



HERITAGE, DESIGN AND ACCESS STATEMENT

88 Tib Street, Northern Quarter, Manchester

Erection of 5 Storey Building, Use Class E to the Ground Floor
and 4 Apartments to the Upper Floors

Date: January 2023

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1. INTRODUCTION

- 1.1 This application is submitted on behalf of Mr N Bani (hereafter referred to as “the applicant”) in respect of the proposed erection of a five storey building, with Use Class E to the ground floor and 4no. apartments to the floors above at 88 Tib Street, Northern Quarter, Manchester.

BACKGROUND

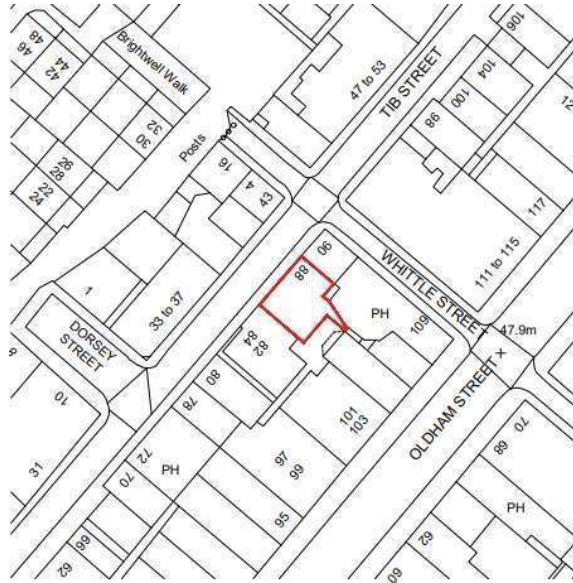
- 1.2 The application site is currently vacant unused land following the demolition of the previous buildings several years ago now. The previously developed site is located between a public house (Gullivers) and a mixed-use building (commensurate with that proposed herein) comprising retail/Class E uses to the ground floor with apartments to the upper floors.
- 1.3 The site is located in the Northern Quarter, the Core Strategy acknowledges that the Northern Quarter makes a major contribution to the City Centre ‘offer’ through its creative businesses, niche and alternative retail, café bars, public houses, galleries, nightclubs and residential developments.

PURPOSE

- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this Planning Statement is as follows:
- To describe the site and surrounding area.
 - To identify any statutory or local planning-related designations affecting the site. Including Heritage impact.
 - To provide details of the scheme that is being brought forward.
 - To consider the proposed development having regard to the provisions of the Development Plan.
 - To consider any other material considerations.
- 1.5 This document should be read in conjunction with the suite of documents submitted in support of the planning application.

2. SITE AND SURROUNDING AREA

- 2.1 The site consists of vacant land, entirely surrounded by existing built form. Its immediate neighbours to Tib Street are Gullivers Public House to the immediate north and to the immediate south a mixed-use building with a further bar/restaurant to the ground floor and apartments to the four floors above. To the rear of the site are existing mixed-use premises that front onto Oldham Street, these again comprise Class E uses, with offices and apartments to the upper floors.



Location Plan – not to scale

- 2.2 On the opposite side of Tib Street are further mixed-use buildings that feature Class E uses to the ground floor and apartments above. Generally, the immediate neighbouring buildings comprise 4-5 storeys in height with a variety of materials used.
- 2.3 The site is surrounded by other existing mixed-use buildings that accommodate restaurants, cafes, bars, retail, offices and residential units. Typical of a city centre location these uses are juxtaposed in close proximity to one another. The Northern Quarter has become a vibrant focus for food and drink in recent years.
- 2.4 The site lies within the Smithfield Conservation Area, however given it is currently vacant, it does contribute to the character and appearance of the conservation area.

3. STATUTORY AND OTHER DESIGNATIONS

FLOOD RISK AND DRAINAGE

- 3.1 The site falls within Flood Zone 1; it is therefore not at risk of flooding.
- 3.2 In accordance with NPPF paragraphs 159 to 169, the following measures will be taken. The site is in an area of 'lower probability of flooding', so the most important point to address is ensuring the area surrounding the site is not affected. The surface water drainage is proposed to outfall into the existing surrounding combined public sewer network at a restricted discharge rate.
- 3.3 To minimize localised flooding within the site, the drainage design will be suitably designed with gullies, drainage channels and drains to accommodate peak storm flows. The final design of the drainage networks shall be in accordance with the legislation set by the Environment Agency, Manchester City Council and United Utilities.

