



Paul Butler Associates
Planning, Development & Heritage Consultants

Generation Ltd

Virgil Street, Trafford

Planning & Heritage Statement

19 May 2023

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1. Introduction

Purpose of this Statement

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of the applicant, Generation Ltd. The statement is submitted in support of a full planning application on land to the east of Virgil Street which is currently occupied by Palmer House.
- 1.2 The application seeks full planning permission for the construction of four houses with ground floor parking and associated amenity space, use of Palmer House for Class E (g) (offices – 802sqm) and the construction of a new car park and amenity space.
- 1.3 This Planning and Heritage Statement will provide an overview of the development proposals, assess the proposals against local and national planning policy and present the case for granting planning permission.

Documents submitted with the Planning Application

- 1.4 The planning application is accompanied by drawings prepared by Nick Moss Architects and the following documents in line with Trafford Council's adopted validation checklist (June 2021).

Supporting Documents

- Completed Application Forms and Ownership Certificates (prepared by Paul Butler Associates);
- CIL Form (prepared by Paul Butler Associates);
- Planning and Heritage Statement (prepared by Paul Butler Associates);
- Design and Access Statement (prepared by Nick Moss Architects);
- Arboricultural Survey (prepared by DEP);
- Ecological Appraisal (Leigh Ecology Ltd);

- Air Quality Assessment (Redmore Environmental);
- Flood Risk Assessment (Renaissance);
- Drainage Strategy (Renaissance);
- Crime Impact Statement (Greater Manchester Police);
- Transport Statement (Axis);
- Waste Management Strategy (Axis).

Structure of this Statement

1.5 The remainder of this statement is structured as follows:

- Section 2 provides a description of the Site and surrounding area;
- Section 3 presents the proposed development for which planning permission is sought;
- Section 4 outlines the relevant national and local planning policy and guidance;
- Section 5 provides an appraisal of the key planning issues which require consideration in the determination of the application;
- Section 6 provides a Heritage Assessment.
- Section 7 concludes the statement and provides a summary of the overall case for granting planning approval.

2. The Site and Surroundings

The Application Site

- 2.1 The application site is located on the eastern side of Virgil Street and comprises Palmer House, a car park area and adjacent land.
- 2.2 Palmer House is a two storey rectangular building with a large courtyard to the front which is used for parking. The courtyard is enclosed by a brick wall with railings above (approximately 2 metres in height) which secures the site from the public highway. Access into the courtyard is taken via an existing metal gate which is located centrally within the courtyard frontage.
- 2.3 To the rear of the site is a neglected area of land that is fenced off from St George's Park to the north. The land is closed off from public access and is located within the administrative area of Manchester City Council. The application site also takes in a small part of this land between Palmer House and the public park. The land is in a poor condition and has attracted anti social problems in the past.
- 2.4 Also within the application site is a small area of land to the south east of Palmer House, this forms the periphery of a connecting route to St George's Park from City Road to the south, historically this area was occupied by buildings. The area is away from the track to St George's Park and has attracted litter, flytipping and anti-social problems (see figure 3.7 and 3.9 of appendix 3).
- 2.5 Palmer House is currently in use as office space at ground floor and storage space at first floor. This was approved under a temporary five year consent in January 2021 under application ref 102104/COU/20. As disclosed in planning documents at that time, the applicant pursued a temporary consent for a 'meanwhile use' whilst working with the respective local authorities for future development plans.
- 2.6 Prior to this the site experienced a period of vacancy having previously been used as a place of worship ('House of Favour'): this use was approved under change of use application 79556/COU/2012 on 23 January 2013. Prior to this the site was used for

manufacture and storage under a B2 use class. The full planning history associated with the site is set out later in this chapter.

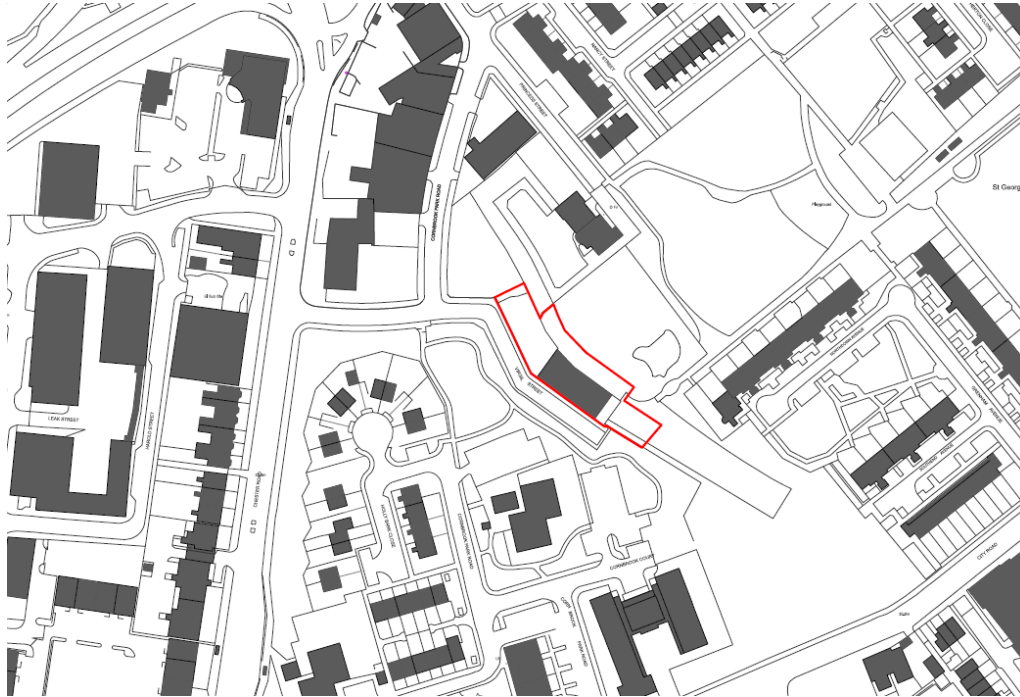


Figure 2.1: Site Location (Botanica development not shown).

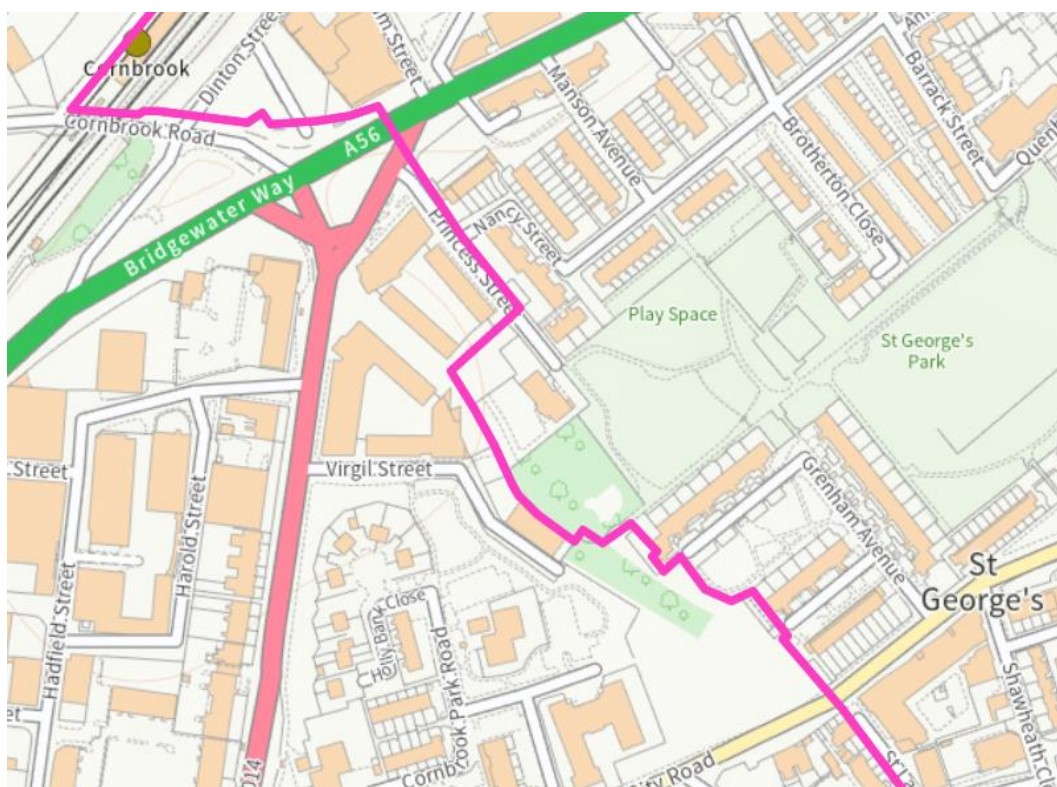


Figure 2.2: Local Authority Boundary between Trafford and Manchester.

Surrounding Area

- 2.7 The surrounding area is predominantly residential in nature, interspersed with areas of formal and informal public open space. South of the site is the Princess Court tower block on Cornbrook Park Road, this is a 15 storey building owned and managed by Trafford Housing Trust. The grounds of Princess Court border Virgil Street and there is an access from Princess Court to the development site via an opening in the palisade fencing along the western side of Virgil Street.
- 2.8 To the east of the development site is St Georges Park, the area of land adjacent to the site is overgrown and not publicly accessible.
- 2.9 South of the park are residential properties on Northdown Avenue. In the western corner of the park and due north of the development site are the Hulme Barracks on Princess Street. The building is Grade II listed, however it appears that the building is currently vacant having last been used as apartments. The listed building description is included in Appendix 1.

