



Supporting Planning Statement

4 Hardman Square, Manchester

On behalf of Quartz Project Services

03 October 2022

Contents

1.	Introduction	3
2.	Site and Surrounding Area	5
3.	Statement of Community Involvement	8
4.	Proposed Development	10
5.	Relevant Planning Policy Framework	16
6.	Assessment against Relevant Development Plan Policy	21
7.	Technical Considerations.....	24
8.	Planning Balance.....	26
9.	Conclusion	28

Appendices

Appendix I Submission Schedule

Appendix II Site Location Plan

Report title: Supporting Planning Statement

Prepared by: LS

Contributors: NL/ED

Status: Final

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Supporting Planning Statement ('SPS') has been prepared by Avison Young, in support of an application for planning consent, made on behalf of Quartz Projects Services Ltd ('the Applicant'). It relates to a full planning application submitted to Manchester City Council ('MCC'), proposing refurbishment improvements to the existing building at 4 Hardman Square, Manchester ('the site').
- 1.2 The description of development is as follows:
- "Development comprising of the extension to the sixth floor; creation of a new rooftop terrace; external alterations to the existing ground floor; replacement of louvres; erection of PV systems and associated works."*
- 1.3 The proposals include external alterations to the ground floor and the rooftop extension which will create outdoor amenity space. The overall increase to the rooftop in GIA is 674m². Full planning permission is therefore sought for the proposals, including a total GIA increase of 674m² of commercial floorspace (Use Class E), external alterations of the existing ground floor
- 1.4 The scheme proposes the refurbishment of the ground, mezzanine, first, second, third, fourth and fifth floor of 4 Hardman Square as part of a larger programme of works that will modernise the current building to create a high quality office space. It is worth noting that planning permission is not required for the internal refurbishments to the building and, therefore, this application relates only to the proposed external works.
- 1.5 Further details of the development are described in the Design and Access Statement ('DAS') prepared by Spratley & Partners Architects and presented on the application drawings.
- 1.6 This SPS assesses the development proposals against the relevant planning considerations including national and local planning policy and other material considerations. It provides the planning justification for why the proposals represent policy compliant sustainable development and should be approved. This application is accompanied by a comprehensive suite of supporting documents and drawings. A full schedule of the documents and plans submitted in support of the application can be found at **Appendix I**.

Supporting Information

- 1.7 The following documents are submitted in support of this application:
- Covering Letter;
 - Full set of existing and proposed drawings prepared by Spratley & Partners Architects;
 - Supporting Planning Statement prepared by Avison Young;
 - Construction Environmental Management Plan prepared by Quartz Project Services;
 - Design and Access Statement prepared by Spratley & Partners Architects;
 - Circular Economy Statement prepared by ADW Developments;
 - Environmental Standards Statement prepared by WSP;
 - Internal Daylight Assessment prepared by WSP;

- External Lighting Assessment prepared by WSP, and
- Noise Impact Assessment prepared by Hann Tucker Associates.

Structure of this Planning Statement

1.8 The remaining chapters of this Planning Statement is structured as follows:

- **Chapter 2** provides a description of the application site and its surroundings;
- **Chapter 3** provides an overview of the pre-application consultation undertaken to date;
- **Chapter 4** describes the proposed development in detail;
- **Chapter 5** contains an overview of the relevant local and national planning policy and guidance;
- **Chapter 6** assesses the application proposals in the context of the relevant development plan and guidance;
- **Chapter 7** summarises the conclusions of each technical report provided;
- **Chapter 8** demonstrates that the proposals represent a sustainable development and details the social, environmental and economic benefits of the scheme; and
- **Chapter 9** provides a conclusion.

2. Site and Surrounding Area

- 2.1 This section of the Statement provides a detailed description of the site's location, characteristics and accessibility credentials. It provides a description of the site's current status and condition, as well as any statutory designations and technical constraints which may affect the proposals.

The Site and Surroundings

- 2.2 Situated in Manchester's City Centre, within the Spinningfields business district, adjacent to Hardman Square and adjoining Manchester Crown Court, the site comprises an existing 5-storey office building with one vacant and two occupied retail units on the ground floor and office units on the upper floors (Use Class E). A site location plan is attached at **Appendix II** and is shown in Figure 1 below.