PUBLIC RIGHTS OF WAY

- 3.4 The site is not subject to any public rights of way.

ECOLOGY

- 3.5 The site is not subject to any statutory ecology related designations.

TREES

- 3.6 There are no TPOs within the site.

NOISE

- 3.7 Whilst this application is not accompanied by a formal noise assessment, given this is a new build development proposal, appropriate building materials and insulation can be incorporated to the scheme and secured by condition. Such as use of independent timber studs, cavities, 12.5mm plasterboard, SoundBloc plasterboard etc.
- 3.8 The proposed development would not create any new noise sources, the sole noise concern would therefore be existing noise sources and their impact upon the proposed residential apartments. It should be noted that there are many existing apartments in the immediate vicinity that are not adversely affected by existing noise sources, so this development should be no different.

SUMMARY

- 3.9 In summary, the site is not constrained by any local, regional or national statutory or non-statutory designations that would preclude its development in the manner proposed.

4. HERITAGE

- 4.1 The site is located within the Smithfield Conservation Area (CA).
- 4.2 Policy CC9 requires all new build to be of the highest standard in terms of appearance and function. Development should preserve or enhance the heritage assets identified.
- 4.3 Smithfield CA lies on the north-eastern edge of the city centre. The area is bounded by Swan Street, Oldham Street (the common boundary with the Stevenson Square CA), Market Street, High Street and Shudehill.
- 4.4 With regards to any enhancements or improvements to any buildings in the CA the CA Appraisal notes that it is important to retain the narrow-fronted character of the older buildings. In particular the height, scale, colour, form, massing and materials of new buildings should relate to the existing high quality buildings and also complement their character.
- 4.5 The Appraisal goes on to state that:
- “Designers should be aware of proportion and rhythm in their buildings and also differentiate a ground floor, middle portion (where there is sufficient height to do so) and a top part which creates a varied skyline, in order to enhance the area”.*
- 4.6 The proposed building maintains the narrow-fronted character of the neighbouring buildings, the rhythm follows that of the directly adjacent five storey building and that opposite. The proposed materials are all taken from surrounding and neighbouring properties. Black brick is used on a building opposite the application site, buff brick to the ground floor offers a change in aesthetic at pedestrian eye level.
- 4.7 Guttering has been designed to be hidden so as not to affect the façade of the building.
- 4.8 The proposed glazing would have gold frames, this is considered to channel the Northern Quarter’s quirky character, gold is used on many of the commercial premises in the locality for signage. It is considered that the proposed gold window frame works well with the black and buff brick and provides an elegant and modern aesthetic that would sit fluently in this locality.
- 4.9 The proposal will therefore be positive for the Smithfield Conservation Area, making use of a long vacant, eyesore site in accordance with heritage provisions of the NPPF; policies CC 9, EN 3 and DM 1 of the Core Strategy; UDP policy DC18.1; and, the Guide to Development in Manchester SPD.

5. THE PROPOSAL

Use

- 5.1 This application proposes ground floor commercial space (Use Class E) of approximately 40sqm and a 2no. bedroom apartment on each of the four floors above. The proposed mixed-use development is commensurate with neighbouring properties and is entirely appropriate in this location.

Amount/Scale

- 5.2 The proposed development comprises 40sqm ground floor Use Class E floorspace and 4no. 2 bedroom apartments.
- 5.3 The proposed apartments accord with the National Space Standards for two bedroom, 3 person apartments.