Further residential properties exist north of here on Princess Street, Nancy Street and Tatton Street.

- 2.10 North-west of the development site on the northern side of Virgil Street where it meets Chester Road is the 'Botanica' development which comprises 363 residential apartments, within a number of high rise development blocks.
- 2.11 The Empress Conservation Area begins at the junction of Chester Road and Virgil Street and extends to the south taking in the Empress Distillery and surrounding terraced properties.
- 2.12 Photos of the site and surrounding area can be found in Appendix 3.

Planning History

- 2.13 In accordance with good practice, a review of the Site's planning history has been undertaken using Trafford Council's online database. The planning history identified is set out below.

Application Ref.	Description of Development	Decision and Date
H07752	Change of use from warehousing to the manufacture, storage and wholesaling of handbags, purses and similar articles.	Approved 14 September 1978
H09186	Demolition of existing buildings and erection of factory and manufacture, storage and wholesaling of leather goods.	Approved 24 May 1979
H12701	Retention of non-illuminated company name sign.	Approved 16 July 1980
79556/COU/2012	Change of use from factory (Use class B2) to Place of Worship (Use Class D1).	Approved 23 January 2012
80882/COND/2013	Application for approval of details reserved by condition of grant of planning permission 79556/COU/2012, conditions 4,5 and 6.	Approved 15 April 2013
102401/COU/20	Change of use of premises from F1 (Place of Worship to Use Class E(g) and B8 (Storage). Temporary 5 year consent.	Approved 27 January 2021

Table 2.1: Planning History

3. The Development Proposals

Description of Development

- 3.1 This statement supports an application for full planning permission for the erection of four dwellings (C3), the conversion of Palmer House to Officers (E(g)) and the construction of a new car park and associated amenity space.
- 3.2 The design proposals are presented in the supporting application plans and Design and Access Statement prepared by Nick Moss Architects.
- 3.3 The new dwellinghouses will be arranged in a linear manner in the area of the existing courtyard to Palmer House. This is a large expanse of hardstanding that is significantly under used for a site positioned in a highly sustainable and accessible location.
- 3.4 The four houses will comprise two pairs of semi-detached dwellings set over four storeys of accommodation, with an external roof terrace and rear yard area providing amenity space. The properties will include a garage and study / workspace at ground floor, a kitchen and open plan living area at first floor and three bedrooms set over the top two floors.
- 3.5 The facades of the proposed townhouses will be composed of two materials primarily: Textured blue / purple brickwork is proposed as the dominant material with powder coated metal finishes providing a contrast to secondary components and cladding.
- 3.6 A proposed turning head separates the new residential section of the site from Palmer House in the southern portion of the site. A covered bin store for the offices in Palmer House will be provided adjacent to the turning head. Refuse access for the four houses will be provided via side gated accesses to the rear of the properties.
- 3.7 Palmer House will be retained in its existing form. At present the building is in use at ground floor with offices and the first floor is used for storage (as per planning temporary approval 102401/COU/20). The proposals will see the entirety of the building use for offices. New car parking will be provided at the south eastern end of the building on a small area of space, previously occupied by buildings, that currently is blighted by littering and anti social

behaviour. To the rear of Palmer House, the applicant has reached an agreement with Manchester City Council (MCC) for the use of a strip of land 10 metres wide for cycle parking and amenity space for Palmer House which currently abuts right up to this boundary.

- 3.8 As part of the agreement with MCC, the applicant will undertake improvement works to the remaining land adjacent to St Georges Park (north east of the site) allowing this area to become fully accessible public open space. These works are covered by a separate legal / contractual agreement between the applicant and MCC and do not form part of the proposed application due to the works not requiring planning permission. The works will provide amenity, access and biodiversity improvements that will be of significant benefit to the local community.

4. Planning Policy Context

Introduction

- 4.1 This section of the statement sets out the local and national planning policy context of relevance to the determination of this planning application. An appraisal of how the proposal relates to the key planning considerations relevant to the Site is set out in section 5 of this statement.

The Development Plan

- 4.2 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Trafford Council, the adopted Development Plan consists of the Core Strategy (adopted 2012) and the saved policies of the Revised Trafford Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Trafford Council Core Strategy (2012)

- 4.3 The policies of the Core Strategy which are considered relevant to the scheme are outlined in the following section.
- 4.4 Core Policy L1 'Land for New Homes' - this policy seeks to protect and promote cohesive, mixed and thriving communities, offering the right kind of homes in the right locations. The scale of housing provision and its distribution is intended to meet the needs of the existing communities and to support the economic growth of the city region.
- 4.5 Core Policy L2 'Meeting Housing Needs' - the policy outlines the Council's requirements to ensure that sufficient land is made available to maintain a rolling five year supply of deliverable land for housing, but to also ensure that there is an adequate mix of housing types and sizes to meet the needs of the community.
- 4.6 Core Policy L3 'Regeneration and Reducing Inequalities' - within the Old Trafford Priority Regeneration Area, the policy seeks to specifically provide approximately 1,000 (net) new

residential units; small scale office development; and small scale retail facilities to meet local needs.

- 4.7 Core Policy L4 'Sustainable Transport and Accessibility' - this core policy recognises the importance of improving accessibility to building sustainable communities and creating a competitive and efficient labour market within the sub region. Accessibility to housing, employment, health, education, shopping, culture, sports and leisure and other essential facilities is influenced by two factors; where development is located and the quality and choice of transport links available to serve that development.
- 4.8 Core Policy L5 'Climate Change' - this policy identifies the importance of the effects of climate change that will need to be considered at all stages of the development process to ensure that all development minimises impact and mitigates effects.
- 4.9 Core Policy L7 'Design' - the policy identifies a number of criteria upon which proposed development must adhere to and includes: design quality; functionality; protecting amenity; security and accessibility.
- 4.10 Core Policy R1 'Historic Environment' - the policy states that the significance, character and appearance of heritage assets are qualities that will be protected, maintained and enhanced.
- 4.11 Core Policy R2 'Natural Environment' - seeks to ensure the protection and enhancement of the natural environment of the Borough.
- 4.12 Core Policy R3 'Green Infrastructure' - at the strategic level, the green infrastructure network identified in the policy includes private gardens. The policy requires that all applications are accompanied by an appropriate statement to enable the Council to assess and determine the contribution made by the development to green infrastructure.
- 4.13 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 Revised Unitary Development Plan (UDP)

- 4.14 The adoption of the Core Strategy superseded a number of UDP policies, the extant saved policies of relevance to this scheme are outlined below.
- 4.15 ENV21 'Conservation Areas' - the policy states that the Council will pay particular attention to the desirability of preserving or enhancing the character or appearance of the area and will judge the effect of proposals by taking particular account of those special qualities identified in the pre-designation assessments. All developments within Conservation Areas will be expected to preserve or enhance the character and appearance of the area.
- 4.16 H3 'Land Release for Development' - the policy allocates a number of Sites for new development. The policy states that other Sites which come forward within the urban area will only be permitted where they are acceptable in planning terms and where approval does not result in a significant oversupply of housing (referring to RPG13). The policy also acknowledges the importance of windfall sites in meeting housing supply.
- 4.17 H4 'Release of Other Land for New Development' - the policy states that the Council will normally grant planning permission for the development and redevelopment of other suitable land within the built up area for housing provided that such proposals: are either not on open space or allocated for other use; comply with other relevant provisions in the plan and; do not prejudice the development or redevelopment of adjoining land.

Supplementary Planning Documents (SPD) and other Planning Guidance

- 4.18 Other relevant supplementary documents that have been considered in the development of this scheme include: Supplementary Planning Document (SPD1): Revised Planning Obligations (Adopted July 2014); Supplementary Planning Document (SPD3): Parking Standards and Design (Adopted February 2012); Trafford CIL Charging Schedule (2014); and Planning Guidelines - New Residential Development (adopted September 2004). These documents will be discussed as appropriate in the planning appraisal (section 5).

Places for Everyone Plan

- 4.19 The draft Places for Everyone Plan has been submitted for Examination in Public and currently holds limited weight in the determination of this application.

National Planning Policy Framework

- 4.20 The National Planning Policy Framework (NPPF) was last updated in July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.
- 4.21 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.22 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 4.23 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

- 4.24 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.25 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.
- 4.26 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.
- 4.27 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help create conditions in which businesses can invest, expand and adapt. Significant weight is to be given to the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This section also recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 4.28 Promoting healthy communities (Chapter 8) - the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe

and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

- 4.29 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 4.30 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:
- A) 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;
 - B) Are visually attractive as a result of good architecture and appropriate landscaping;
 - C) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
 - D) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - E) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
 - F) Create places that are safe, inclusive and accessible and which promote health and well-being.
- 4.31 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and

enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

- 4.32 Conserving and enhancing the historic environment (Chapter 16) – the NPPF builds upon the provision of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires at paragraph 194 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’.
- 4.33 ‘Significance is defined by Annex 3: Glossary of NPPF’ as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’. ‘Setting of a heritage asset’ is also defined by the Annex as ‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
- 4.34 Paragraph 195 of the NPPF advises that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.
- 4.35 Paragraph 199 of the NPPF advises that ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of the highest significance (including grade I and II* listed buildings), should be wholly exceptional.’

