



Planning Statement

The Former Albert Jones Textiles Building, 51-53 Richmond Street, Manchester, M1 3WB

Eminence Developments

Report No. MAN.751.001

‘Experience and expertise working in union’

enzygo.com



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Planning Application for the conversion of the existing three-storey building into No.4 apartments and the erection of No.1 new townhouse at The Former Albert Jones Textiles Building, 51-53 Richmond Street, Manchester, M1 3WB

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1.0 Introduction

1.1 Introduction

- 1.1.1 This Planning Statement has been prepared to support a planning application by Eminence Developments (the “Applicant”) for the redevelopment of the former Albert Jones Textiles building and the adjoining vacant space, 51-53 Richmond Street, Manchester, M1 3WB (“the site”).
- 1.1.2 The application proposes to redevelop the existing, redundant, three-storey building, which has been vacant for a considerable period, into No.4 apartments and to erect No.1 new townhouse on the adjacent plot to the western elevation, which is currently utilised for informal off-street car parking and is classed as brownfield land.
- 1.1.3 The four, two-bedroom apartments shall provide a gross internal area ranging from 62.5m² to 85.4m², with apartment two proposed to have a 2.5m² balcony. The five-storey townhouse will provide two bedrooms and a gross internal area of 112.2m², with a 9.2m² balcony.
- 1.1.4 The building is a purpose-designed textile workshop circa. 1860. The building was ascribed Grade II listed status in 1994 and to the immediate south west of the site is no.58 Richmond Street, also Grade II listed (in 2016), being a complete reinforced-concrete warehouse dated to 1911. Together the listed buildings have group value.
- 1.1.5 The proposed townhouse shall comprise infill development, located upon the footprint of previous buildings and so restoring the feel and aesthetic of a residential and commercial setting. The construction of family dwellings in a sustainable, City Centre location shall enhance the housing mix within an area that is characterised by apartment blocks with transient residents, and lead to the development of an anchored and settled community.

1.2 Background to the proposals

- 1.2.1 Eminence Development is a family owned and managed development company that has gained an enviable reputation for sensitive and skilled conservation, distinctive and individual building designs of exceptional quality and value with a strong ethos towards sustainability and net neutrality. Eminence is also a member of the UKGBC with a firm commitment towards NetZero by 2030.
- 1.2.2 The project team consists of Stephenson Hamilton Risley Studio (architect), Enzygo (planning and Noise) Buttress (heritage), Booth King (structural engineer and drainage), Colliers (viability assessment), Compass Energy (services engineer) and Hutton + Rostron (window and plaster condition).
- 1.2.3 Our overall objective is to breathe life back into this site by developing a high-quality scheme which delivers much needed residential units, in a manner that respects the special interest of the heritage asset and the surrounding character of the area.

1.3 Pre-application discussions with officers

- 1.3.1 The scheme has evolved as a result of pre-application discussions with Ms Eve Woolstencroft and Mr Paul Mason at Manchester City Council. The meeting was held on site at Richmond Street on 26th September 2022, and was attended by Murray Graham (Enzygo), Jusitn Risley and Charlie Egan (SHR Studio) Kieran Hedges (Eminence Developments).
- 1.3.2 At In the meeting the following points were raised by officers:
- Supportive of the redevelopment of the former textile warehouse.
 - Supportive of the principle of the development of this infill site, concern about the proposed height of the development in the context of the adjoining listed building views within the Whitworth Street Conservation Area.
 - Moving forward if the scheme is relying on the additional storey required to make the scheme viable, then this needs to be evidenced alongside comparative alternative operator models and alternative less harmful uses of the site.
 - Provide a heritage statement.
- 1.3.3 All comments have been taken on-board and the application is accompanied by the requested detailed drawings/reports.

1.4 This statement

- 1.4.1 The purpose of this statement is to identify and address the main planning issues associated with the proposed development, demonstrating how the proposal would be acceptable in the context of the Development Plan (DP) and other material planning considerations.
- 1.4.2 The statement is structured as follows:
- Section 2 describes the application site and its surroundings, and outlines the planning history;
 - Section 3 examines the current use of the site
 - Section 4 describes the proposed development
 - Section 5 looks at the planning history
 - Section 6 identifies the planning policies and statutory requirements relevant to the determination of the application;
 - Section 7 identifies the key planning considerations raised by the proposed development; and
 - Section 8 concludes that planning permission should be granted.
- 1.4.3 This Statement should be read alongside the submitted planning application form, Heritage Statement, Noise Assessment, Design and Access Statement and drawing package.

2.0 Site Description and Context

2.1 Introduction

- 2.1.1 The application site comprises a parcel of land circa 175.75 square metres in size located in central Manchester, within Manchester's Gay Village, and within the administrative boundary of Manchester City Council. The application site is situated at OS Grid Reference SJ 84321 97806, Easting: 384321, Northing: 397806 (centre of the site).
- 2.1.2 The site is wholly located within the Whitworth Street Conservation Area and the former textile building is a Grade II Listed Building. There are no other site designations, allocations, or trees onsite.
- 2.1.3 The application site is identified as within the City Centre in the Council's adopted Proposals Map.
- 2.1.4 The application area is shown on the aerial plan in Figure 1, below:

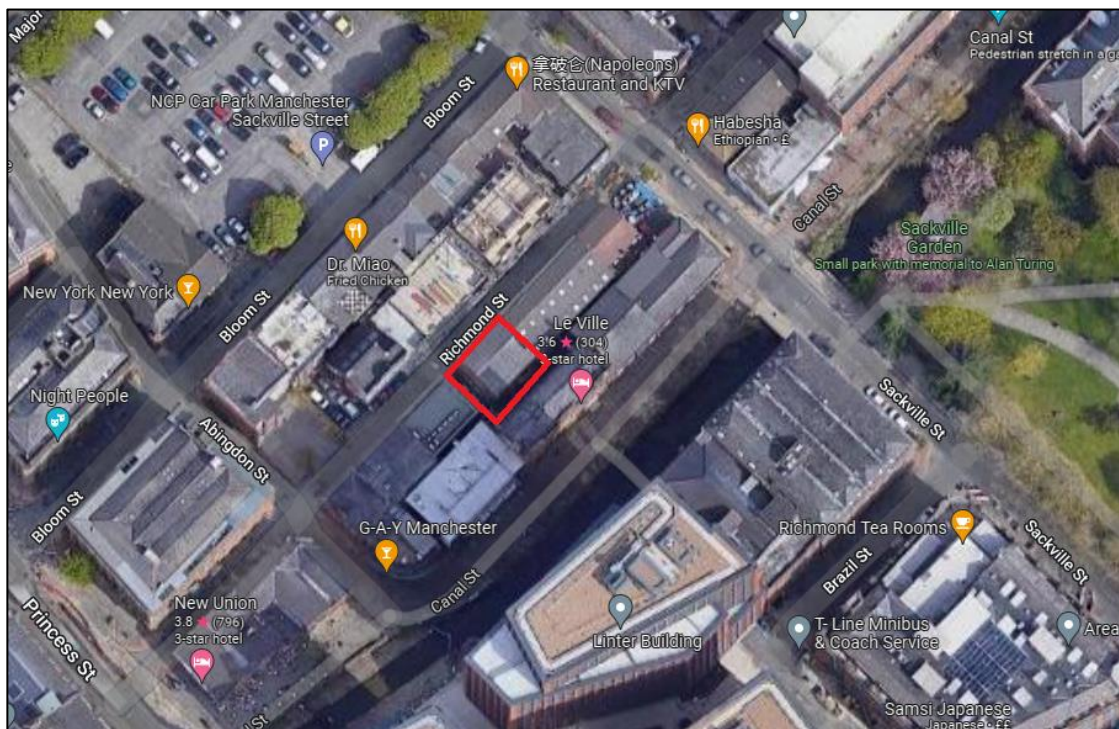


Figure 1: The application site denoted by red line (Source: Google Earth 2022)

- 2.1.5 The surrounding neighbourhood is a mixed commercial and residential area, set within the City Centre of Manchester, although this part of Richmond Street has established residential adjoining the application site to the north and seven recently completed town houses opposite. The listed building opposite at 58 Richmond Street has also received planning permission in November 2020 for conversion to residential.
- 2.1.6 Vehicular and pedestrian access to the site is gained via Richmond street. The arterial route of Princess Street 80 metres to the south west offering a range of bus services. Manchester Piccadilly

and Oxford Road Railway Stations are an equidistant c.0.5 kilometres away to the east and south west respectively. Manchester Central coach station lies c.0.15 kilometres on Chorlton Street.

- 2.1.7 The application site is situated 0.4 miles away South-West from Piccadilly gardens, which offers restaurants, offices, shops and supermarkets. The site has good access to city centre by bike, on foot or by car, as well as having easy access to the main arteries that linked it to the rest of the city, but as vehicular access to city centre is not ideal, other types of accesses will be prioritised
- 2.1.8 Green spaces area located nearby on Sackville gardens on the crossroads of Whitworth street and Sackville street in less than 200 metres. A further green space is provided by Mayfield Park, which is the first public park constructed in Manchester for over 100 years. It is a 6.5 acre park with planting, kids' play zone and the River Medlock.
- 2.1.9 To the immediate south of the site is Canal Street, characterised by nightclubs, food and drink establishments that define the character of the wider Gay Village area.
- 2.1.10 The application site itself encompasses a textile workshop, which although is still serving the same function, is now not fit for purpose and the building is in a state of disrepair, so requiring a new use.
- 2.1.11 Many of the buildings nearby are 6 storey high apartment blocks with a top extension. And the