Appearance

- 5.4 The external appearance of the proposed development has been carefully considered to take account of the immediate context and the need for integration with the wider area.
- 5.5 The proposed development would comprise 5 storeys, this is commensurate with the neighbouring building, which accommodates the same uses as that proposed herein. In terms of scale and massing the proposal has taken direct cues from this existing building.
- 5.6 The proposed materials are all taken from surrounding and neighbouring properties. Black brick is used on a building opposite the application site, buff brick to the ground floor offers a change in aesthetic at pedestrian eye level.
- 5.7 Guttering has been designed to be hidden so as not to affect the façade of the building.
- 5.8 The proposed glazing would have gold frames. It is considered that the proposed gold window frame works well with the black and buff brick and provides an elegant and modern aesthetic that would sit fluently in this locality.

Access

- 5.9 The site is accessed directly from Tib Street.
- 5.10 In order to promote sustainable access to the city, a minimum of 1 cycle space per apartment is proposed. The shared cycle storage is located securely on the ground floor of the scheme.
- 5.11 Disabled access has been considered and a lift is proposed to service the apartments.

Waste Strategy

- 5.12 The proposed residential development will provide bin storage space to the rear of the site, this is accessed via an existing walkway that runs along the north of the site, to the rear of the neighbouring building and follows a passageway that joins Tib Street.
- 5.13 Residents will transfer their waste from personal bins to the bin store prior to collection day. During collection day, bins will be wheeled along the existing access route to the rear of Nos. 82-84 Tib Street for collection from Tib Street. Bins will be collected once per week.
- 5.14 Commercial waste associated with the ground floor unit will be via a waste contractor, refuse will be placed into refuse sacks and placed on the street daily for collection. This is commensurate with the majority of neighbouring commercial uses. An approved and reputable refuse collection service will be used.

6. PLANNING POLICY

- 6.1 The Development Plan for Manchester comprises of the following:
- The Core Strategy Development Plan Document (July 2012);
 - Saved policies of the Unitary Development Plan for Manchester (July 1995); and
 - The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007).

Core Strategy

- 6.2 The Core Strategy includes policies relevant to the proposed development, namely:
- 6.3 Policy SP1: Spatial Principles states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality cityliving.
- 6.4 Policy CC1: Primary Economic Development Focus: City Centre and Fringe encourages the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors.
- 6.5 Policy CC4 Visitors - Tourism, Culture and Leisure confirms that the City Centre will be the focus for culture and leisure. This policy supports the improvement of facilities for visitors, residents and businesses alike.
- 6.6 Policy CC7 Mixed Use Development this states that active ground floor uses will be appropriate in locations which have an established public function.
- 6.7 Policy CC9 Design and Heritage states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservations areas and schedule ancient monuments.
- 6.8 Policy CC10 A Place for Everyone states that development which promotes the objective of making the city centre a location that appeals to a wide range of residents and visitors, will be supported.
- 6.9 Policy C1 Centre Hierarchy states that the City Centre is the focus for comparison retail, commerce, culture, leisure and tourism.
- 6.10 Policy C10 Leisure and the Evening Economy confirms that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

- Cumulative impact
 - Residential Amenity
 - Balance
- 6.11 Policy T2 Accessible Areas of Opportunity and Need this policy seeks to ensure that new development is accessible by sustainable transport modes, including walking and cycling.
- 6.12 Policy EN1 Design Principles and Strategic Character Areas City Centre Character Area this policy acknowledges that in the core area development is dense and accommodates a wide and closely integrated range of uses. It goes on to note that Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. This policy states that development should contribute positively to the experience of all at street level and wherever possible, the opportunity should be realised to enhance existing and provide new areas of meaningful open space.
- 6.13 The proposed apartment scheme herein responds directly to this policy, the proposal will see the reuse of a long vacant plot in the Northern Quarter. It will provide an active ground floor use and upper floors as residential this reflects the pattern of activity in the immediate area. The proposed scale and massing of the building has taken direct influence from neighbouring buildings. At the street level this proposal will see the removal of fencing and hoarding that has been blocking the site from public view for decades and replace it with a modern development, with glass frontage and level access from the street.
- 6.14 Policy EN3 Heritage this 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 6.15 Policy EN19 Waste this policy requires all developers to submit a waste management plan.
- 6.16 Policy H1 relates to housing, this directs housing to the city centre and notes that high density development will be supported in the city centre.
- 6.17 Policy DM1 Development Management states that all development should have regard to the following:
- Appropriate siting, layout, scale, form, massing, materials and detail.
 - Impact on the surrounding areas in terms of design, scale, appearance.
 - Effects on amenity.
 - Accessibility.
 - Community safety and crime prevention.
 - Design for health.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and parking.
- Biodiversity, landscape, archaeology or built heritage.
- Green Infrastructure.
- Flood risk and drainage.
- Hazardous installations.
- Sustainable construction techniques where possible.