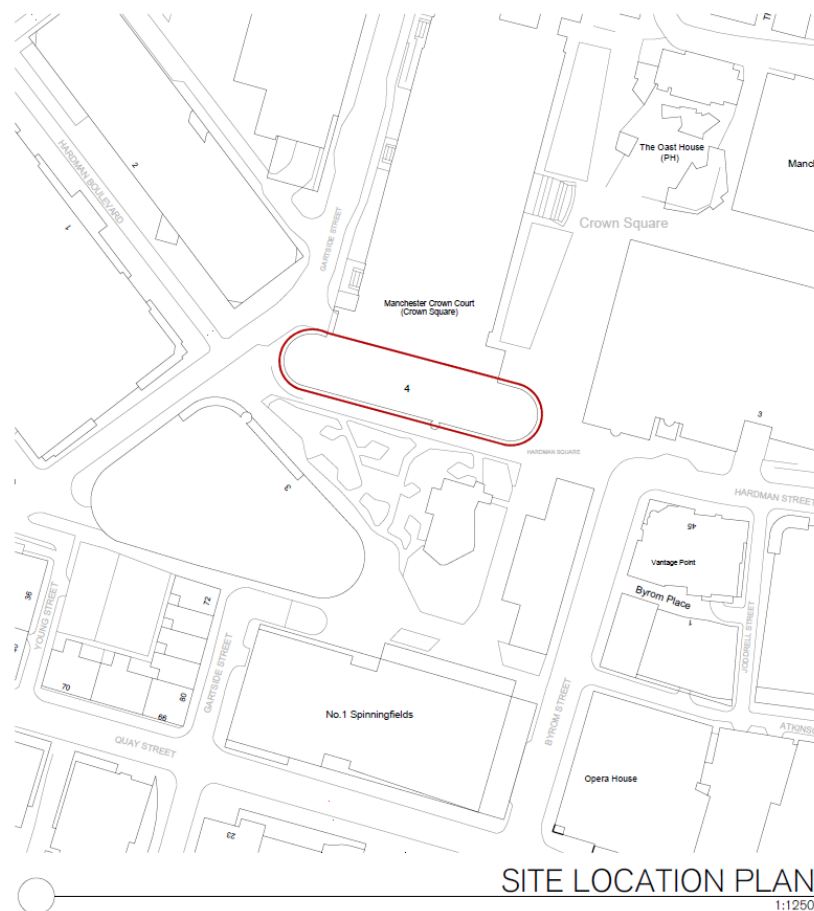


Figure 1. Site Location Plan, site boundary edged in red.

- 2.3 The existing building forms part of a wider regeneration project which was originally designed by Foster+Partners Architects in 2007 as part of the redevelopment of the Spinningfields' masterplan. That project's scope included the development of a pair of office buildings 3 and 4 Hardman Square, and the creation of a new public space, Hardman Square, as pictured in Figure 2.



Figure 2. Existing Hardman Square development

- 2.4 The square comprises of similar scale commercial development and is lined with cafes, bars shops and restaurants at ground floor level. Hardman Square provides a sociable and vibrant atmosphere to Manchester's largest commercial district. The building on site has previously been occupied as office space, however, the upper floors are now completely vacant. Several commercial units on the ground floor are, however, occupied by Pret-a-Manger and Bagel Nash, but do not form part of this planning application.
- 2.5 The existing building is not listed, however, two Grade II Listed Buildings are within 200m of the site: the Grade II Listed Manchester Opera House, and the Grade II Listed Cobden House. The site is not located within a Conservation Area, however, the site is located directly adjacent to St John Street, Deansgate and St Anns Square Conservation Areas. The site is approximately 30 metres to the west of Deansgate Conservation Area, 130 metres north of St John Street Conservation Area and 270 metres south west of St Anns Square Conservation Area.

Site Accessibility

- 2.6 The site is considered a highly sustainable location due to its proximity to public transport links, including the Metrolink (Deansgate), Manchester Victoria and Deansgate Train Stations, and good connections to the road network. Access to the site is currently taken from Hardman Square and Gartside Street. The site is approximately 1.0km from Manchester Victoria train station and 935m from Manchester Oxford Road Train Station, 800 metres north of the A57 (Wistanston Road) and 1.1km southwest of the A665 (Great Ancoats Street). The site is easily accessible by walking. There is a bus stop located 2 minutes' walk away at John Rylands Library, the St. Peters Square Metrolink station located 5 minutes' away, as well as being a 15-minute walk from both Manchester Victoria and Manchester Oxford Road train station.

Environmental Constraints

- **Flood Risk** - The site is located within Flood Zone 1 where a low probability of flooding is anticipated (less than 1 in 1,000 annual probability).
- **Trees** - There are no trees covered by a Tree Preservation Order (TPO) within the curtilage of the site.
- **Rights of Way** – There are no Public Right of Ways (PRoWs) across the site.
- **Air Quality** - The site is located within an Air Quality Management Area (AQMA).

Planning History

- 2.7 The site has not been subject to any recent major planning applications since the approval of the original Spinningfields Masterplan, however, there have been applications for signage and alterations to the entrances of the retail units.

Surrounding Area

- 2.8 Spinningfields is one of the largest and most successful regeneration projects in Manchester and is considered a world class business district. The area has attracted international investments from leading market occupiers in the property, retail and professional sectors. With regards to the adjacent properties, directly to the north of the site is the Manchester Crown Court and Civil Justice Centre. To the west of the site is the Royal Bank of Scotland offices and to the south is Hardman Square, followed by 1 and 3 Hardman Square.
- 2.9 The site is considered to be located in a highly sustainable area, surrounded by similar commercial developments and a range of retail stores, bars and restaurants on ground floor level, which creates the atmosphere of a vibrant and lively city centre hub. Residential apartments are located 120 metres to the west of the site, and align the River Irwell. Bus and tram stops are easily accessible from the site, making public and active transport an accessible mode. Hardman Square is a public and sociable area where new open air events, markets and celebrations are regularly hosted throughout the year. The area continues to attract investment and is a key role in establishing a high-end business district within the City Centre.

Summary

- 2.10 This section of the SPS provides a detailed description of the site's location, characteristics and accessibility credentials. It provides a description of the site's current status and condition, as well as any statutory designations and technical constraints which may affect the land.
- 2.11 The site comprises a five-storey office building with retail units to the ground floor in the city of Manchester's financial centre, Spinningfields. Hardman Square is easily accessible by walking as well as having good connections to public transport. The site is within proximity to several heritage assets however the building itself is not listed nor is it within a Conservation Area. There are no identifiable environmental constraints which would limit development of the site.