- 4.36 Paragraph 201 advises that 'Where a proposed development will lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.
- 4.37 Paragraph 202 advises that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.
- 4.38 Paragraph 203 states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Planning Practice Guidance

- 4.39 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in formulating development proposals for the Application Site.
- 4.40 With regard to Heritage and assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases... It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England Guidance

- 4.41 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.
- 4.42 **Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets:** Published in October 2019, this Historic England advice note covers the NPPF requirement for applicants to describe the heritage significance in order to help local planning authorities to make decisions on the impact of proposals for development that affects heritage assets.
- 4.43 **Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment:** Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.
- 4.44 **Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (Second Edition, 2017):** Published in 2017, this document provides guidance for managing change within the setting of heritage assets, including historic sites, areas and landscapes.
- 4.45 **Historic England Technical Advice Note 2: Making Changes to Heritage Assets:** Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

5. Appraisal of key planning issues

Introduction

- 5.1 It is a requirement of Section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The statutory development plan therefore relating to the Application Site consists of the Trafford Council Core Strategy and the Saved Policies of the Unitary Development Plan. Material considerations relating to this application include the National Planning Policy Framework, Planning Practice Guidance and Supplementary Planning Documents prepared by Trafford Council.
- 5.3 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:
- Principle of Development: Conformity with the Local Plan
 - Layout, Scale, and Design
 - Residential Amenity
 - Highways and Parking
 - Trees and Ecology
 - Drainage
 - Crime and Safety
- 5.4 A heritage assessment is provided in section 6.

Principle of Development: Conformity with the Local Plan

Meeting Housing Needs

- 5.5 The proposed development is considered to be in full compliance with the adopted policies of the Core Strategy and Saved UDP, as well as national policies within the NPPF.
- 5.6 The proposed development contributes towards meeting the Council's housing land targets as expressed in Core Strategy Policy L1 and also responds positively to Core Strategy Policy L2 and the housing needs of the Borough, as well as the wider aspirations of the Council's Sustainable Community Strategy.
- 5.7 Core Strategy Policy L1.7 sets an indicative target for 80% of new housing to be built upon brownfield land. In order to achieve this, the Council has stated that it will release previously developed land and sustainable urban area greenfield land, in order of priority. This development would involve the use of a brownfield site in a highly sustainable location within the Regional Centre / Inner Area (the highest priority). The development is therefore considered to make a positive contribution to the Council's brownfield land target, in accordance with Policy L1.7 of the Adopted Core Strategy.
- 5.8 The site is also identified as falling within one of the Priority Areas for Regeneration on the proposals map. Policy L3 outlines the strategic objectives for the Old Trafford area which includes the delivery of 1,000 new residential units.
- 5.9 Overall the scheme is considered to be acceptable in relation to Policies L1.7 and L1.8, in that it contributes towards meeting the wider Strategic and Place Objectives of the Core Strategy.
- 5.10 The scheme proposes 4 no. 3 bed family houses which will contribute to meeting the housing needs of the Borough and diversify the new housing offer in the locality which is subsumed by apartment development. The development is considered to be in full accordance with Core Strategy Policy L2 in that the dwelling type and size will maintain the provision of family homes, making a valued contribution to the creation of mixed and sustainable local communities.

Principal of Office Use

- 5.11 The proposed use of Palmer House for offices (Class E(g)) is considered appropriate given its location, the mix of uses within the surrounding area and having regard to the original industrial use of the building. Place objective OT02 of the Core Strategy notes that it is an objective to 'maximize the re-use or redevelopment of unused, under used or derelict land' and Policy L3 identifies small scale office developments as being appropriate in this area.
- 5.12 Paragraph 80 of the NPPF notes that planning policies and decisions should help create conditions on which businesses can invest, expand and adapt and this proposal aligns with this national policy objective. The proposals to use Palmer House for office use will make efficient use of this building and have a positive economic impact on the surrounding area, maintaining high quality employment space that is complementary to the existing and new residential neighbourhoods being formed. The office element of the proposed scheme is therefore compliant with adopted local and national policy.

Use of land for car parking and amenity space

- 5.13 The application proposals include the use of a small area of land as an ancillary parking area for the proposed development. This area of land was historically occupied by buildings and is currently on the periphery of the route between St Georges Park and the open space to the north of City Road. This is an untidy and unmaintained patch of land that is overgrown and inaccessible. The area is covered in litter and flytipping and presents an unattractive appearance and has evidence of anti-social use with nitrous oxide canisters and empty alcohol bottles visible. The area is located within Trafford Council and does not appear to have been maintained by the local authority. The quality of the land is therefore extremely poor and does not perform any meaningful role as amenity space. The public will therefore still retain access to the plentiful areas of open space in the locality which are of significantly higher quality. In accordance with NPPF policy, it is considered that from a 'quantity' and 'quality' perspective the area of land is surplus to requirements and as part of a wider beneficial re-use of public land in the locality, it's re-use for parking to support the development can be looked upon favourably.

Contribution to Sustainable Development

- 5.14 In light of the NPPF being a material consideration which carries significant weight, this application needs to be considered not only against Core Strategy policy but also in the context of the presumption in favour of sustainable development.
- 5.15 Paragraph 11 of the NPPF requires a balancing exercise to be undertaken to assess whether the benefits of a proposed development would significantly and demonstrably outweigh any adverse impacts of granting planning permission. Inherent in this is an assessment of whether the proposal is for 'sustainable development' as defined at paragraph 8 of the Framework i.e. whether it is development which accords with the relevant advice in paragraphs 11-216 of the Framework. We have set out below our assessment of the proposals against the relevant sustainable development headings as set out in the NPPF.
- 5.16 Section 5: Delivering a sufficient supply of homes - the new residential development would boost the supply of housing in the borough. The Council are unable to demonstrate a 5 year supply of housing and have a significant record of under delivery. The Council are taking measures to improve supply and whilst this will improve the overall picture, it remains that there is currently a substantial shortfall in supply. The increase in the supply of housing is a significant benefit in support of the proposals.
- 5.17 Section 6: Building a strong and competitive economy - Greater Manchester's economy is burgeoning and highly accessible locations such as Old Trafford have an important role to play in facilitating a growing workforce, supporting mobility of labour and contributing to meeting the economic growth aspirations of the Greater Manchester combined authorities. The development would also bring direct and indirect benefits through construction work, supply chain demand and increased consumer spending in the Regional Centre.
- 5.18 Section 8: Promoting healthy communities - the proposals are in full accordance with this chapter providing a safe and accessible living environment.
- 5.19 Section 9: Promoting sustainable transport - guidance in the NPPF at paragraph 112 seeks to ensure that development gives priority to pedestrian and cycle movement and has access to high quality public transport facilities. The Site is considered to be located in a highly sustainable and accessible location.

- 5.20 Section 12: achieving well designed places - the proposals offer a high quality design that will integrate well with the existing townscape. The proposed development is in accordance with paragraph 130 of the NPPF, providing an opportunity to improve the character and quality of the area and the way it functions.
- 5.21 Section 15: Conserving and enhancing the natural environment - the development will not impact upon any protected species and such issues can be controlled via planning conditions. Furthermore the development will not impact upon any statutory or non-statutory sites due to the distance at which these are located from the Site.
- 5.22 Section 16: Conserving and enhancing the historic environment - further analysis within this statement demonstrates that the proposed development will not cause harm to the character and appearance of the Conservation Area and will not adversely impact upon the setting of the listed building to the north.
- 5.23 In light of the need to balance the benefits of allowing the proposed development against any adverse impacts that may arise as a result, we conclude that the benefits outlined above would not be significantly and demonstrably outweighed by any adverse impacts if planning permission was granted. The proposals are therefore considered to be sustainable development as defined by the guidance in paragraph 8 of the NPPF and consequently the presumption in favour of sustainable development should apply in the determination of this application.

Layout, Scale and Design

- 5.24 The existing building of Palmer House is located within the southern portion of the site. The proposed works to this building consist of the installation of new doors and windows to the rear elevation. The new glazed doors at ground floor to the rear elevation will allow office workers direct access to their premises from the rear of the unit via the new car / cycle park. The arrangement will also allow users to 'breakout' into this area which will promote an attractive office environment and be of benefit to the health and wellbeing of office users. At first floor the new windows will align with the openings below to provide uniformity to the façade.

- 5.25 To the north of Palmer House, the new dwellings will infill this unattractive and underutilised space with a scheme of high design quality thereby providing a sense of 'completeness' to the urban form. The reinstatement of dwellings in this space will provide continuity to the streetscene and re-enforce the sense of place lost through the previous clearance of the site and area in the late 20th century.
- 5.26 The new dwellings are arranged at back of pavement to respect the building line and urban grain established by Palmer House and also the Botanica scheme. The scale of the development at four storeys is considered to be appropriate as it will not compete with the scale of the Botanica apartment block, but instead will provide a transition to the two storey scale of Palmer House. At street level the provision of a front door and new windows will increase activity and natural surveillance having a positive impact on the locality.
- 5.27 The detailed design and materiality of the scheme is examined in greater detail in the supporting Design and Access Statement and Façade Design Study prepared by Nick Moss Architects.
- 5.28 It is considered that the design approach employed will result in a scheme that will be a sensitive addition to the streetscene. The appropriate scale and massing of the building in relation to the site configuration and other surrounding properties means that the development will not dominate or stand out in the local area and will provide a sense of completeness to the streetscene. Overall, the scheme is of a high quality design which respects the character of the area and makes a positive contribution to the streetscene, in accordance with Policies L7 and R1 of the Trafford Borough Council Core Strategy, Saved UDP Policy ENV21 and Policy contained in the NPPF.