6.18 The most pertinent to this scheme are noted below:

- Appropriate siting, layout, scale, form, massing, materials and detail. As is noted throughout this statement, the proposed building has been designed taking direct account of and influence from the immediately adjacent buildings. The proposal is for a 5 storey building, the height and massing of which matches the building to the south and on the opposite side of Tib Street. The building has been designed and laid out such that level and disabled access can be secured. Cycle storage and bin storage is also provided. With regards to materials, the immediately surrounding area has a mixed palette, the proposal herein would make use of black and buff brick to add detail and depth. Windows are proposed to have a gold frame, this is a distinct aesthetic but does appear elsewhere in the Northern Quarter and adds to its individuality and quirky neighbourhood vibe.
- Impact on the surrounding area in terms of design, scale and appearance. This is along the same lines as the previous bullet point. The proposal has taken design cues from the surrounding area and accords with it.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter etc. The application site is located in the Northern Quarter where there is a juxtaposition of uses making this a vibrant neighbourhood. It is commonplace for the upper floor of buildings in this area to accommodate residential uses. The directly adjacent property contain apartments to the upper floors. The level of privacy, amenity, light, noise etc at the proposed development will therefore be commensurate to existing neighbouring properties. There is no material difference here and therefore this should not be a reason to refuse the proposed sustainable development.
- Accessibility – the proposed building provides level and disabled access throughout.
- Community Safety and Crime Prevention – the proposed development would see the reuse of a long vacant plot in a busy streetscene this will be to the benefit of the wider environment proving an active ground floor use.
- Adequacy of internal accommodation - the proposed apartments have been designed to NDSS.
- Refuse storage and collection – for the apartments this is provided to the rear of the building and via an existing passageway. For the proposed Class E unit this will operate in the same way as commensurate adjacent units, making use of a private waste collection company who collect refuse in bags from the road.

Saved UDP Policies

- 6.19 Policy DC10.1 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, the Council will have regard to:
- The general location
 - The effect on amenity
 - The availability of safe and convenient car parking and servicing
 - Ease of access for all
 - The storage and collection of waste.
- 6.20 The policy goes on to note that the Council will normally accept the principle of developments of this kind in the City Centre.
- 6.21 Policy DC14.1 states that in determining applications relating to shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.
- 6.22 Policy DC18.1 Conservation Areas the Council will give particularly careful consideration to development proposals within Conservation Areas. Development in Conservation Areas must protect, preserve and enhance the character of the area.
- 6.23 Policy DC26.1 Development and Noise this policy aims to minimise the impact of noise both in terms of the effect of new development proposals that are likely to be generators of noise and the implications of new development being exposed to existing noise sources.
- 6.24 Policy RC20 Area 4 notes that a very diverse mixture of uses occupy this area at present. This policy notes that the intention is to introduce further housing into the City Centre, particularly to the area north of Thomas Street.

Guide to Development in Manchester SPD

- 6.25 This SPD is all about bringing together the development principles, integrating environmental, economic and social activities. The Guide explains on and provides further detail to the policies contained in the Local Plan. The most pertinent sections of the Guide, to this application are noted below:
- 6.26 Section 1 Creating a Sense of Place, this states that places should be welcoming, inclusive, neighbourly, interesting and attractive. The Guide wants to create a sense of place where the identity, character and role of a neighbourhood/street/space is clear, relevant and special.
- 6.27 Section 2 Design this provides further guidance on what the Council means by a high standard of design, it sets out this guidance under 7 key principles of urban design.