3. Statement of Community Involvement

- 3.1 This section of the Statement, referred to as a SCI, sets out the consultation which has been undertaken by the Applicant prior to the submission of the planning application, demonstrating that relevant stakeholders have been informed of the proposals and describes the consultation which took place to obtain their views.

Planning Policy and Legislative Context

- 3.2 The following documents provide an overview of local and national planning policy which promotes community involvement in the preparation of planning applications:

- Localism Act (November 2011);
- National Planning Policy Framework (July 2021); and
- Statement of Community Involvement, Manchester City Council (adopted in June 2018).

Localism Act

- 3.3 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:

- Decentralisation and strengthening local democracy;
- Community empowerment; and
- Re-booting of the planning system including neighbourhood planning.
- This Act places a responsibility on applicants to:
 - Consult communities, having regard to any advice that their local planning authority may provide;
 - Consider any responses before they finalise proposals and submit their applications; and
 - Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

National Planning Policy Framework (July 2021)

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

Statement of Community Involvement (June 2018)

- 3.5 Manchester City Council adopted a Statement of Community Involvement in June 2018. It sets out how the Council will consult and involve people in the preparation of local plans and in the planning

application process. Section 9 of the Council's Statement of Community involvement sets out the Council's approach to community involvement in planning applications.

Pre-application discussions with Manchester City Council

- 3.6 A pre-application meeting was held on the 30th of May 2022 between the Applicant, project team and planning officers from MCC, regarding the proposed development. A written response was received on the 29th June 2022 and overall, the feedback was positive in terms of refurbishing and modernising the building, due to it's central location within Spinningfields, however comments were received in relation to the proposed treatment and the existing façade.
- 3.7 Following the feedback provided by the planning officers, the design team reviewed the scheme, reworked the proposed rooftop and reconsidered the external elevations.
- 3.8 Further pre-application meetings were held on 18 July 2022 and 10 August 2022 with the project team and planning officers from MCC in which the design was presented. Senior officers at MCC were comfortable with the design amends proposed and overall were supportive of the scheme which would improve the quality of the office accommodation and enhance the overall offer in Spinningfields.

Pre-application discussions with businesses

- 3.9 The Applicant has undertaken consultation with Manchester Crown Court, All+ Management and the existing tenants of 4 Hardman Square. Feedback from the surrounding businesses was also positive and meetings regarding the progress of the proposals are to be held monthly.
- 3.10 The main concerns for the Crown Court revolved around security and the proximity of the building to the court loading bay. As such, drawings of the draft proposed layouts were provided to Manchester Crown Court and are to be reviewed by their security specialist. The Applicant has also commissioned a security needs assessment which will be reviewed with the Crown Court. All+ Management expressed their requirements with regards to hoarding, access and deliveries however overall, they were positive and the Applicant has offered to consult with them on a regular basis. The Applicant has also contacted the tenants of the existing retail units and no concerns were raised at present.

Summary

- 3.11 In summary, the Applicant has carried out necessary consultation with the local community, MCC planning officers and other key consultees throughout pre-application discussions. These have enabled a clear understanding of officers' and consultees' requirements for the proposals. These requirements have been taken into account, where possible, during the development of the proposed scheme.

4. Proposed Development

4.1 This section of the SPS provides a summary description of the application proposals including the use and amount, layout and scale, appearance and means of access for which planning permission is sought. Further details about the designs are provided within the DAS, prepared by Spratley & Partners Architects which has been submitted in support of this planning application.

4.2 Full planning consent is being sought for the development of a new terrace on the 6th floor of the existing office building and refurbishments to the ground floor. Separately, internal works are proposed to the existing building to deliver a high quality refurbishment and upgrade for new office amenity areas and commercial suites, however, these do not require planning permission and are therefore not included in this application.

4.3 The full description of development is as follows:

“Development comprising of the extension to the sixth floor; creation of a new rooftop terrace; external alterations to the existing ground floor; replacement of louvres; erection of PV systems and associated works.”

4.4 The Applicant has sought to work with the Council's officers and key stakeholders at the pre-application stage, as detailed in Chapter 3 of this SPS. The scheme's proposals have, where possible, incorporated the feedback provided throughout the pre-application process.

The Ambition of the Project

4.5 The Applicant is seeking to significantly enhance and upgrade the existing office building, by evolving the workplace environment, improving its sustainability and energy performance, and delivering a new rooftop terrace on the 6th floor and improvements to the ground floor, mezzanine floor and relationship between the building entrance to the streetscape on Hardman Square. It is considered that in doing so, 4 Hardman Square will be in a better position to attract tenants to this vibrant city centre location and offer high quality business spaces that meet the requirements of modern-day tenants and which contributes towards the continued success of the wider city economy.

4.6 The proposals have been designed to deliver high quality specification and will be built using high quality materials. In the longer term, the ambition is to retain a desirable office environment which will be secured and enhanced to meet changing occupier demand.

Use and Amount

4.7 The proposals which are seeking planning permission includes external improvements to the existing ground floor and the erection of a rooftop on the 6th floor of 4 Hardman Square. As mentioned, the retail units on the ground floor do not form part of this application.

Ground Floor

4.8 Improvements are proposed to the existing Ground Floor, which include the following:

- activation of the existing blank façade to the left of the main entrance;
- a new cycle storage entrance; and
- a new canopy feature cladding to the main entrance on Hardman Square.