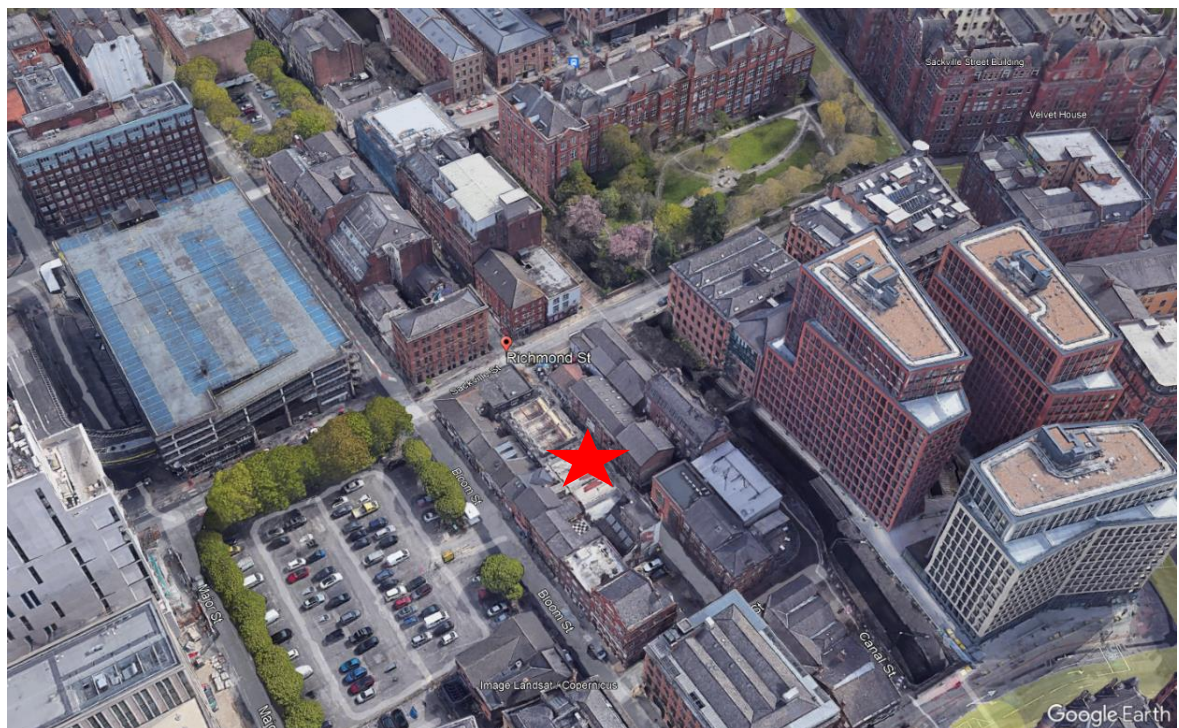


Figure 2: Oblique Aerial Photograph of the site (Source: Google Earth 2022)

- 2.1.12 There are no trees on site and no other site designations/allocations.

3.0 Present Use

3.1 Current use of the Site

- 3.1.1 The application site is the former Albert Jones Textiles Building, which has been closed for a considerable time and has since been vacant. There is still previous stock and machinery left in the building which creates a fire hazard and will need to be cleared



Figure 3: Internal Photograph of the site (Source: SHR Studio)

- 3.1.2 In this sustainable city centre location, the proposed development scheme will add a positive contribution to the street scene, acknowledging the historic and modern uses and design to respect the established character and local context. Manchester city centre has seen a rapid rise in new residential development in recent years – evidenced by the scheme opposite the application site with new homes with integral garages at ground floor level.
- 3.1.3 The surrounding land uses are consistent with a vibrant city centre location, with a mix of residential, commercial and leisure uses. The site backs on to Canal Street, a vibrant and popular destination with a significant night-time economy throughout the week and weekends.
- 3.1.4 The site is located on Richmond Street, a highway, with double yellow lines running the length of the street on both sides, set within a built-up urban environment, see images 1 - 3.



Image 1 – Present frontage

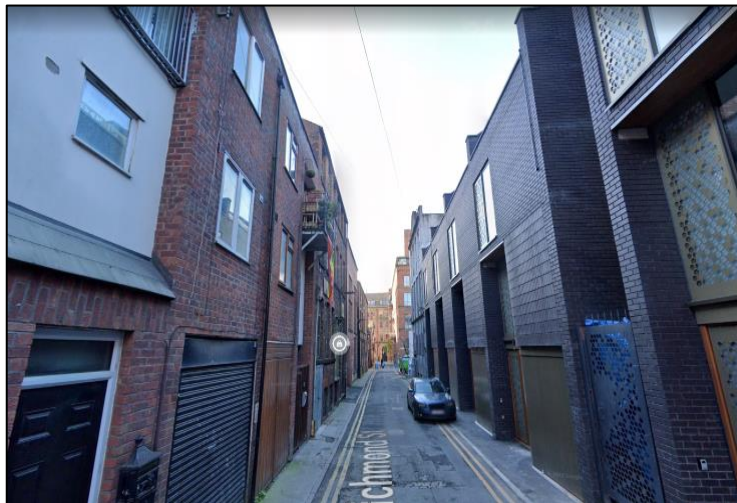


Image 2 – Richmond Street looking southeast



Image 3 – Richmond Street looking northwest

4.0 The Proposed Development

4.1 Design and Use

- 4.1.1 The site comprises a parcel of land circa 175.75 square metres in size which is located centrally within Manchester's Gay Village on Richmond Street. The site is previously developed land as it comprises of the former Albert Jones Textiles Building and a vacant plot used presently for informal off-street parking.
- 4.1.2 The surrounding streets are predominantly a mix of public houses / bars / restaurants / nightclubs / street food venues at ground floor level, comprising office/hotel/residential units above. Richmond Street is predominately residential with recently constructed townhouses opposite and approved planning applications for the conversion of existing buildings into apartments.
- 4.1.3 The site is located within the City Centre, just off Princess Street, one of the City Centre's main arterial routes. Being located within a central urban location, there is a wide range of facilities and services within walking distance, predominantly Class E - Commercial, Business and Service uses, with some additional sui generis and residential use. The proposed use of residential units is therefore considered to be entirely appropriate and commensurate with the surroundings land uses.
- 4.1.4 The application seeks full planning permission for conversion of the three-storey former textile building into four, two-bedroom apartments, providing a gross internal area ranging from 62.5m² to 85.4m², with apartment two proposed to have a 2.5m² balcony. The proposed adjacent five-storey townhouse, which constitutes infill development upon the footprint of a previously demolished building, will provide two bedrooms and a gross internal area of 112.2m², with a 9.2m² balcony.
- 4.1.5 In designing the townhouse, the architects have had due regard to Manchester Residential Quality Guidance and the national described space standards, with acceptable gross internal areas achieved. This section of the Statement explains the design principles and concepts that have been applied in preparing the planning application.

4.2 Layout

Scale and Appearance

- 4.2.1 The original features, and green fenestration, of the Listed Building shall be retained and emphasised.
- 4.2.2 The four-storey, two-bedroom apartments shall provide a gross internal area ranging from 62.5m² to 85.4m², with apartment two proposed to have a 2.5m² balcony.
- 4.2.3 The five-storey townhouse will provide two bedrooms and a gross internal area of 112.2m², with a 9.2m² balcony.

- 4.2.4 In designing the townhouse, the client's architects have had due regard to Manchester Residential Quality Guidance and the national described space standards, with acceptable gross internal areas achieved.
- 4.2.5 The scale and massing of the development respects the existing character of Richmond Street and reflects the site's location within the existing built form and must be viewed in the context of the surrounding area.