- 6.28 Section 3 Accessibility states that quality in design terms requires developments to be fully inclusive and accessible.
- 6.29 Section 8 Community Safety and Crime Prevention, applicants must demonstrate how crime prevention measures have been considered in the design of the proposal. Developments should promote informal surveillance of the street.
- 6.30 The proposed development will comply with the Secured By Design requirements. The positioning of windows on the external elevations and the design of the building, with a commercial space on the ground floor, maximise passive monitoring of all routes both internal and external to the building. The apartments are raised beyond street level, and the entrance points to the development are secured with remote access control. The proposal therefore accords with this policy.

7. MATERIAL CONSIDERATIONS

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

“In principle...any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will depend on the circumstances” (Stringer v MHLG 1971).

- 7.2 In this case the following material considerations are relevant.

NATIONAL PLANNING POLICY & GUIDANCE

- 7.3 The National Planning Policy Framework (NPPF) was revised in February 2019 and sets out the Government’s planning policies for England and how they should be applied. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government’s economic growth objectives.

STATUS

- 7.4 Paragraph 1 of the Framework states that:

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.”

ACHIEVING SUSTAINABLE DEVELOPMENT

- 7.5 At the heart of the NPPF is a presumption in favour of sustainable development.

- 7.6 Before examining the various elements of the Framework, it is emphasised that sustainability is not simply about accessibility between a site and facilities; it encompasses much broader issues which are defined in the Framework as three dimensions; namely economic, social and environmental. In relation to these dimensions, we would comment as follows:

ECONOMIC

- 7.7 It is submitted that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent an economic boost for the area. Whilst in the

grand scheme of things this is a small contribution, it is a positive contribution to the local economy, it will create job opportunities in the city centre and will attract visitors into the area.

SOCIAL

- 7.8 The proposals will add to the vibrant offer in the vicinity. Adding to the character of this neighbourhood as a destination for shopping, food, drink, nightlife and a place to live.
- 7.9 For these reasons, it is considered that the proposals would also be socially sustainable in the local context.

ENVIRONMENTAL

- 7.10 The site is not subject to any statutory ecological designations, nor is it within an area at risk of flooding as defined by the Environment Agency. The proposed development will not result in any detrimental impact on environment or local amenity. The proposals comprise a high quality development which is sympathetic to, and in-keeping with, the surrounding uses.

DESIGN

- 7.11 Design is increasingly important in National Planning Policy, as is noted throughout this statement, the proposed building has been designed taking direct account of and influence from the immediately adjacent buildings.
- 7.12 The Northern Quarter is a specific character area in Manchester City Centre and is known for its eclectic mix of styles, shops, bars and indeed homes.
- 7.13 The proposal is for a 5 storey building, the height and massing of which matches the building to the south and those on the opposite side of Tib Street. The proposal makes the most effective and efficient use of this long vacant site, whilst respecting its immediate setting. The building has been designed and laid out such that level and disabled access can be secured. Cycle storage and bin storage is also provided.
- 7.14 With regards to materials, the immediately surrounding area has a mixed palette, the proposal herein would make use of black and buff brick to add detail and depth. Windows are proposed to have a gold frame, this is a distinct aesthetic but does appear elsewhere in the Northern Quarter and adds to its individuality and quirky neighbourhood vibe.
- 7.15 The proposed building is considered to sit seamlessly into its surroundings on Tib

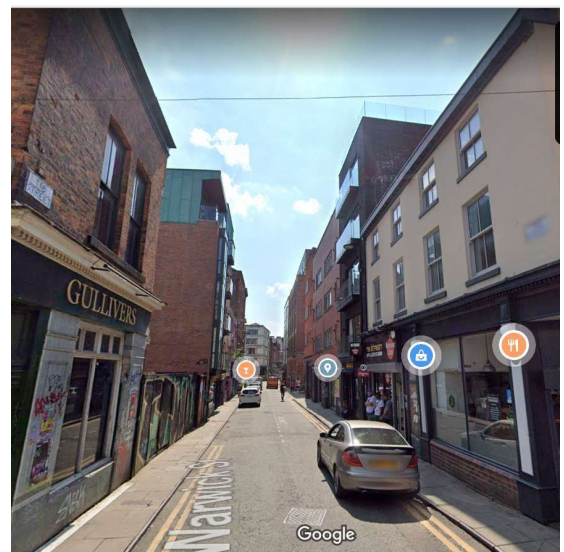
Street, following the general massing and streetscene whilst creating interest through the use of carefully selected, high quality and distinctive materials.