4.9 The existing blank frontage of the building fails to address its central, prominent location on Hardman Square, and therefore, the proposals aim to improve the relationship between the building and its street presence, by improving the streetscape through an active façade at ground level. Figure 3 below

shows the relationship between the proposed ground floor entrance and the internal improvements to the ground floor.



Figure 3. Entrance to 4 Hardman Square

- 4.10 The proposed façade improvements to the ground floor, will include various planting and materials such as an external blackened metal canopy with feature lighting, copper panels with cut out branding and green walls, as detailed within the DAS. The updated ground floor layout, including the external alterations sought, is shown below in Figure 4 and Drawing No. PL.1310, prepared by Spratley & Partners Architects.

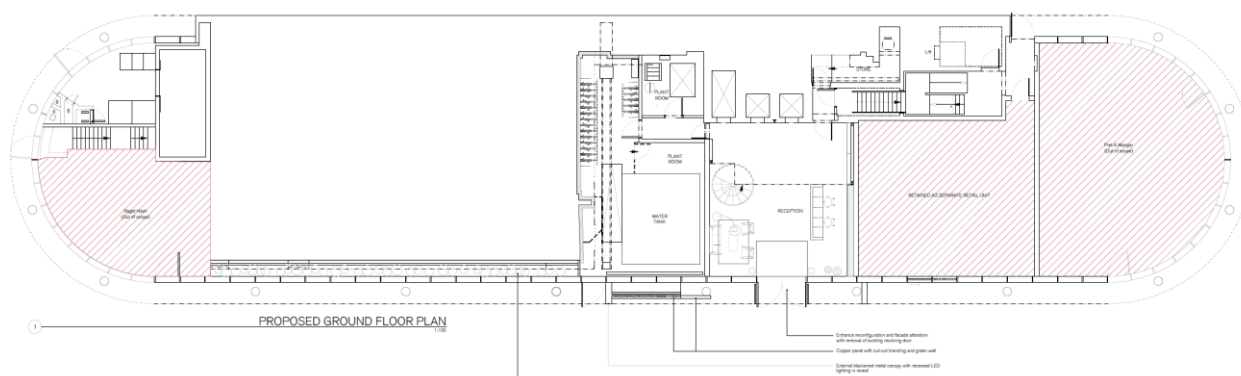


Figure 4. Proposed Ground Floor Plan, (Drawing No. PL.1310) prepared by Spratley & Partners Architects

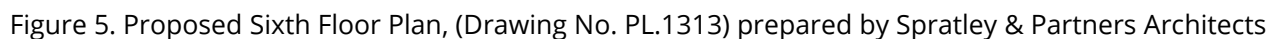
6th Floor Rooftop Terrace

- 4.11 A new communal rooftop is proposed on the 6th floor of the existing building which will increase the GIA floorspace by 384m² of office accommodation, as well as introduce a new communal roof terrace and private office roof terrace. The rooftop proposals include:

- a CAT A rooftop extension (384m²);

- Page 12

4.13 The existing façade will continue to the rooftop extension to tie through with the lower floors. In addition, a new roof plan is proposed to incorporate the inclusion of the new rooftop, as shown in Figure 6.



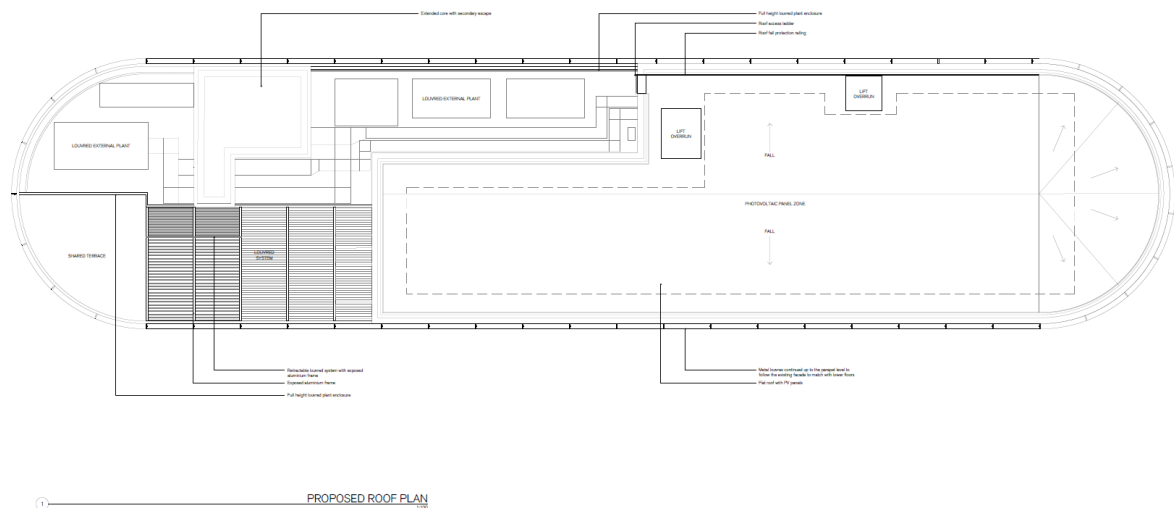


Figure 6. Proposed Roof Plan, (Drawing No. PL.1314) prepared by Spratley & Partners Architects

Additional internal improvements to the office building (referred to for information only)

- 4.14 Improvements are proposed to the existing Mezzanine Floor, existing 1st – 5th floors and internal refurbishments, however it is worth noting that these improvements do not require planning permission and are referred to here solely for information purposes and to help set the context for the external alterations for which planning permission is sought. The proposals will enhance the mezzanine offering, by introducing new amenities which will significantly improve the existing workplace and attract long term occupiers. Internally the client is committed to undertaking a full refurbishment to bring the building up to current standards. This includes refreshing all finishes, upgrading lighting and M&E and reconfiguring some of the internal spaces. The creation of the business lounge on the Mezzanine will provide flexible working areas as well as informal meeting spaces. The shower, exercise studio and cycle facilities will promote wellness within the building and hope to reduce car travel to and from site. These major improvements will create a more attractive building to potential tenants and therefore ensure further investment in the building over future years. The end product of the internal refurbishments is pictured in Figure 7 below.