Residential Amenity

- 5.29 The proposed development layout has been carefully considered in order to ensure that surrounding properties will not be materially affected by the development proposals.
- 5.30 The dwellings are orientated on a south west facing so as to not look towards the Botanica scheme which is north west of the nearest dwelling. The Botanica scheme is also orientated to look south rather than east towards the site meaning that no direct views will be possible between habitable room windows in the respective buildings.

- 5.31 In terms of the relationship between the balconies on the Botanica scheme and the nearest roof terrace of dwelling one on the application scheme, the relationship is again considered to be satisfactory. There are large balconies on the corner of Block E (floors 3-5) of the Botanica scheme which face south and east. In terms of the south facing of these balconies, as with the window orientation (above), it is considered that the outlook between the properties is such to ensure that a respectful relationship can exist. On the eastern elevation, the outlook is towards the grounds of the listed building rather than towards the application site. At 6th floor the balcony does not extend all the way to the side (on the approved plans) so no views will be possible from here. On balance the relationship is considered acceptable and it is considered that it would be unduly prejudicial for the Botanica development to restrict the provision of similar rooftop amenity space on an adjoining site.

Highways and Parking

- 5.32 A Highways Technical Note has been prepared by Axis and is submitted in support of the application. The Note has been informed by pre-application discussions with TMBC Highways to date.
- 5.33 The Note highlights the excellent accessibility of the site by non car modes of transport. The surrounding area is located on the fringe of the city centre of Manchester as such is well equipped with pedestrian and cycle infrastructure as well as being located within walking distance of a range of public transport options.
- 5.34 In terms of parking provision, the residential element of the scheme contains 1 internal space per dwelling. This level of provision is considered to be appropriate in light of the sustainable site location and the Technical Note utilises census data on car ownership and DCLG Government Research to demonstrate the appropriateness of the level of provision proposed. With respect to the commercial element of the scheme, the level of parking proposed is supported by on site user surveys which reports on the current parking take up for the ground floor as well as the modal split for journeys to work. This confirms that the level of parking proposed is again appropriate and that sustainable travel can be encouraged through a range of Travel Plan measures.

- 5.35 Section 4.6 of the Note outlines the proposed waste management strategy for the site and this is supported by the swept path analysis in Appendix C of the Note.
- 5.36 The proposed development will not have any material impact on highway safety, the evidence presented in the Note satisfies the requirement set out in paragraph 111 of the NPPF which states that development should only be prevented or refused if the traffic impact on the road network would be 'severe'. The development is therefore considered to be in accordance with policy L7 of the Core Strategy and Chapter 9 of the NPPF.

Ecology and Trees

- 5.37 A Preliminary Ecology Appraisal has been completed by Leigh Ecology. Due to the lack of potential roosting habitat made available by the building and habitat within the proposed site, it has been deemed negligible suitability for bats. In respect of birds, any potential removal of habitat associated with this development is regarded as relatively insignificant for birds given the abundance of similar habitat in the surrounding landscape. As breeding birds are protected via the Wildlife and Countryside Act 1981, any tree and vegetation clearance should be undertaken outside of the bird breeding season.
- 5.38 No other impacts in terms of protected species or habitats were identified. Accordingly, it is considered that the development is capable of proceeding and complies with Policy R2 of the Core Strategy and Chapter 15 of the NPPF.

Drainage

- 5.39 The application is accompanied by an Outline Drainage Strategy prepared by Renaissance. Surface water drainage options have been considered in line with the drainage hierarchy in the NPPF. The ability to infiltrate into ground is likely to be restricted due to made ground deposits which may pose a risk to the mobilisation of contaminants. The development will therefore have two dedicated surface water networks that will collect the rainwater from the proposed building roofs, and impermeable external areas on the site. The systems will then discharge under gravity to the Cornbrook Culvert located beneath the site, attenuation will be provided by geocellular storage tanks in each of the networks.

- 5.40 It is considered that the strategy demonstrates compliance with the drainage hierarchy in accordance with NPPF requirements. The detailed design of the system can be dealt with via planning condition.

Crime and Safety

- 5.41 A Crime Impact Statement prepared by Greater Manchester Police is submitted in support of the application. The report confirms that this statutory consultee are supportive of the proposals.

6. Heritage Assessment

Introduction

- 6.1 In accordance with the NPPF and Historic England's Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' this section assesses the heritage significance of any heritage assets affected, including any contribution made by their setting. Paragraph 195 of the NPPF, specifically requires:

"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

- 6.2 In considering development affecting a Conservation Area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area including its setting (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

Heritage Assets that may be affected

- 6.3 The application site is located in proximity to three Grade II listed buildings (within 350 metres of the site) and is 100 metres from the Empress Conservation Area.
- 6.4 The application site does not currently contribute to the setting of the Empress Conservation Area and will result in the regeneration of a site that currently detracts from the area due to its underuse and lack of coherent built form on the site. Accordingly, no further assessment of the impact on the setting of the Conservation Area is required as part of this application.
- 6.5 The application site adjoins the site of Hulme Barracks to the north east, a Grade II listed building. There are three other Grade II listed buildings in the wider area: the former Turville Public House to the north, Brindleys Weir to the north west and the former Essence factory to the south west; however it is concluded that due to the separation distances, sight lines,

intervening road and buildings the application site is not within the setting of these buildings and as such no further assessment is required as part of this application.

Historical Background

- 6.6 This section is supported by the historic map regression in Appendix Two of this statement.
- 6.7 The Hulme Barracks building was built in 1817, historic map regression (1846) shows that its principal front elevation (facing north east) looked out onto landscaped grounds (Parkton Grove) directly north of the front elevation. This is now the area of the St George's Park playground and at that time the grounds extended north east up to 'King Street' which would have been located just north east of what is now Manson Avenue. To the north of this a Cotton Mill existed on the land up to Barrack Street. The landscaped setting would have been befitting of the higher status of this building for officers. The main cavalry barracks were located on what is now the remainder of St Georges Park (east of the playground), this would have extended southwards over the area now occupied by houses on Northdown Avenue and Grenham Avenue (south east of the site).
- 6.8 Virgil St does not exist in 1846, the 'Parliamentary and Municipal Boundary' is visible on the 1846 map and the Cornbrook (unculverted) is clearly visible on the map on the south western side of the Parliamentary and Municipal Boundary.
- 6.9 The map shows there being no functional or visual relationship between the site and the Barracks. It is also noticeable that the Barracks building is larger in form than the current building.
- 6.10 On the 1896 map the large complex of the Cavalry Barracks remains largely unchanged. Virgil Street has been constructed by this point. A road exists to the east of Chester Road (Cornbrook Park Road - now removed) which Virgil Street connects to, the alignment of Virgil Street at the front of the application site is the same today as the 1896 alignment except that the road extends further to the south. The Cornbrook has been culverted by this date and buildings are clearly visible across the northern part of the site, where new houses are now proposed. The 1902 insurance map provides detail of these buildings: there is a row of 7 buildings in the northern part of the site – 6 of these are houses, the end building is a timber store. These buildings are on the part of the site which is now proposed to be

occupied by houses. On the southern part of the site there are a collection of buildings including a Builders, Timber Yard and Asphalters, which is now occupied by Palmer House.

- 6.11 On the 1846, 1896 and 1909 maps the Barracks building is longer in form with a central recessed area to the rear. There is also a central boundary line in the rear grounds of the building.
- 6.12 On the 1922 map the site is no longer in use as a Barracks, the larger complex of Barracks buildings has been demolished and the area is now a recreation ground. The footprint of the building is now reduced by approximately 50% and the later addition of the circular bay to the rear of the property is now evident.
- 6.13 By 1934 the recreation ground on the former Barracks complex has become formalised, a bowling green and tennis courts exists to the front of the Barracks building. A large factory appears on the map to the south east of the densely packed buildings in the north of the site.
- 6.14 By 1956 St George's Park has become partitioned with the construction of post war housing on what is now Northdown Avenue and Grenham Avenue.

Assessment of Heritage Significance

- 6.15 Nationally listed buildings are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are deemed to have 'special interest'.
- 6.16 Paragraph 129 of the NPPF states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)...'.
- 6.17 In making the assessment of significance regard has been had to available documentary information on the history of the buildings, including historic photographs and plans.

Hulme Barracks

- 6.18 The only listed building in close proximity to the application site is the Hulme Barracks. Once part of a wider complex, the barracks were then the former home of the '15th The King's Hussars' cavalry regiment. The barracks were used to house infantry battalions until their sale to Manchester City Council in 1914. The building that remains today is the former officers' mess, officers' quarters and quartermaster's house, the other structures on the site having been demolished.
- 6.19 The full listed building description is included in Appendix One.
- 6.20 The building was listed on 16 November 1978. The list entry for List Entry Number 1247392 reads:

Officers' mess with some officers' quarters and quartermaster's house to former Hulme Barracks; now flats. 1817; altered. Red brick, part rendered at rear, with sandstone dressings and hipped slate roofs. Irregular rectangular plan on north-west/south-east axis with main block at south end and crosswing at north end. Georgian style. Two storeys over basement, the main block 1:3:1 windows, with pedimented centre breaking forwards, a 3-window link to the right of this, and 1-window projecting wing, and a dentilled cornice to the whole. The main block has a wide round-headed doorway with panelled door and side panels and large fanlight with radiating glazing bars, and sashed windows with raised stone sills and flat-arched heads of gauged brick, those at ground floor to the left of the doorway protected by an added rectangular stone loggia composed of square pillars with entablature, cornice and blocking course, with wrought-iron railings. The linking range and wing to the north, enclosed by a screen wall, has similar sashed windows. Left gable wall rendered. The rear has a projection to the centre and northern end of the main block, rendered and painted white, with a 2-storey segmental bow which has a pilastered 3-light sashed window at ground floor (8, 12 and 8 panes) and one 12-pane sash above; and the range to the north has 1:3 sashed windows on each floor. Interior not inspected. History: cavalry barracks until 1895, subsequently housed line regiments: men stationed here included Prince Victor Albert, Prince Louis Napoleon, the Prince Imperial, and Winston Churchill; and many royal persons dined in the mess.