8. SITE CONTEXT, ANALYSIS & BRIEF

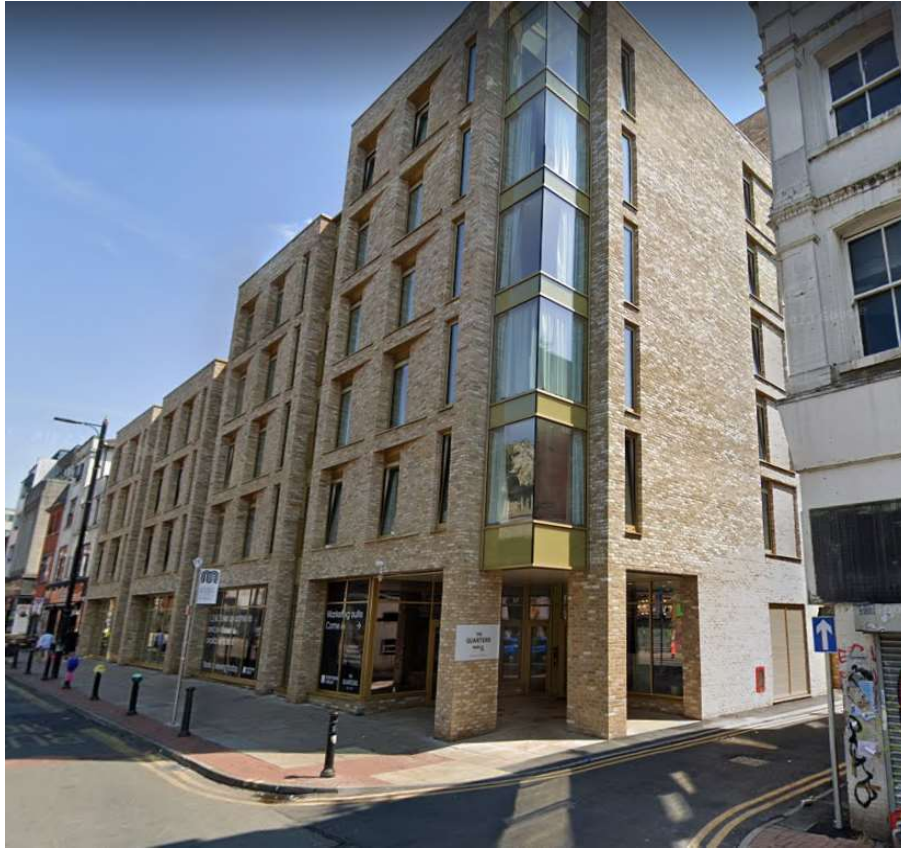
- 8.1 Smithfield CA lies on the north-eastern edge of the city centre. The area is bounded by Swan Street, Oldham Street (the common boundary with the Stevenson Square CA), Market Street, High Street and Shudehill.
- 8.2 The application site herein comprises a long vacant piece of land sandwiched between existing development and one of the few remaining vacant plots in the Northern Quarter.
- 8.3 Tib Street is well known in the city and has been home to a variety of shops, bars and eateries over the decades. Originally Tib Street was known for its agricultural links and the sale of livestock and later pets throughout the 1970s. As the pets shops moved out, the street became home to an eclectic mix of retail including some slightly less salubrious enterprises, taking advantage of the street's narrow nature and resultant privacy away from prying eyes of residents.
- 8.4 Nowadays, the eclectic nature of Tib Street continues with quirky independent retailers, bakeries, eateries and bar, which mostly feature residential uses above.
- 8.5 Walking along Tib Street you get a real sense of enclosure, the majority of buildings comprising of 5 storeys in height with narrow frontages. This can be seen from the images below