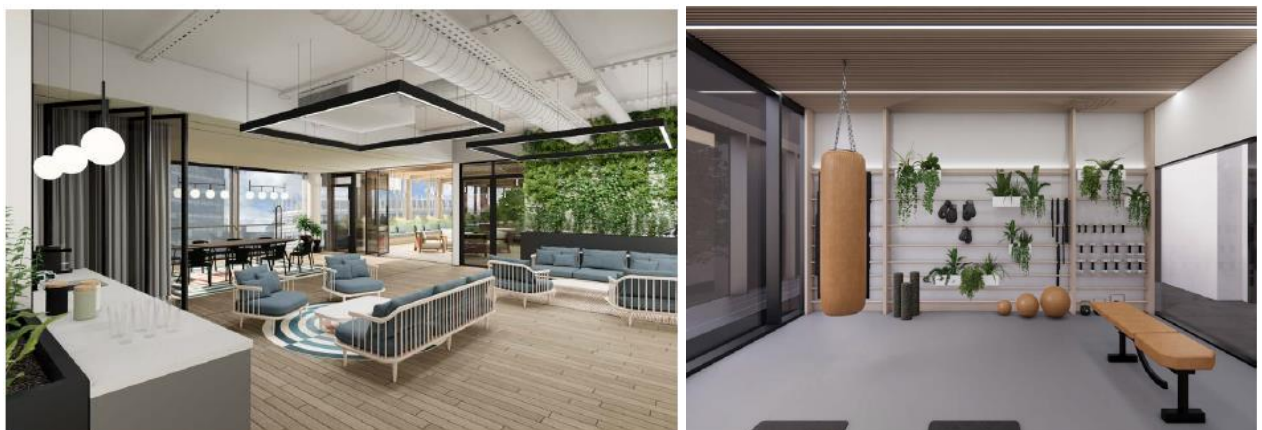


Figure 7. Internal refurbishments including exercise studio, reception, typical office floor and changing facilities.

- 4.15 Low carbon and sustainable design are at the heart of the proposed scheme's development brief. Energy and sustainability have been considered and green strategies will be implemented across the scheme, including vertical planting on the front façade, to introducing large freestanding planters on

the rooftop. The proposals seek to activate the blank façade, near the main entrance, with feature copper panel and an internal garden including hanging planting. Alterations to the main entrance include the introduction of a copper panel with cut-out branding and a green wall situated behind. Furthermore, the scheme proposes improved cycle store, and changing facilities for staff, which promotes active travel to and from the workplace.

- 4.16 The new rooftop extension will allow for building fabric which meets and exceeds current regulations, reducing energy consumption in the construction and use of the proposed scheme. PV panels are being introduced to the scheme to contribute towards clean energy and reduce the buildings carbon footprint. These will be positioned on the rooftop of the roof terrace. The internal refurbishments will increase ventilation rates to office floors and provide efficient LED lighting throughout.

Total Floor Space

- 4.17 For ease of reference, the overall Gross Internal Area ('GIA') as existing and proposed under the works contained in this planning application are summarised in Table 1 below.

Table 1. Existing and Proposed GIA Floorspace

Floor	Existing GIA Floorspace	Proposed GIA Floorspace
Ground Floor	313 m ²	313 m ²
Rooftop (6F) ¹	16m ²	GIA – 687m ² NIA – 436m ²

Scale and Massing

- 4.18 The site is set within the context of taller buildings surrounding Hardman Square. Spinningfields is considered to form part of the commercial core within Manchester City Centre, and includes buildings such as No. 1 Hardman Square (20 storeys) and 3 Hardman Square (9 storeys). The proposed height of the rooftop extension will result in an additional part storey and is therefore considered in keeping with the surrounding urban character.

Layout

- 4.19 The ground floor seeks to promote integration between the street frontage and the reception area of 4 Hardman Square. The layout of the ground floor is pictured in Figure 4. The rooftop layout has been carefully considered, following discussions with Manchester City Council. Addition office space is proposed on the eastern part of the rooftop and an outdoor, external terrace is proposed to the west.

Appearance

- 4.20 The proposed design of the street level façade improves the relationship between the streetscape and the external context of the building. The streetscape is to be improved by creating an active façade at ground level. The appearance of the rooftop extension is in keeping with the surrounding office building environment and materials have carefully been considered.

¹ Sixth Floor Rooftop

Landscaping

- 4.21 Hanging planting reconfiguration as pictured in Figure 3 is proposed on the façade of the main entrance of the existing building in addition to the implementation of an external living green wall on the entrance floor. The external rooftop terrace has a fixed planter running the full perimeter with large freestanding planters. The new louvre wall surrounding the reconfigured plant area has a feature green wall with a raised bed to create a rooftop garden. The private office terrace has freestanding planting. By creating a variety of outdoor spaces that can be directly accessed from the office floor will increase occupant wellbeing.