6.21 Historic England Advice Note 12 (21 October 2019) 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' sets out a number of 'interests' which guide the recognition of heritage values in the historic environment. The assessment of significance below has been carried out in accordance with this guidance. Historic England Advice Note 12 expands on the guidance within National Planning Policy Guidance (NPPG). For a building, the following interests should be described:

- 'Archaeological interest' – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 'Architectural and artistic interest' – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 'Historic interest' - An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

6.22 An appraisal of the significance of the Hulme Barracks is considered below in the context of current guidance.

Interest	Assessment
Archaeological Interest	As is evidenced by historic mapping, the remaining building would have once been larger in size and formed part of a much larger complex of military buildings. The application site was separated from the Barracks site by the Cornbrook and whilst there is potential for archaeological interest to exist on the site of the former Barracks, the potential archaeological interest of the application site is judged to be 'low'.

Interest	Assessment
Architectural and artistic interest	These are interests in the design and general aesthetic of a place. Whilst the building is the remains of a much larger building and has been altered in the past with additions to the rear and render. The principal elevation in particular is retained largely unaltered in the structure and external appearance of the building giving it 'medium' national architectural interest.
Historic interest	The interest relates to past lives and events which heritage assets can illustrate or be associated with. The Barracks housed the Kings Hussars regiment associated with the Peterloo Massacre of 1819. The building is also recorded as having stationed key historical men including Prince Victor Albert, Prince Louis Napoleon, the Prince Imperial, and Winston Churchill. The historic interest associated with the building has the potential to be medium – high.

Summary

- 6.23 Built in 1817, the Hulme Barracks building once formed part of a much larger military complex which was located on land to the north of the now culverted Cornbrook. Historic mapping informs us that the application site had no functional or visual relationship with the building. The building's architectural interest is primarily identified in the front (principal elevation) which would have once overlooked landscaped grounds. The building was also once much longer in width having been reduced by approximately 50% in the early 20th century. The rear elevation has been altered with the addition of a double height circular bay and part rendered façade.
- 6.24 There is potential for archaeological remains to exist on the site of the Hulme Barracks building and surrounding parkland however this interest does not extend to the application site. There is historic interest associated with the military history of the building.
- 6.25 The building is set within a landscape setting consisting of the small grounds to the rear and the parkland to the front and side. Part of the parkland to the south of the building (and to the rear of the application site) is currently fenced off, adversely affecting the setting of the building. The application site has never formed part of the Barracks site and therefore is not

important in terms of setting. For a short section of Virgil Street, a view of the rear of the listed building is possible through the boundary treatment separating the two sites. The historical evolution of the site informs us that for a period of at least 80 years, dwellings would have been present on the application site, meaning this view is a relatively recent phenomenon in the historical evolution of the site.

- 6.26 The building was last used for apartments and it is unclear whether the building is currently occupied. The building is in need of maintenance with buddleja growing from the rear at upper level and cracked / peeling renderwork

Impact on Heritage Assets

- 6.27 The principal consideration in the determination of the application is the impact of the proposed development on the setting of the Grade II listed Hulme Barracks.
- 6.28 The main views of the barracks are to the north east (primary façade), with some views visible of the southwest (rear elevation) from Virgil Street through vegetation which borders the site, however this is viewed in the context of a car park and high rise residential apartment buildings. Whilst these glimpses would be lost, it is considered that due to the distance and surrounding urban features within the view, the loss of these views is of negligible impact. Furthermore, there is no existing historical or strong visual relationship between the site and the listed building. Indeed the view did not exist for a significant period of the buildings history as dwellings once stood on the site. The reinstatement of housing to the site is therefore sympathetic to the historic context of the area.
- 6.29 Due to the scale of the new development being limited to 4 storeys and the distance between the buildings of approximately 40 metres, the development will not be overly visible in the backdrop of the Barracks, especially when compared to the Botanica development which is clearly visible in views of the front elevation of the Barracks. It is considered that the sensitive scale, high quality design, layout and materials ensures that no significant harm to the setting of the listed building will be experienced. The new development would not introduce an incongruous scale or development typology to the area as there are other existing buildings of significant height in this rapidly changing area.

- 6.30 It is considered that the listed barracks, as a result of the setting provided by its gardens and general curtilage, would continue to be read as a part of the historical evolution of the area. This setting would clearly continue to be experienced when viewed from the primary façade (north east elevation). The setting of the listed barracks has already been affected over the years by residential and industrial development and it isn't considered that this development would reduce its significance.
- 6.31 Furthermore, the wider improvement works to public realm proposed by the applicant in partnership with Manchester City Council (to the rear of the application site on the land adjacent to the public park), will significantly improve the setting of the listed building.
- 6.32 It is our view that the proposed development will not adversely impact upon the identified archaeological, architectural or historic interest of the Hulme Barracks building. Should it be considered necessary a condition for an archaeological watching brief could be applied to any permission.

Analysis of the Proposals: National Planning Policy Framework

- 6.33 As outlined in section 4, section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning policies. Paragraph 190 sets out the following key considerations in the plan making and decision making process:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.*
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

6.34 The NPPF at paragraph 11 requires a holistic approach to planning, requiring that considerations over decisions relating to heritage assets are made in the full planning context and the balance of securing sustainable development.

6.35 Paragraph 202 of the NPPF states that

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

6.36 In view of the sensitive design of the proposals which are appropriate to their immediate context and also have regard to the historic context of the site by re-introducing housing to the currently undeveloped portion of the site, it is not considered that there is any identifiable harm to the significance of the Hulme Barracks listed building.

6.37 Notwithstanding the above, there are clear public benefits which also weigh significantly in favour of the proposed scheme, which includes:

- The provision of housing in a highly sustainable location, well located in relation to local services and facilities and employment opportunities throughout the regional centre and beyond.
- The proposed development would contribute to the supply of housing which in light of the findings earlier in this statement and the need to boost significantly the supply of housing indicated in the NPPF, is a significant benefit in support of the proposal to which great weight should be attached.
- Improvement to the setting of the listed building via wider improvement works to St George’s Park which the applicant is delivering in partnership with Manchester City Council.
- The provision of modern attractive, high quality family houses which will diversify the housing offer in the local area.

- The positive re-use of the existing building on site for employment purposes thereby supporting and strengthening the local economy.
- The redevelopment of a brownfield site in a highly sustainable and accessible urban location, which will relieve pressure to build on Green Belt and greenfield sites.
- The development would significantly increase the Council's income from council tax receipts and the new homes bonus.
- The creation of increased spending in the local area once completed and also during the construction phase.

Summary

6.38 Overall, the proposals are considered to have an acceptable heritage impact, and would not result in any harm to designated heritage assets. The proposals are in accordance with Policy ENV 21 of the UDP, Core Strategy Policy R1 and meet the requirements of Chapter 16 of the NPPF.

7. Conclusions

- 7.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Generation Ltd in support of a full planning application for the erection of four dwellings (C3), the conversion of Palmer House to Offices (E(g)) and the construction of a new car park and associated amenity space.
- 7.2 The application development is considered to be in full compliance with the adopted policies of the Core Strategy and Saved UDP Policy.
- 7.3 The new housing is in keeping with the scale of recent development within the area and has regards to the historic context of the site which once contained houses. The use of Palmer House for office use will retain an employment presence on the site and make positive use of this building. The Application Site is in a sustainable and accessible location in close proximity to local services and facilities and public transport links thereby reducing use of the private car by all users.
- 7.4 As evidenced in this statement, the Site has been shown to be a suitable and sustainable location for the development proposed with no known adverse impact arising from the development that would significantly and demonstrably outweigh its benefits. Indeed it is our view that no material planning considerations exist that would justify a refusal of planning permission. Consequently the proposals are considered to constitute sustainable development as defined by the guidance in paragraph 8 of the NPPF and the presumption in favour of sustainable development should apply in the determination of the application.