- 8.6 Tib Street features a whole host of building materials, the majority of buildings do feature an element red brick, however some newer additions include blue/black brick and buff, with a variety of cladding materials and colours (including green, anthracite and timber) to upper floors. Black brick in this streetscene is not uncommon, it being featured at a number of properties including at the street level. There is no specific local vernacular in this neighbourhood, in some instances buildings are painted in bright colours (namely pink).
- 8.7 There is no common theme in Tib Street, its variety both visually, architecturally and in terms of its occupants are what gives Tib Street and the immediate area its character and its sense of place. The proposed development seeks to reaffirm this diversity, making use of materials that are featured elsewhere in the street and applying them to the building's design to ensure an individual design whilst supporting the character and individuality of the area.
- 8.8 The Northern Quarter as a neighborhood can only be described as 'cohesively diverse'. The proposed development aligns with this character area.
- 8.9 The proposed development seeks to harness and continue the sense of height and scale along Tib Street by proposing a 5 storey building with an active ground floor use. This would continue the neighbourhood feel to the ground floor, whilst providing residential properties to the upper floors commensurate to the direct neighbouring property and those opposite.



- 8.10 The scheme has taken significant design cues from the recently successful development sitting parallel to the application site on Oldham Street shown below:



- 8.11 This nearby scheme makes use of buff brick and gold window details and successfully brings a new material pallet to the area and marries this fluently with the surrounding area.
- 8.12 The proposed development takes features from this recent development and incorporates them in an individually designed way to create a similarly modern scheme with its own character and integrity whilst maintaining the collective character of the wider street scene.
- 8.13 The submitted scheme follows a detailed design process where a range of development scales have been considered, including higher rise development. However, it was concluded that a higher rise, higher density scheme is inappropriate in this location given the surrounding properties and the overall character of the Northern Quarter.
- 8.14 The majority of neighbouring buildings feature 5 storeys, and indeed high density is encouraged in city centres. It is stated that a 5 storey proposal strikes the balance between the design and appearance and scale and suitability to the neighbourhood character in this locality. The proposal offers a neighbourhood feel and character commensurate with its surroundings.

CONSTRAINTS AND NEIGHBOURING PROPERTIES



Key

- — — — — Equivalent to 6 storey property
- — — — — Equivalent to 5 storey property
- — — — — Equivalent to 4 storey property
- — — — — Equivalent to 3 storey property

From the analysis above, within the immediate site surrounding and street scene, it is depicted that the buildings scale and massing vary from one property to the next. There are 6 storey properties opposite 4 storey properties along Tib St. There are 5 storey properties next to 3 storey properties. Within one block we can see the equivalent to a 3-storey, 5-storey and a 4-storey building sited next to each other.

This would not be too dissimilar in the what this application seeks to achieve within the block opposite.



The Image above shows the view from ground level towards the application site. As a pedestrian from this level the height perspective of the proposal would be negligible and not be an overbearing massing to the overall street scene. The proposal would seek to replicate the heights of its neighbouring properties, primarily the opposite and adjacent developments. The proposal sits within the Manchester City Centre vernacular which the proposal reflects within such an urban setting.



The image above shows the fairly recent property development opposite; which is not too dissimilar to the proposed scheme, in scale, massing and material pallet.



Photo – Corner of Hilton Street and Tib Street.

Many Properties along Tib St. and within close proximity have an extended floor atop of their host buildings. Providing further height to the area that defines its position within the city centre aspect.

Tib St. seems to have more and more additional floors added to various historic properties along the years.



Photo – 2 adjacent buildings along Tib Street

ADJOINING DEVELOPEMNTS



Photo – depicting the height of the property adjacent to the application site.