Access and Parking

- 4.22 No additional car parking or changes to the existing car parking is proposed as part of these proposals, therefore planning permission is not sought for access. Entrance to the site is gained from Hardman Square and Gartside Street. A new cycle store is proposed, which is to provide 38no. of new cycles, easily accessed, left of the main entrance on the ground floor.
- 4.23 The entrance consists of an automated door system, the doors exceeding the maximum opening force and minimum clear with requirements. Step-free access is provided on each level of the building, via passenger lifts. The lift will provide access to the new mezzanine floor, and will be installed to provide step free access to the rooftop extension. All doors will be clearly identifiable within the immediate environment with door widths and clearances to meet approved standards.
- 4.24 The evacuation strategy for disabled people will be developed in conjunction with the fire strategy and management policies with reference made to approved standards. The needs of people with sensory and cognitive impairments have been taken into account during the development of the evacuation strategy.

Waste Management

- 4.25 The existing bin store will be utilised, and that facilities management (MAPP) will transport waste to this area at regular intervals. With regards to ventilation, the bin store contains existing extract ventilation that ventilates to the roof level. This equipment is proposed to be retained and reused during and after the refurbishment following a recommission. The bin store will be cleaned on a weekly basis, and a cleaning and management strategy will be agreed and implemented by facilities management. The management company MAPP will be responsible for placing the bins at the collection point and returning them to the property. The two commercial units which are occupied by Bagel Nash and Pre-a-Manger will continue to operate independently from the main office development.

5. Relevant Planning Policy Framework

5.1 This section of the Statement outlines the relevant adopted and emerging planning policy framework and guidance at a local and national level.

Development Plan

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.3 The relevant adopted Development Plan Documents for the area include:

- Manchester Core Strategy Development Plan Document 2012 – 2027 ('Core Strategy') (adopted July 2012); and
- Extant (remaining) Unitary Development Plan Document (adopted 1995).

5.4 The site is not allocated for a specific use but falls within the City Centre and is therefore subject to policies CC1-CC10 within the Core Strategy. The key relevant policies extracted from the Core Strategy are set out below:

- **Policy EC1** – Employment and Economic Growth in Manchester states that a minimum of 200ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2) and distribution and warehousing (B8).
- **Policy EC2** – Existing Employment Space states that the Council will seek to retain and enhance existing employment space and sites.
- **Policy CC1** – Primary Economic Development Focus: City Centre and Fringe states that the City Centre is a strategic economic location and focus of employment growth in the City and City Region. The City Centre is expected to accommodate 33ha and the City Centre Fringe 25ha of office or similar employment development.
- **Policy CC6** – City Centre High Density Development states that City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.
- **Policy CC8** – Change and Renewal states that the City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported.
- **Policy T1** – Sustainable Transport states that to deliver a sustainable, high quality, integrated transport system to 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 Council will support proposals that improve choice by developing alternatives to the car, promote regeneration and economic viability by relieving traffic congestion and improving access to jobs and services.
- **Policy T2** – Accessible areas of opportunity and need states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, is easily accessible by walking, cycling and public

transport and connects residents to jobs, centre, health, leisure, open space and educational opportunities.

- **Policy EN1** – Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.
- **Policy EN2** – Tall Buildings states that tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively to sustainability, contribute to place making and brings significant regeneration benefits.
- **Policy EN3** – Heritage states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
- **Policy EN7** – Energy Infrastructure Opportunities states that there will be a general presumption in favour of low and zero carbon decentralised energy schemes.
- **Policy EN8** – Adaption to Climate Change states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

5.5 The following policies are of relevance and have been extracted from the Saved Unitary Development Plan Policies (Adopted 1995):

- **Policy DC14.1** – In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

Other Material Considerations

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

- National Planning Policy Framework ('NPPF') (July 2021);
- National Planning Practice Guidance (March 2014);
- Greater Manchester 'Places for Everyone' Joint Development Strategy;
- Spinningfields Masterplan (April 2014); and
- Supplementary Planning Documents.

National Planning Policy Framework 2021 (NPPF)

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

Building a Strong and Competitive Economy

- 5.8 The NPPF confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 81 states that *"Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*.

Ensuring the Vitality of Town Centres

- 5.9 Town centre policies are dealt with at section 7 of the NPPF under the title "ensuring the vitality of town centres". Paragraph 87 of the national policy document explains that:

"Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered".

- 5.10 Main town centre uses are defined within Annex 2 of the NPPF as: retail development, leisure, entertainment facilities, more intensive sport and recreation uses (including restaurants), offices, arts, culture and tourism development (including hotels).