**Figure
4:**



Existing and Proposed Richmond Street Elevation (Source: SHR Studio)

- 4.2.6 The design features of the building will reflect local walling and roofing typologies, to integrate the proposed development within the existing urban grain.
- 4.2.7 The mix of materials proposed will ensure the development is visually attractive and commensurate with existing buildings in the locality. It is considered that the proposal, in terms of its design, is appropriate to the site context and the improved street frontage will enhance the character of the Gay Village and its visual amenity.

Landscaping

- 4.2.8 Currently, there is no vegetation within the site boundary. However, there is the possibility to introduce soft planting within the outside space to the rear of the site.

Access

- 4.2.9 Access to the site will be to the front of the site, taken from Richmond Street. The narrow highway has parking restrictions in the way of double yellow lines along the length of the street but has pavements on either side of the highway for pedestrian use.
- 4.2.10 The site is adjacent to a main arterial route into Manchester City Centre and is serviced by a comprehensive bus service. As such, the site is considered to be a highly sustainable location, facilitating a car free residential scheme.
- 4.2.11 The Sackville Street and Chorlton Street NCP public car parks lie c. 0.75 Km to the north of the site, providing ample car parking opportunities for visitors and future residents.

- 4.2.12 The site layout is considered acceptable in terms of highways safety to Richmond Street, enabling vehicles to access and egress the site safely, as per the existing arrangements.

4.3 Objective of the scheme

4.3.1 The overall aim of the proposal is to:

- Return the site to active use with a long term comprehensive development solution.
- Provide the best and most efficient use of land compatible with local context, given the site's highly accessible location in the city centre.
- Find opportunities to enhance the streetscene and to preserve and enhance heritage assets.
- Provide much needed family housing in the city centre.
- Respect neighbouring uses, occupiers and development proposals.
- Enhance the local townscape and streetscape through the delivery of excellent architecture and the use.

5.0 Planning History

5.1 Introduction

- 5.1.1 This chapter details the planning history of the site and identifies any planning applications on adjacent land which may need to be considered as part of this planning application.

5.2 Planning History

- 5.2.1 From searching historical planning records on Manchester City Council's website there is no planning history for the site, however, the following applications were found to be of relevance to the application site:
- 121644/LO/2018 – LISTED BUILDING CONSENT for restoration of the listed building, including remedial work of the existing concrete structure and a side extension to accommodate residential apartments. 58 Richmond Street Manchester M1 3WB. Approved Tue 24 Nov 2020
 - 115894/FO/2017 – Erection of 7x 3 bed townhouses with integral garages, 1 x 2bed maisonette flat within a 4-storey building and new bin store; together with associated works including provision of secure route through to Richmond Street for occupiers of properties on Bloom Street that back onto the site. Land At Richmond Street Manchester M1 3WB. Approved Fri 22 Sep 2017
 - 079807/FO/2006/C2 – Conversion and extension of 58 Richmond Street to provide 8 x residential units and space at ground floor and basement level for A1 (Shop), A2 (Financial and Professional Services) or B1 (Business) Use. 58 Richmond Street Manchester M1 3WB. Approved Wed 22 Nov 2006

6.0 Planning Policy

6.1 Introduction

- 6.1.1 This chapter provides an overview of planning policies relevant to the proposed development at both national and local levels and a review of the proposed development against these policies is set out in section 7 of this Statement.

National Planning Policy

- National Planning Policy framework (NPPF) (2021); and

Regional Planning Policy

- Places for Everyone submission version (October 2021) - prepared by Greater Manchester Combined Authority for nine councils with the exception of Stockport MBC

Local Planning Policy

- Manchester's Core Strategy 2012-2027 (2012)

6.2 National Planning Policy Framework

- 6.2.1 The National Planning Policy Framework (NPPF) is the current national planning policy document in England, updated in 2021.

Paragraph 8 of the NPPF states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so opportunities can be taken to secure net gains across each of the different objectives):

- ***an economic role*** –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ***a social role*** –to support strong, vibrant and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- ***an environmental role*** –to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 6.2.2 Paragraph 9 states that “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”.

6.2.3 Paragraph 10 sets out that for sustainable development to be pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development.

6.2.4 Paragraph 81 notes that:

“significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths counter any weaknesses and address the challenges of the future.”

6.2.5 Paragraph 20 considers strategic policies, and states that:

“...strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for...infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).”

6.2.6 Paragraph 86 (f) considers the vitality of town centres, and states:

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation. Planning policies should... recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

6.2.7 Paragraph 119 states:

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

6.2.8 Paragraph 124 (c) promotes the ambition to reduce car trips, stating:

“Planning policies and decisions should support development that makes efficient use of land, taking into account... the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.”

6.2.9 Paragraph 130 sets out that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.

6.2.10 Paragraph 199 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

6.2.11 Paragraph 202 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.

6.2.12 Paragraph 206 states

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

6.3 Places for Everyone

6.3.1 A key objective of the Places for Everyone Plan is to meet each authorities Local Housing Need **(Objective 1)**. By working together, the nine authorities are looking to direct development to the most sustainable areas – primarily the city and town centres – and enable most efficient use of the brownfield land supply **(Objective 2)**.

6.3.2 The Plan sets out our aspirations for neighbourhoods – inclusive, well designed, resilient, safe and well served by local services. The nine authorities are adopting a brownfield preference policy.

6.3.3 The Plan sets out proposals to support the Greater Manchester ambition to be a carbon neutral city-region by 2038. A key element of this is to require all new development to be net zero carbon by 2028 at the latest. They do not want to build homes and workplaces which require retrofitting in the future **(Objective 7)**.

6.3.4 **Policy JP-Strat 1 Core Growth Area** – Complementary to, but not at the expense of, its economic function it will see a significant increase in the number and range of homes in areas with good connections to employment, training and education facilities.