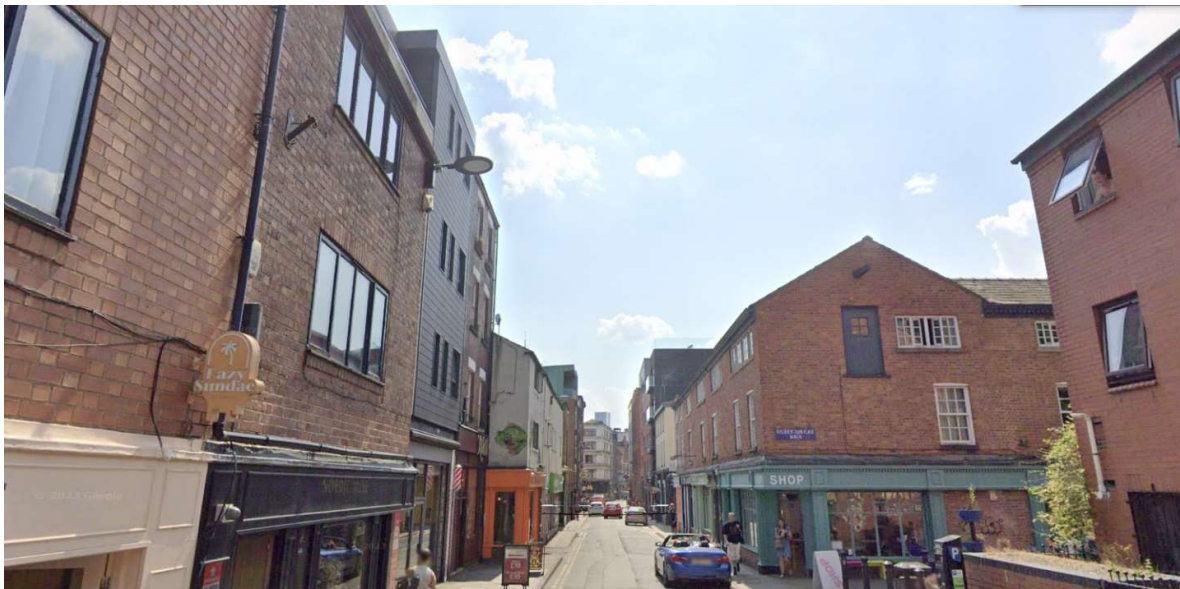
Photo – 5-storey property behind the application site



Photo – Recent development along Tib St. with the same external appearance to the proposed application site.



The photos above and below show the ever increasing height of the buildings along Tib St. as you move further towards Manchester City Centre. Views from near Great Ancoats/Tib St Junction. The building scales and massing start relatively low level with the majority of properties at the 3-storey height and slowly increasing in height, scale and massing the further you travel down Tib St.



9. CONCLUSION

- 9.1 This application is submitted on behalf of Mr N Bani in respect the proposed erection of a five storey building, with Use Class E to the ground floor and 4no. apartments to the floors above at 88 Tib Street, Northern Quarter, Manchester.
- 9.2 Policy H1 supports and directs new residential development to the city centre. This policy supports high density development with excellent connections to public transport and services. The proposed development makes use of a long vacant site in a prominent location. The proposal will revitalise this section of Tib Street to the benefit of the wider area.
- 9.3 Policy C10 relates to new leisure and the evening economy and notes that any new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted. The proposed Use Class E ground floor unit will add to the variety and diversity of venues in this area and will complement the overall provision in the Northern Quarter. The proposal is therefore in accordance with this policy and should be supported in line with this policy.
- 9.4 The proposal will see the reuse of a long vacant plot in the Northern Quarter. It will provide an active ground floor use and upper floors as residential, reflecting the pattern of activity in the immediate area. The proposed scale and massing of the building has taken direct influence from neighbouring buildings and is considered to be justified in this context and setting, making the most effective and efficient use of this relatively small site. At the street level this proposal will see the removal of fencing and hoarding that has been blocking the site from public view for decades and replace it with a modern development, with glass frontage and level access from the street, much to the benefit of the local community and existing shops and businesses on Tib Street.
- 9.5 It has been set out within this document that the proposed development has been designed and considered to ensure it would not detrimentally affect the Conservation Area and rather it would complement and enhance it.
- 9.6 Furthermore, National Planning Policy Framework (2019) states at paragraph 80:
- “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”
- 9.7 It is therefore concluded that the proposal is entirely acceptable and in accordance with both the Development Plan and relevant material considerations and indeed would deliver a sustainable economic development. It is respectfully requested therefore that this proposal is approved without delay.