Achieving Well Designed Places

- 5.11 Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Paragraph 134 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

National Planning Policy Guidance

- 5.13 The National Planning Practice Guidance (PPG) was introduced in March 2014 and replaced a significant amount of former guidance, in the form of Planning Policy Guidance Notes and Planning Policy Statements. The NPPG provides further detail regarding a range of issues, building upon the principles of the NPPF.
- 5.14 Paragraph: 001 Reference ID: 26-001-20191001 of the PPG, emphasises that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process. It is stated that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Greater Manchester 'Places for Everyone' Joint Development Strategy

- 5.15 The Places for Everyone Joint Development Plan ("PfE") will provide land for employment and residential uses across the Greater Manchester Region excluding Stockport Metropolitan Borough Council. The framework produced by the 9 councils, will ensure that we have the right land available in the right places to deliver the homes and jobs we need up to 2037, and will identify the new infrastructure such as transport, schools, health centres and utility networks required to achieve this.
- 5.16 A strong focus in the Plan is directing new housing towards previously- developed sites within the existing urban area, which seeks to address existing dereliction and poorly used sites, whilst reducing the need to release greenfield and Green Belt land for development.
- 5.17 The PfE Plan was submitted to the Secretary of State on 14th February 2022. The submission documents including the Publication PfE, Sustainability Appraisal reports and Policies map are available for viewing online. The PfE Plan will now be subject to an independent examination to be conducted by the Planning Inspectorate which is to take place November 2022.

Spinningfields Masterplan (2010)

- 5.18 The Spinningfields Masterplan identifies Spinningfields as an established world class office destination for financial and professional services, including a wider mix of uses including high quality civic, residential, leisure and retail space. The Masterplan refers to 4 Hardman Square as a scheme which provides 5,000 m² of offices to be occupied, at the time of writing, by Grant Thornton and HSBC, and also incorporates an improved access to the van loading dock for the Crown Court.

Supplementary Planning Documents

- 5.19 The following Supplementary Planning Documents (SPDs) are of relevance to the application:

Guide to Development in Manchester SPD (adopted April 2007)

- 5.20 The Guide to Development in Manchester seeks to provide guidance which will help to development and enhance an environment within Manchester that is visually attractive, has a unique and positive sense of place and that properly caters for the functions which it accommodates both now and in the future. The advice covers the following issues: design; accessibility; environmental standards; street hierarchy; parking guidelines; housing density; promotion of a safer environment; design for health; and, internal design principles.

Green and Blue Infrastructure Strategy (July 2015)

- 5.21 Manchester's Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

The Manchester Strategy

- 5.22 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to 'be a beacon for sustainable design' in order to be a thriving and sustainable city. The planning process is identified as being a facilitator in delivering these objectives. The proposed development of the site will clearly align with the overarching programmes being promoted by the Manchester Strategy and has being designed alongside the principles contained within this strategy. In particular, the proposed development will contribute positively to supporting a

diverse and distinctive economy that creates jobs and opportunities and to creating well-designed office space, in line with the Manchester Strategy vision.

Summary

- 5.23 The site located within Manchester City Centre, fronting Hardman Square. This chapter has identified national and local planning policy considerations to be taken into account when determining this application. The following chapter assesses the proposals against the policies set out above.

6. Assessment against Relevant Development Plan Policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This section assesses the proposals against the relevant adopted policies of the Development Plan for Cheshire East and other material considerations.
- 6.2 Consideration is given to the following key issues:
- Principle of Commercial Development;
 - Height and Density; and
 - Good Design and Placemaking.

Principle of Commercial Development

- 6.3 Manchester is one of the fastest growing cities in Europe. The latest census data shows that there are 552,000 people living in Manchester City, and 2.8 million people living in the Greater Manchester region.² By 2032, the population of Greater Manchester is expected to grow to 3 million.³
- 6.4 The Greater Manchester City Region has great ambitions to help drive growth across the Northern Powerhouse and total employment in Greater Manchester is forecast to rise by 260,100 jobs between 2017 and 2037⁴. GVA is forecast to grow at an average annual rate of 2.4% between 2017 and 2037, this is equivalent to an additional £38.9 billion of economic activity in Greater Manchester by 2037.
- 6.5 Manchester has one of the largest office centres outside of London in excess of 20 million sq.ft of total built floorspace. In the first 6 months of 2022, the recorded take up in office space in Manchester is over 500,000 sq ft.⁵
- 6.6 City Centre offices tend to attract higher numbers of skilled jobs and employers who pay the highest business rates. Businesses are attracted to the City due to the agglomeration benefits, a growing population and a readily available talent pool from the three higher education institutions, as well as the excellent national and international connectivity.
- 6.7 Spinningfields is the largest commercial district in Manchester, comprising of financial and professional services. The existing commercial developments within the area are considered to be of high quality and of a world class standard. MCC defines Spinningfields as a Regional Centre with significant concentrations of financial and business services. Regional Centres are reserved for employment generating uses including offices and other commercial development.
- 6.8 Spinningfields is a primary economic driver within Manchester City Centre and is crucial to long term economic growth. It is therefore essential, that the developments located within Spinningfields are of high quality, high specification and meets the needs of present and future occupiers. The proposals are for improvements to an existing, high quality office building to bring it up to the standards required by modern-day occupiers. The principle of commercial development is already established at the site, and therefore the proposals do not alter the existing use. The proposals enhance the existing office building, through improvements from the ground floor to the addition of a new rooftop terrace and increase in office space on the 6th floor. The result of the enhancements will bring the vacant office

² Office for National Statistics – Population and household estimates, England and Wales: Census 2021

³ Office for National Statistics – 2018 based subnational population projections

⁴ GMCA- Economic Forecasts for Greater Manchester Feb 2020 – Accelerated Growth Scenario

⁵ Avison Young – Manchester Quarterly update of regional office activity Q2 2022

building up to modern day standards in terms of fit out, amenity provision and sustainability, and will help to attract long term occupiers of the building and investment into the local area.