6.3.5 **Policy JP-S 1 Sustainable Development** - To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

6.4 Manchester's Core Strategy 2012-2027 (2012)

- 6.4.1 Manchester's Core Strategy 2012-2027 was adopted on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.
- 6.4.2 The Council's adopted proposal map shows the site is within the City Centre and the Whitworth Street Conservation Area, see figure 5.

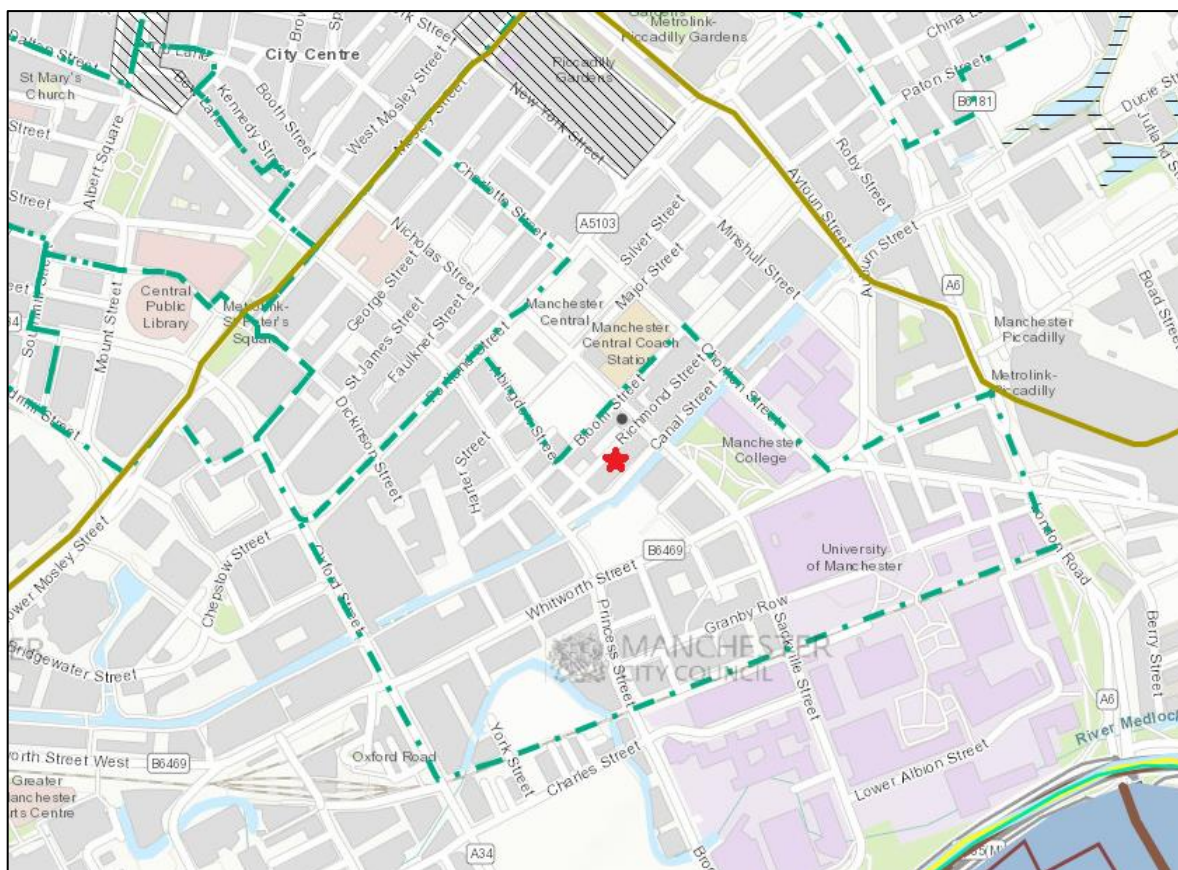


Figure 5 – Policies map (The application site is indicated by the red star).

- 6.4.3 The Development Plan also comprises saved policies of the Unitary Development Plan (UDP) for the City of Manchester (1995).
- 6.4.4 The policies considered relevant to the proposed development are below:

Core Strategy

Policy CC 3 Housing – The policy sets out that a minimum 16,500 units will be provided during the plan period in the City Centre, and that this residential development will comprise apartment schemes, with Manchester City Council encouraging accommodation of a high standard which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

Policy CC 9 Design and Heritage – This policy states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings,

conservation areas and scheduled ancient monuments, with particular attention to be given to the City Centre context and character.

Policy SP 1 Spatial Principles – The policy sets out how the key spatial principles behind Manchester's Core Strategy seek to emphasise the role of the City to the Greater Manchester economy, and also ensure that the City grows in a way which reflects the aspirations of its residents.

Policy DM 1 Development Management – This policy relates to how the Council's approach to Development Management is intended to ensure that new developments contribute to the overall aims of the Core Strategy, with a focus siting, layout, scale, form, massing, materials, access, residential amenity, and detailed design.

Policy H 1 Overall Housing Provision – The policy states that approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027, of which 90% of residential development will be on previously developed land. The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

Policy T 1 Sustainable Transport – This policy sets out that MCC shall encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport. The sustainable location of the development shall ensure this is actively pursued.

Policy T 2 Accessible areas of opportunity and need – The policy states that MCC shall actively manage the pattern of development to ensure it is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space, and educational opportunities.

Policy EN 3 Heritage – This policy states the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support and if possible, enhance heritage assets – including listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN 1 Design Principles and Strategic Character Areas – The policy sets out how developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Saved Policies of The Unitary Development Plan (UDP)

Saved UDP Policy DC7 (New Housing Development) – The policy sets out how new developments containing family homes will be expected to be designed so as to be safe areas within which children

can play and can be accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable

Saved UDP Policy DC18 (Conservation Areas) – This policy sets out the Council’s criteria to encourage and help ensure the protection, preservation, and enhancement of its Conservation Areas.