Appendix 1: Listed Building Description

HULME BARRACKS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1247392**

Date first listed: **16-Nov-1978**

Date of most recent amendment: **06-Jun-1994**

List Entry Name: **HULME BARRACKS**

Statutory Address 1: **HULME BARRACKS, PRINCESS STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **HULME BARRACKS, PRINCESS STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 82549 96877**

Details

MANCHESTER

SJ89NW PRINCESS STREET, Hulme 698-1/4/718 (West side) 16/11/78 Hulme Barracks (Formerly Listed as: ST GEORGE'S SQUARE, Hulme (West side) Hulme Barracks)

II

Officers' mess with some officers' quarters and quartermaster's house to former Hulme Barracks; now flats. 1817; altered. Red brick, part rendered at rear, with sandstone dressings and hipped slate roofs. Irregular rectangular plan on north-west/south-east axis with main block at south end and crosswing at north end. Georgian style. Two storeys over basement, the main block 1:3:1 windows, with pedimented centre breaking forwards, a 3-window link to the right of this, and 1-window projecting wing, and a dentilled cornice to the whole. The main block has a wide round-headed doorway with panelled door and side panels and large fanlight with radiating glazing bars, and sashed windows with raised stone sills and flat-arched heads of gauged brick, those at ground floor to the left of the doorway protected by an added rectangular stone loggia composed of square pillars with entablature, cornice and blocking course, with wrought-iron railings. The linking range and wing to the north, enclosed by a screen wall, has similar sashed windows. Left gable wall rendered. The rear has a projection to the centre and northern end of the main block, rendered and painted white, with a 2-storey segmental bow which has a pilastered 3-light sashed window at ground floor (8, 12 and 8 panes) and one 12-pane sash above; and the range to the north has 1:3 sashed windows on each floor. Interior not inspected. History: cavalry barracks until 1895, subsequently housed line regiments: men stationed here included Prince Victor Albert, Prince Louis Napoleon, the Prince Imperial, and Winston Churchill; and many royal persons dined in the mess.

Listing NGR: SJ8254996877

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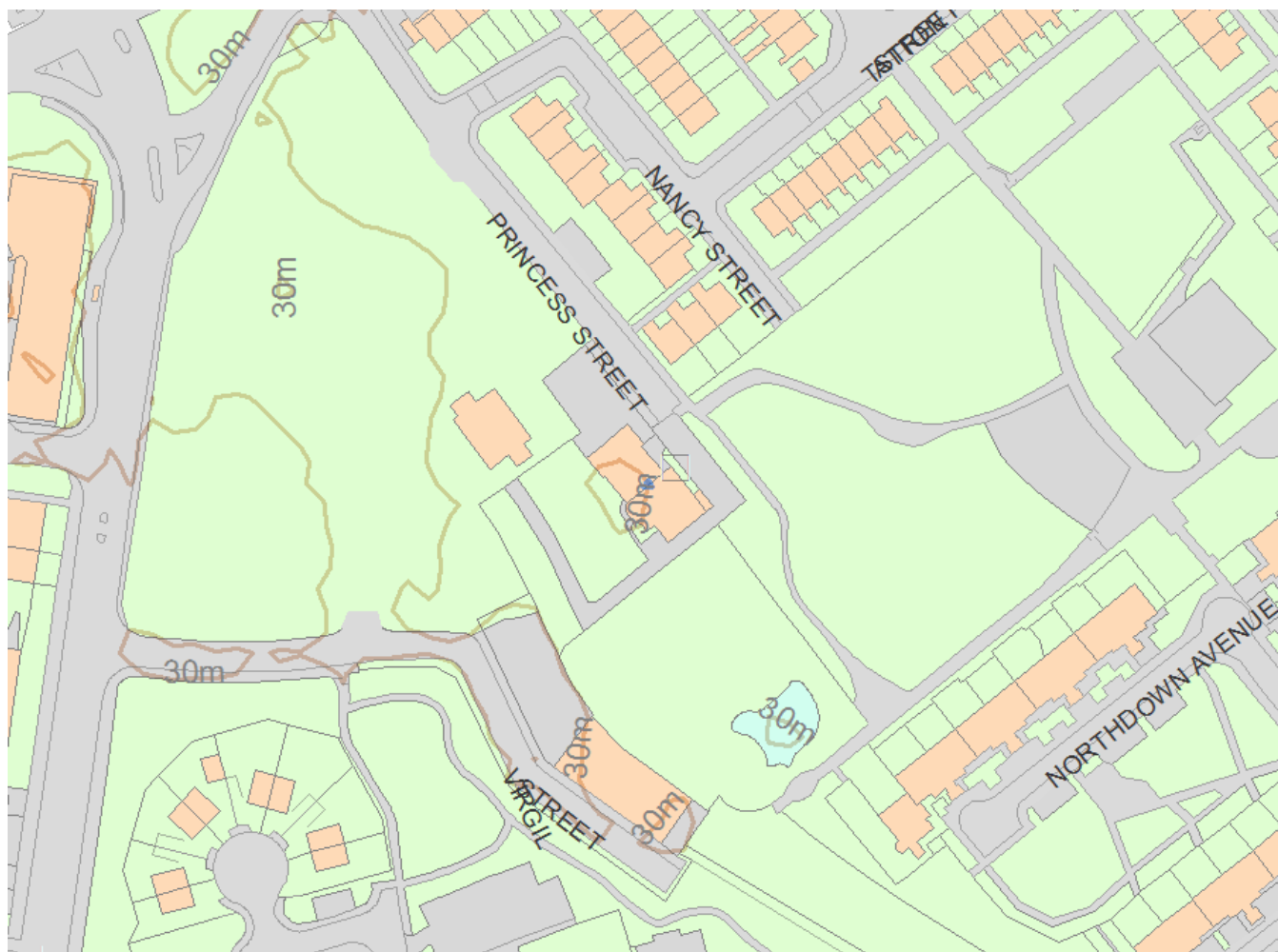
The contents of this record have been generated from a legacy data system.

Legacy System number: **456844**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 31-Mar-2023 at 16:47:04.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

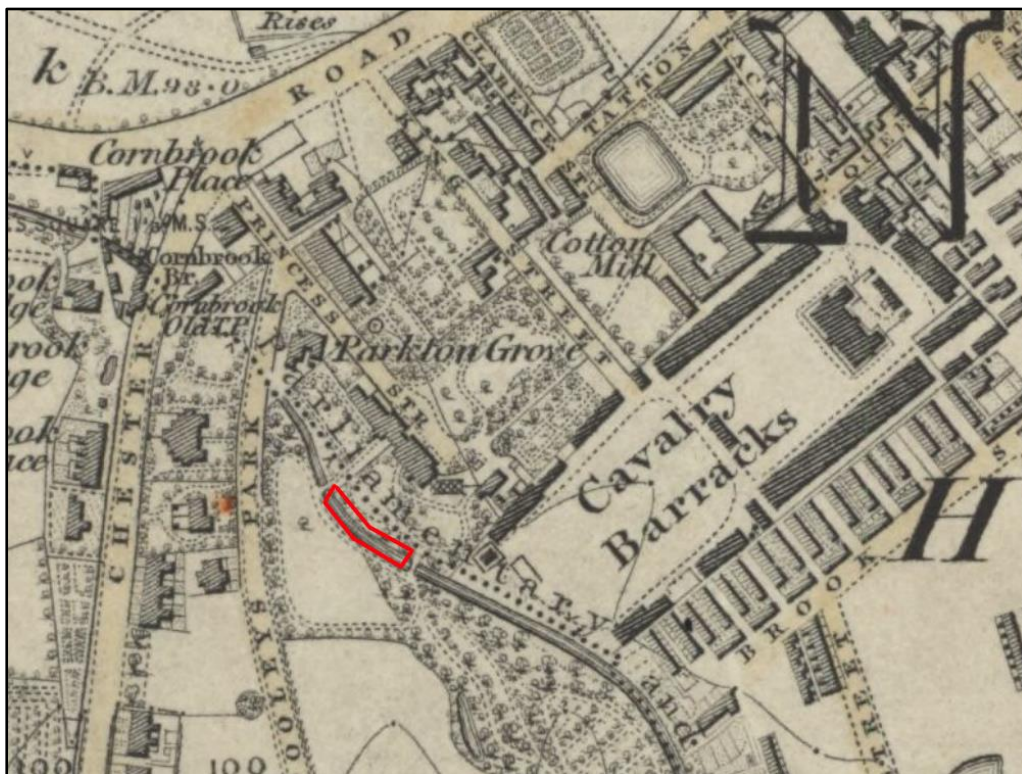
End of official list entry



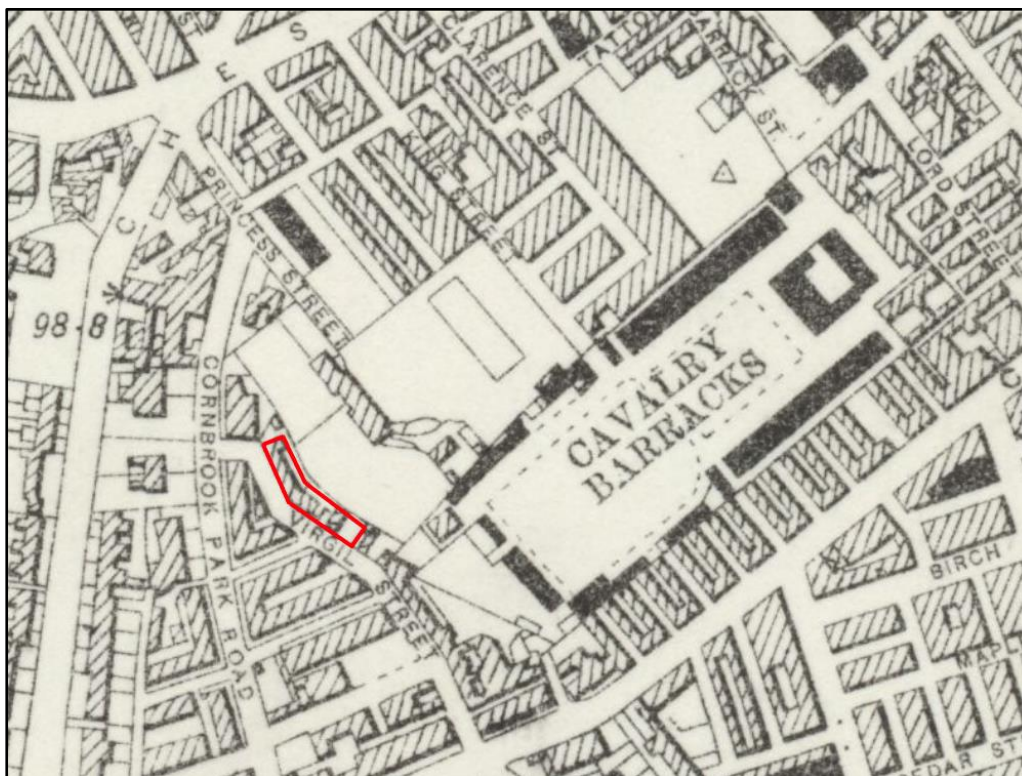
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Appendix 2: Historic Map Regression

