Manchester	Change of use to B1 (office) and/or D1 (non-residential education and training)	Approved 02/06/10

	M1 6FQ		
092900	Block D and Part Block E 6th Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT for the removal of non-original partitions and the installation of new demountable partitions	Approved 28/05/10
092738	St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT for minor internal alterations at 4th floor level	Approved 27/05/10
089066	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use from Use Class B1 to Use Class D1 (private clinic) and installation of new plant equipment associated with the proposed internal layout	Approved 12/05/09
089067	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT Works to change use from B1 to D1 and installation of new plant equipment associated with the proposed internal layout	Approved 12/05/09
089067	St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT Works to change use from B1 to D1 and installation of new plant equipment associated with the proposed internal layout	Approved 12/05/09
085732	Block A 4th Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use from Class B1 to Class B1 and/or Class D1(c) (Dual Use)	Approved 10/04/08
085733	Block A 4th Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT Internal alterations, including subdivision of space to create 4 training rooms	Approved 10/04/08
083848	2nd Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT internal alterations to part of second floor	Approved 29/08/07
083305	Part Ground Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use from B1 to B1 and/or D1 (dual use)	Approved 25/07/07
083306	Part Ground Floor St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT internal alterations to part ground floor associated with use as training centre	Approved 25/07/07
079152	Ninth Floor St James Buildings 79 Oxford Street Manchester M1 6FQ	LISTED BUILDING CONSENT Insertion of internal partitions and partial false ceiling	Approved 09/06/06
078876	Fifth And Seventh Floors St	LISTED BUILDING CONSENT Installation of	Approved

	James Buildings 79 Oxford Street Manchester M60 1DA	partitions to 5th and 7th floors.	11/05/06
078156	Part 6th Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	LISTED BUILDING CONSENT for internal alterations in association with change of use of part 6th floor (block C and part block E) from Class B1 to Class B1and /or Class D1 (application ref no 077841)	Approved 13/02/06
077841	Part 6th Floor, St James Buildings, 79 Oxford Street, Manchester M1 6FQ	Change of use of part 6th floor (block C and part block E) from Class B1 to Class B1and /or Class D1	Approved 13/02/06
076000	St James Buildings, 79 Oxford Street, City	LISTED BUILDING CONSENT Internal alterations to 7th floor comprising installation of partitions and raised floor and replacement of suspended ceilings	Approved 20/07/05
073094	St James Buildings, 79 Oxford Street, City	LISTED BUILDING CONSENT-Alterations and fitting out to allow occupation of part of second floor following removal of non-original partitions and fabric	Approved 15/11/04
072921	St James Buildings, 79 Oxford Street, City	Change of use of part of second floor from office (classB1) to non-residential education (class D1)	Approved 21/09/04