Saved UDP Policy DC19 (Listed Buildings) – The policy informs how the Council shall help ensure the protection of the City’s built character and its heritage, with regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Saved UDP Policy DC26 (Noise) – The policy sets out how the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City, as the Council considers that the planning process has a role to play in reducing noise levels generally and, through the development control system, to carefully consider the relationship between different land-uses from the point of view of noise generation and impact.

Policy Assessment

- 6.4.5 It is considered the proposal is fully policy compliant, in that it intends to reuse the footprint of a vacant building and plot on a brownfield site, delivering much needed residential units within a highly sustainable location, according with Policies CC3 and CC9 of the Core Strategy. The development will redevelop and bring new life to a depreciating asset, which is presently having a negative impact upon the streetscene, with the emphasis on sustainability, accessibility, local distinctiveness, and quality in design, in compliance with Policies CC9, H1 and DC19.
- 6.4.6 There is an identifiable need for family housing (CC3) within central Manchester, and to create long standing and self-sustaining sustainable communities. Indeed, the city has a growing population that has increased by 31% since 2000. The application, in redeveloping the former textile building and the reuse of the adjoining plot for residential use, fully complies with the NPPF and Manchester City Council’s own target of 90% of residential development on previously developed land and is in accordance with Core Strategy Policies DM1 and H1.
- 6.4.7 The site lies within the City Centre, as shown on the Council’s Policy Map. Policy CC3 supports development within Manchester City Centre, provided the development is appropriate in scale and function to its location.
- 6.4.8 Bringing an underutilised local landmark building back into use and providing additional housing provision would help the viability of the local area, create an improved street frontage with additional natural surveillance introduced, and boost the local economy through establishing an anchored and invested community, which are significant benefits of the proposal. Accordingly, Policies SP1, DC7.
- 6.4.9 The site is located on Richmond Street, a location well-served by key public transport routes through Manchester in the immediate area, and therefore the development is considered to be in a highly sustainable location with future residents having a plentiful supply of public transport options

connecting to other non-car transport nodes. The development therefore complies with Policies T1, T2.

- 6.4.10 The proposed dwellings provide suitable living space and amenity for the future residents, as demonstrated by the drawings submitted, according with Policies DM1 and DC7. The apartments meet with the nationally described internal spacing standards, as set out by the Department for Communities and Local Government in March 2015.
- 6.4.11 The four two-bedroom apartments within the converted building and the new townhouse building shall supply a need for housing units in the locality. The Manchester Housing Strategy (2022–2032) states the Council is committed to delivering 36,000 new homes by 2032, seeking to ensure at least 80% of all homes built by 2032 are on brownfield sites close to public transport. It is considered that the proposed two-bedroom apartments and the townhouse will directly address this identified need and aspiration.
- 6.4.12 Due to the site being in a highly sustainable location, onsite car parking provision is not considered necessary for the scheme, particularly as there is public car park provision to the north of the site.
- 6.4.13 It is demonstrated via the submitted drawings and plans with this application that Eminence Developments intend to redevelop the historic property and create a new building to a standard that will reflect the character and aspirations of the Whitworth Street Conservation Area, using sympathetic design, layout, and materials. The application complies with Policies CC9, H1, EN3, EN1, DC18 and DC19 in this regard, as the development will create residential units that respects the previous history and the aspirations of the neighbourhood, whilst simultaneously providing a viable future use for the site, adhering to the objectives of sustainable development.
- 6.4.14 There is access to green space in the locality for the use of the future residents, with Sackville Gardens only c.700m to the east of the site, providing an established location within easy walking distance.
- 6.4.15 In terms of economic benefits, the proposed development would provide and support employment during the construction phase and the residents shall spend money within the immediate and wider economy of Manchester once completed.
- 6.4.16 Notwithstanding the creation of construction and supply chain jobs and the provision of residential units, in terms of social benefits, the proposed development is well designed and relates well to the immediate surroundings and will sensitively bring a vacant building back into use located within the Conservation Area.
- 6.4.17 In terms of environmental impacts, the site occupies an area of previously developed land, and the reuse of this vacant site shall eradicate the possibility of anti-social behaviour in and around the site, whilst simultaneously creating an attractive place to live and visit within the wider Gay Village.
- 6.4.18 The proposed development shall serve to create a vibrant local community, providing much needed additional residential units to the City.

7.0 Assessment of Impacts

7.1 Introduction

- 7.1.1 Section 38(6) of the Planning and Compensation Act 2004 requires that planning applications should be determined in accordance with the statutory development plan unless other material considerations indicate otherwise. This Section will demonstrate how the scheme complies with the statutory development plan in Manchester and, other material considerations including the national planning policy and considers the accompanying technical assessments.

7.2 Design (Mass, scale, layout and detailing)

- 7.2.1 The mass and scale of the townhouse has evolved from a detailed understanding of the Conservation Area and the special historic interest of the adjacent Grade II listed warehouse, as well as the proportions and rhythm of the adjoining buildings. A heritage specialist has been appointed and a full Heritage Impact Assessment accompanies this application.
- 7.2.2 The scheme continues the established building line within the street, building up against the back of the pavement. The height and set back at roof level also respect the proportions of the adjacent buildings on Richmond Street. The recessed attic storey will not be visible from street views.
- 7.2.3 The entrance, bike and bin storage has been put at ground floor level, as this type of building line without forecourt is typical to the Conservation Area. The strong building line replicates warehouse loading bays / service doors to more historic warehouse buildings found throughout the city. Arranging the townhouse in this way also creates defensible space between the street and living accommodation. The new homes will bring additional vitality to this under-developed site and the broader area. The living spaces on the upper floors will overlook the site's frontages and will enliven the streetscene and help to provide natural surveillance of the public realm. The proposals are therefore consistent with Section 8 of the NPPF and Policies SP1 (Spatial Principles) and DM1 (Development Management).
- 7.2.4 There is a uniformity to the colour and materials used for the buildings to Richmond Street and the wider Conservation Area. The proposed material palette for the scheme provides a modern interpretation of these materials, making it appear visually distinct yet appropriate in its sensitive setting as required by the relevant statutory tests, NPPF, Core Strategy Policy CC9 and EN3, and saved UDP Policies DC18 and DC19.