Historic Map Regression (site edged red approximate on all)



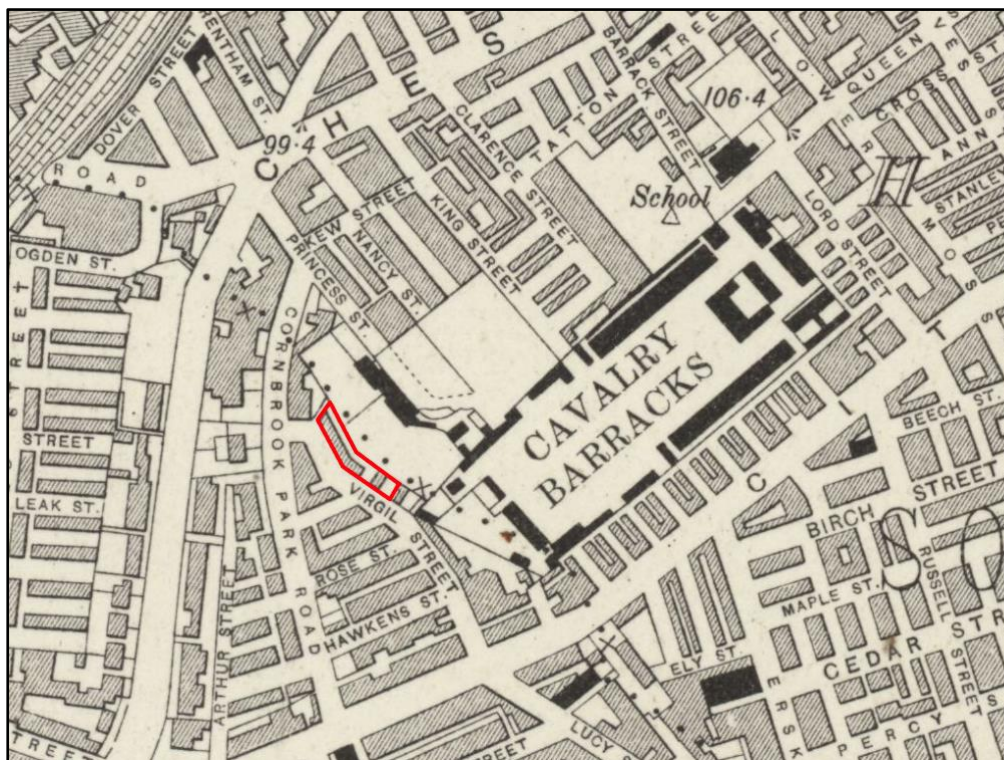
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Surveyed 1894, Published 1896



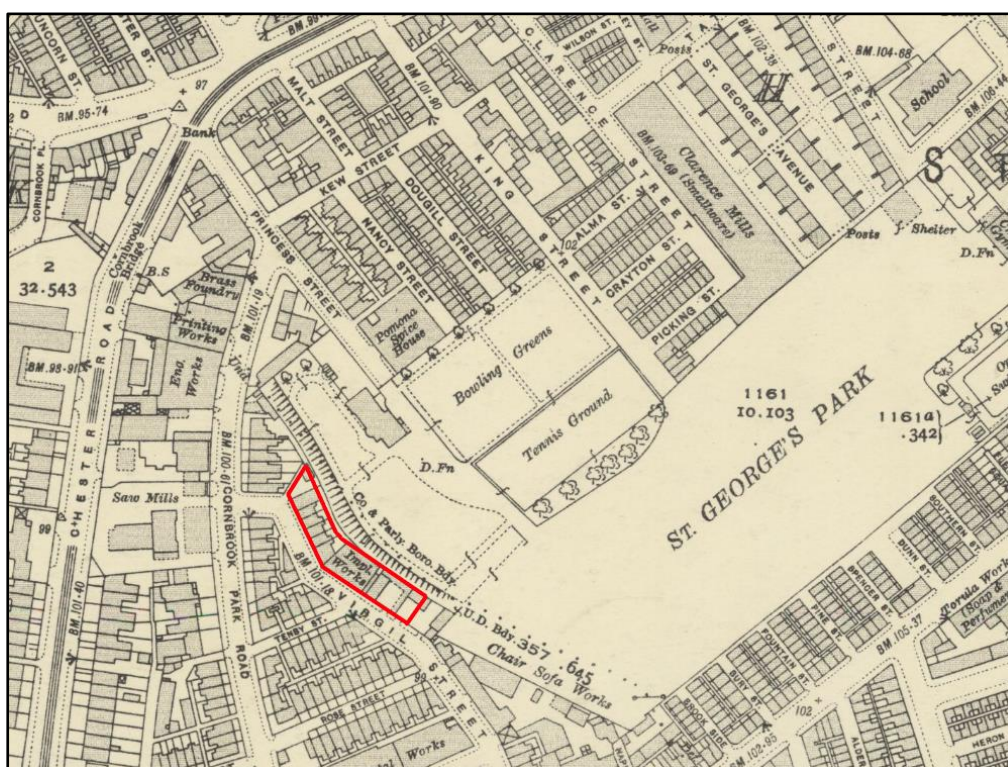
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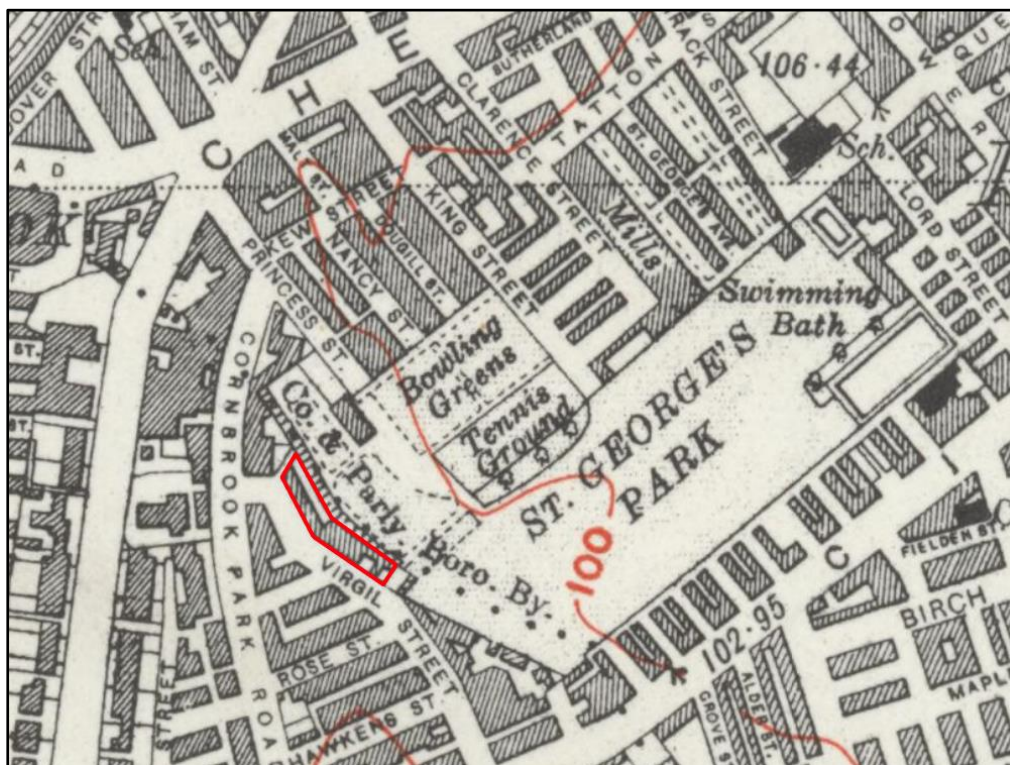
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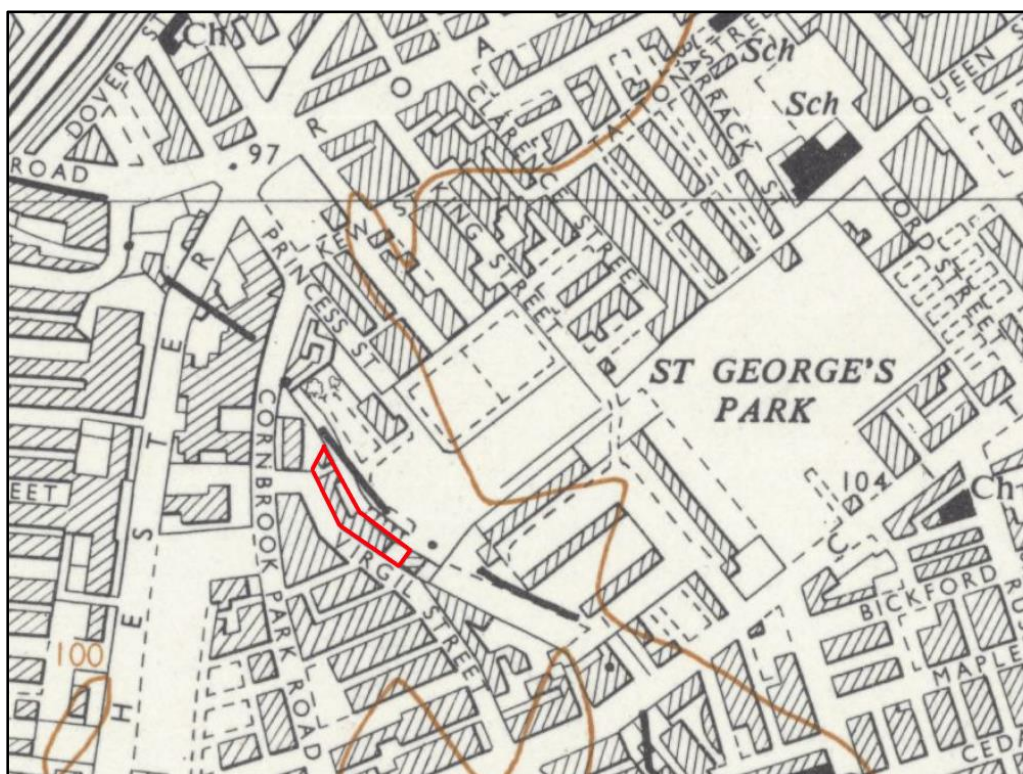
Surveyed 1915-1916, Published 1922



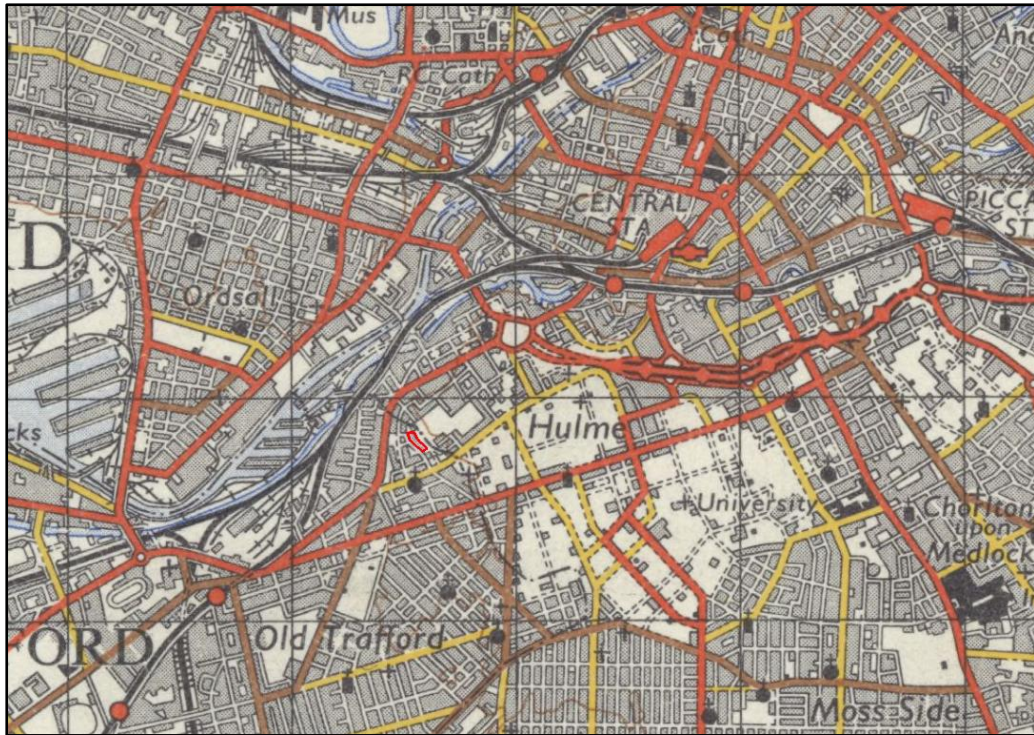
Revised 1932, Published 1934



Surveyed 1938, Published 1946



Surveyed 1948-1955, Published 1956



Published 1968

Appendix 3: Photographic Survey



3.1: View of Palmer House (main entrance)



3.2: View of Palmer House and adjacent courtyard.



3.3: View of application site looking east from Chester Road. Botanica development in right of frame.



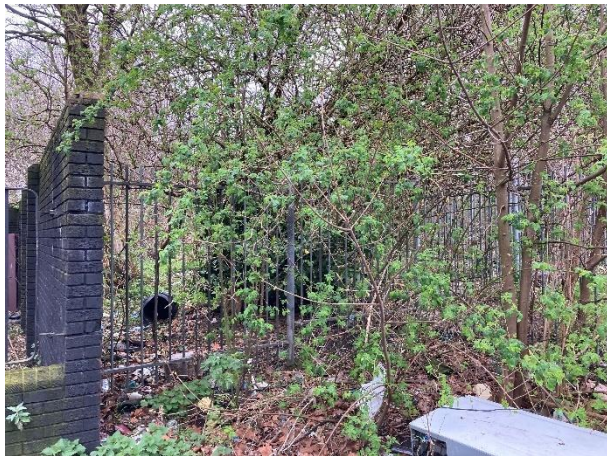
3.4: View of Botanica scheme, application site is in right of the frame.



3.5: View of Botanic scheme and application site from Virgil St.



3.6: View of Virgil St looking west to Chester Road from the application site.



3.7: View of adjacent land to south east of Palmer House.



3.8: View of current termination to Virgil Street.



3.9: View of side south west of Palmer House, land where new car park is proposed is in the foreground.



3.10: View of space north of City Road, Palmer House is visible in the view.



3.11: View from St George's Park looking at the land closed off from public access to the rear of Palmer House.



3.12: View of rear elevation of Palmer House and currently inaccessible land.



3.13: View of Chester Road and starter of Empress Conservation Area.



3.14: View of Cornbrook metrolink stop to the north of the site.



3.15: View of front elevation of Palmer House (fronting Virgil Street)



3.16: View of Princes Court Tower building.



3.17: View of courtyard in application site, the Hulme Barracks building is just visible through the boundary screening.



3.18: View of the side elevation of Hulme Barracks.



3.19: View of the front of Hulme Barracks and adjacent land that is closed off from public access.



3.20: View of front elevation of Hulme Barracks and adjoining Botanica development.

Appendix 4: Equalities Statement



Job Number:	22.1826
Project:	Virgil Street
Client:	Generation Ltd
Date:	06 April 2023

Introduction

Generation Limited are progressing a revised development proposal for the redevelopment of land to at Palmer House, Virgil Street.

The description of development is as follows:

'Construction of four houses with ground floor parking and associated amenity space, use of Palmer House for Class E (g) (offices – 802sqm) and the construction of a new car park and amenity space.'

This Equalities Statement has been prepared in support of the application. It provides a summary of how the proposed scheme addresses equality issues in relation to age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Policy Context

Trafford Council's Validation Checklist includes the requirement for an Equalities Statement. It states that under the provisions of the Equality Act 2010, specifically Section 149 Public Sector Equality Duty (PSED), all public bodies are required in exercising their functions to eliminate discrimination, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations. The PSED applies to Local Planning Authorities in exercising their decision-making duties in relation to planning

applications. The Equalities Statement should outline how the proposed development would advance equality of opportunity between persons who share a relevant protected characteristic.

Policy L7.5 'Accessibility' of the Trafford Core Strategy states that 'development must be fully accessible and useable by all sections of the community'. The justification text for the policy states that the Council is setting out its intention for the design of developments to be considerate of access issues; and, in accordance with the Building Regulations Act 1984 Part M Approved Guidance, all new public buildings and commercial developments are to provide reasonable provision to ensure that buildings are accessible and useable.

Disability: As confirmed in the submitted Design & Access Statement prepared by Nick Moss Architects, accessibility for all is an important aim of this scheme and is fully supported by the design team and Generation Limited. The new buildings have been designed to be fully compliant with Building Regulations Approved Document M: Access to and use of buildings. Level access has been ensured at all entry points to the buildings.

This section considers the proposed scheme in relation to the relevant protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

Age: no persons will be affected by access to or use of the development due to their age.

Pregnancy and Maternity: no persons will be affected by access to or use of the development due to being pregnant or being a parent.

Race, Religion or Belief: no persons will be affected by access to or use of the development due to their race, religion or belief.

Sex, Sexual Orientation and Gender Reassignment: no persons will be affected by access to or use of the development due to their sex, sexual orientation or gender.

Summary

Paul Butler Associates have prepared this Equalities Statement on behalf of Generation Limited and in support for their proposals to redevelop a site on Virgil with a mixed use development. The statement confirms that all equality issues have been addressed in the design of the proposed scheme. Further information can be obtained from the Design and Access Statement.