7.3 Noise

- 7.3.1 Enzygo Limited was commissioned by the applicant to undertake a noise assessment to support this planning application for the proposed residential development – reference MAN.751.001.NO.R.001.
- 7.3.2 The noise assessment, submitted as part of the suite of application documents, has been undertaken to assess the potential impact of the existing noise climate on the proposed development and future residents of the dwellings.

- 7.3.3 The assessment included a review of similar planning applications in the area and their supporting baseline noise data. In addition, the assessment included a baseline noise survey undertaken to the rear of the existing building covering both daytime and night-time periods for the weekday and weekend periods.
- 7.3.4 The report is based on a survey that was undertaken over the weekend and in fair weather, to give an honest representation of the existing background noise levels in this part of the Gay Village. The noise survey looked at commercial and entertainment breakout noise. The report recommends acoustic specifications for the glazing and ventilation elements in order to comply with the standards set out in Manchester City's Planning and Noise Technical Guidance (December 2015), Core Strategy Policy DM1 and saved UDP Policy DC26.
- 7.3.5 Using both the survey and historical noise data for the area, noise ingress calculations were undertaken, and façade mitigation measures have been proposed. With these measures in place, appropriate internal noise levels can be achieved, complying with Manchester City Council's guidance.
- 7.3.6 Both the Enzygo survey and the historical data for the area indicate that the site is exposed to relatively high noise levels during both the daytime and night-time period.
- 7.3.7 Noise ingress calculations have been undertaken in line with BS EN 12354-3 and appropriate façade attenuation measures have been prescribed to ensure internal criteria are achieved. These internal criteria include both broadband, single figure criteria and the criteria in the 63Hz and 125Hz required by Manchester City Council.
- 7.3.8 The assessments demonstrate that, with the façade treatments proposed in the noise assessment, there are no reasons, on noise grounds, why planning consent for the proposed residential development cannot be granted.

7.4 Heritage

- 7.4.1 A Heritage Impact Assessment, prepared by Buttress, accompanies this application, and assesses the impact of the proposals on the listed building and the Conservation Area, based on an understanding of local views.
- 7.4.2 The townhouse will cause no harm to the character and appearance of the Conservation Area and will be a vast improvement on the existing condition. Importantly, the scheme will enhance the setting of the adjacent listed buildings.
- 7.4.3 Overall, the scheme complies with the relevant statutory tests, Paragraph 137 of the NPPF, Core Strategy Policy CC9 and EN3, and saved UDP Policies DC18 and DC19.

7.5 Flood Risk

- 7.5.1 A search of the GOV.UK's flood map identifies that the site falls entirely within Flood Zone 1 (low probability of flooding) and is entirely suitable for the proposed development in respect of flooding as shown in figure 2. As the site area is under 1ha a Flood Risk Assessment is not required in support of this planning application.

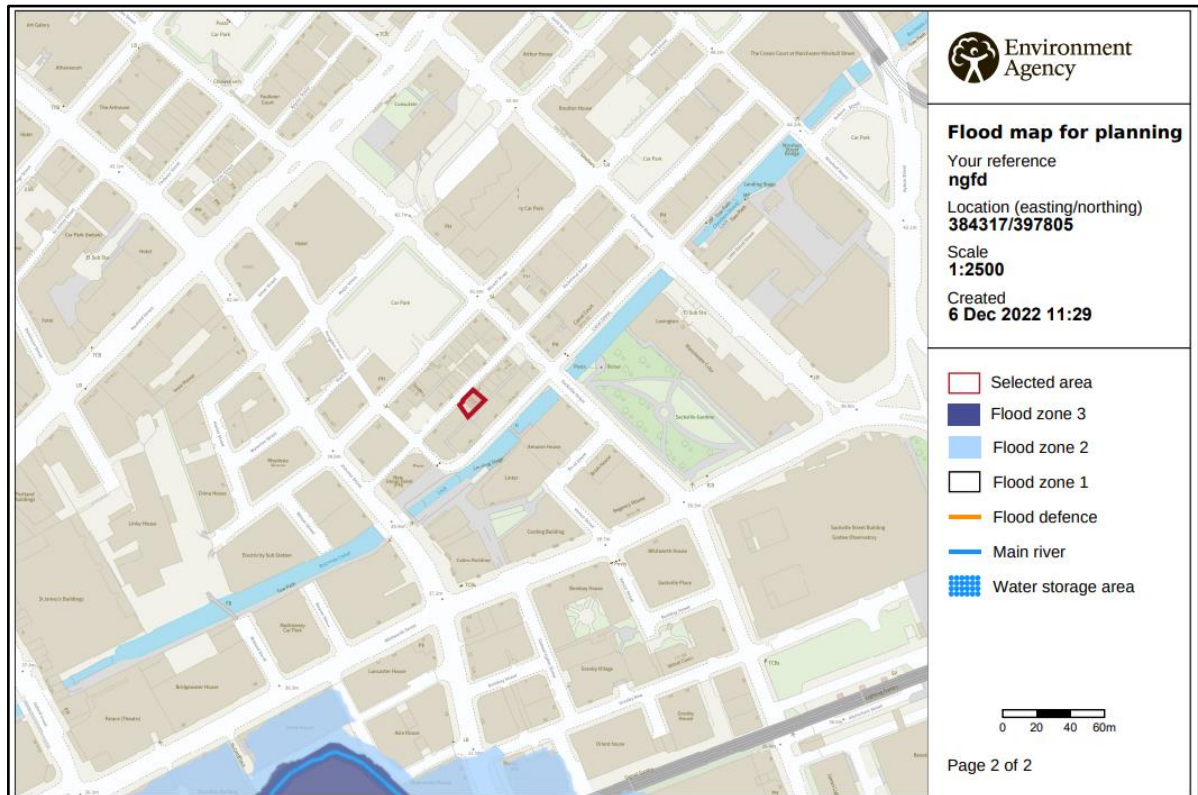


Figure 6 – Flood Risk Map (source: Flood Map for Planning 2022)

- 7.5.2 It is proposed the development shall use the existing drainage arrangements and utilities in the vicinity of the site, which have served the historic use of the building.
- 7.5.3 The proposed development is considered acceptable in terms of flood risk and would not measurably increase flood risk elsewhere.

7.6 Waste and recycling

- 7.6.1 The waste storage for the new homes including the new townhouse will be in a secure bin store on the ground floor of the townhouse.
- 7.6.2 The waste / recycling will be served by a private collection and the operating company will be given either a code or fob, so that they can let themselves in to take refuse away. Alternatively, householders will be able to store their waste in the designated and enclosed area and then take their bins out to street on a designated collection day.

7.7 Transport

- 7.7.1 Policy T1 and T2 of the Core Strategy seeks to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments.
- 7.7.2 This is a highly sustainable location with excellent access to train, tram and bus travel across the City Centre and beyond. Given the highly sustainable location of the application site, within the expanded City Centre, the level of car parking that is necessary to support a development of this nature needs to be considered. Policy T2 of the Core Strategy states that developments in the City Centre should *“provide a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development”*.
- 7.7.3 Given that this is proposal for the conversion of an at risk listed building and the development of a townhouse in the City Centre there is no specific guidance on parking provision. The guidance goes on to state that for City Centre developments:
- “There is a need to create a critical mass, mix and diversity of apartment / house types in the city centre and therefore a site by site consideration of appropriate car parking provision based on an assessment against key criteria”***
- 7.7.4 In this case, the scheme provides cycle parking spaces within the property. Overall, the proposed development will have a minimal impact on the local highway network. Travel planning will help take advantage of the sustainable location of the application site in order to further reduce the reliance on the car to the site. Servicing and construction requirements can also be adequately met at the site. The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy.

7.8 Viability

- 7.8.1 Through the pre-application engagement with Manchester City Council, it was established that the principle of the development of the vacant infill site could be supported, however the Planning Officer noted the proposed height of the development would not sit comfortably or appropriately within its adjacent context, as is a storey higher than the former textile warehouse.
- 7.8.2 When appreciating the surrounding built form, it is apparent that the skyline comprises buildings of various heights and design due to the historical piecemeal nature of development in Manchester City Centre. Indeed, 109 Princess Street, that serves as an imposing gateway building to Richmond Street from Princess Street, stands far taller than the proposed townhouse, as does the building immediately to the rear of the site, on Canal Street.
- 7.8.3 In respect to the Conservation Area, and addressing the Officer’s comment, the submitted Heritage Impact Assessment demonstrates the level of harm created by the development would be less than substantial, with the street scene being enhanced and maintained and the historic building line being respected; the main volume of the proposed new townhouse being set back away from the warehouse ensuring a break in the form of the two buildings, also enabling the provision of balcony spaces.

- 7.8.4 The townhouse's five storeys are a viability requirement for the development to proceed as the creative use of a narrow space to create a two-bedroom dwelling is reliant on being able to provide the amenities and conveniences of a modern abode. Without the 112.2m² gross internal area proposed over the five storeys, it is unachievable to provide for a contemporary living space and therefore achieve the necessary economic return to make the scheme a viable proposition; accordingly the reuse of a vacant brownfield site to provide much need housing units and restore vitality to this neighbourhood shall not come forward.

8.0 Conclusion and Summary

- 8.1.1 This planning application is submitted on behalf of our client, Eminence Developments for the sensitive conversion of the existing three-storey building into No.4 apartments and to erect No.1 new townhouse on the vacant plot to the western elevation at the Former Albert Jones Textiles Building, 51-53 Richmond Street, Manchester, M1 3WB.
- 8.1.2 The proposed development is unquestionably a positive intervention and one which brings with it a sustainable, long-term solution for the vacant and degrading listed building and maximising the efficient re-use of the adjoining brownfield site in line with the core planning principles of the NPPF.
- 8.1.3 The redevelopment of this vacant brownfield site will aesthetically improve a redundant building, creating high quality residential accommodation in a highly sustainable location.
- 8.1.4 Set within a highly accessible urban location, the proposed renovation of an existing building and the erection of a new purpose-built residential building on brownfield land shall provide additional dwellings that contribute to Manchester City Council delivering the required statutory housing targets, providing a use and design palette that befits the Conservation Area designation.
- 8.1.5 The proposed conversion of the old textile building will be sensitive in form that shall add to the amenity and vitality to the neighbourhood, creating functional spaces for the end users, catering for the needs of the community, and breathing life into the high street which is vital to the long-term survival and growth of local centres.
- 8.1.6 The proposed development shall provide a restorative function to a depreciating heritage asset that has lain underused for several years. The streetscene shall be positively enhanced, with the vacant infill plot complementing the height, scale, and massing of the existing character on the locality, providing additional natural surveillance to increase the security of users of the adjacent Gay Village and existing residents.
- 8.1.7 The proposal is considered to be compliant with national and local planning policy and should be granted planning permission without delay.



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