- 6.9 The site contains an existing office building, located in the centre of Spinningfields. Therefore, the proposals to enhance the existing office building contributes positively towards the overall vision for Spinningfields and accords with the Development Plan (Policies CC1, Policy CC8, Policy SP1, Policy EC1 and Policy EC3).

Height and Density

- 6.10 The proposals increase the GIA floorspace of the existing rooftop (6th Floor) by 671m², which includes office accommodation as well as a communal roof terrace for office occupants and a private roof terrace.
- 6.11 The rooftop extension adds a partial storey to the existing development. Core Strategy Policy CC6 states that City Centre development, will generally be high-density and is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. The rooftop extension is considered to have no adverse impacts on the surrounding buildings in terms of the scale and height of development and is appropriate in relation to no. 3 Hardman Square and the heights and hierarchy established within the wider Spinningfields development.
- 6.12 As mentioned within the Spinningfields Masterplan ('the Masterplan'), Spinningfields is an established world class office destination for financial and professional services and supports a wider mix of uses including high quality civic, residential, leisure and retail space. The Masterplan states that the area is a prime attractor for major financial and professional services, and that the requirements of these organisations both in terms of employment needs and building design and infrastructure, demand modern, large floor plate office sites, with first-class ICT connections, that are located within a high quality environment and served by excellent transport links.
- 6.13 The proposals are to include internal amendments to the ground floor and the introduction of a new rooftop terrace which will increase the height of the building by a partial storey (3 metres). The increase/decrease of floorspace in the existing office building is to allow for an appropriate refurbishment of the building to suit market demand. As part of the detailed DAS, visual impacts on the surrounding buildings have been reviewed and it is determined that there are no substantial impacts from the increase in height of the rooftop and additional floorspace on the 6th floor.
- 6.14 The proposals comprise of minor changes to the overall height and density of the existing office building, and therefore is considered the proposed development is of an appropriate height and density and is in accordance with Policy CC6 of the Core Strategy.

Design and Appearance

- 6.15 Spinningfields is recognised as Manchester's financial and business district. As mentioned previously, the development of both 3 and 4 Hardman Square, and the public open space directly to the south of the site was designed by Fosters+Partners Architects. Spinningfields notably has a reputation of providing grand, modern and well-designed offices. With this in mind, Spratley and Partners Architects have prepared a detailed DAS which has been submitted in support of the proposals the sets out how the architectural principle of the original building have been carefully considered and respected in the new development. The proposals will enhance the office space from the ground floor, and the introduction of a new rooftop space for office occupants.

- 6.16 The proposals will transform the existing office building, by creating an inviting ground floor reception, and a rooftop extension to the 6th floor. The buildings external façade will remain the same, as per the request of the case officers during pre-application discussions.
- 6.17 The rooftop has been designed as a lightweight aluminium pergola, and feature timber louvres. The extension picks up the rhythm and finishes of the existing building by maintaining the louvres, proportions of glazing and curtain wall mullions running vertically, mirroring the vertical elements below. The projecting vertical metal mullions project above the louvres picking up the language of 3 Hardman Square.
- 6.18 The size of the extension is considered to be subservient to the existing surrounding buildings with regards to height, scale and bulk and therefore is not considered an overdevelopment of the site. The proposals are therefore considered to represent a truly considered design, appropriate in its context and fit for purpose. The proposals are thus in line with Core Strategy Policies EN1, EN3 and DM1.

Summary

- 6.19 In summary, this chapter of the SPS has assessed the proposals against the relevant policy considerations. It has been clearly demonstrated that the principle of development is fully established when considered against the Development Plan. The following chapter considers the proposed development against other technical policies in the Development Plan.

7. Technical Considerations

7.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, Local Planning Authorities ('LPAs') are required to determine planning applications in accordance with policies contained within the statutory Development Plan unless material planning considerations indicate otherwise. Consideration is given to the following key issues:

- External Lighting;
- Environmental Standards; and
- Noise.

External Lighting Statement

- 7.2 WSP has prepared an external lighting assessment to describe proposals for the new external lighting scheme for the proposed terrace areas on the top roof of the development, with specific intention of expressing methods for the reduction of obtrusive light.
- 7.3 The external lighting controls are proposed to consist of manual switching to the external plant areas, and a photocell & time clock arrangement for the terrace areas with manual override facility to give the end user more flexibility and control.
- 7.4 The above methods of lighting and control are proven methods for reducing light spill over the site boundary onto neighbouring areas and also to reduce sky glow from upward light distribution. The purpose of the lighting scheme is ultimately to provide a safe and secure environment for the residents, and also to minimise or eliminate any negative impact on the existing environment to ensure that the new development blends into the surrounding city scape.
- 7.5 Overall, the impacts are considered to be negligible and acceptable, through the use of the lighting and control methods. Accordingly, the development accords with Policies EN1 and DM1 of the Core Strategy and Saved Policy DC7.1.

Environmental Standards

- 7.6 An Environmental Standards Statement ('ESS') has been prepared by WSP to support this application. The ESS provides detail of the various measures incorporated into the development proposals to ensure suitable levels of sustainability performance in accordance with local and national planning policy. It should be read alongside supporting documents such as the DAS and Circular Economy Statement. The ESS covers topics such as sustainable energy, environmental design, water management and weather resilience, waste management, construction management and biodiversity. The development achieves an overall BREEAM rating of excellent, and a NABERS target of 4.5 stars and there are no adverse impacts to biodiversity.
- 7.7 Accordingly, the development accords with Policies EN4, EN6, EN8, DM1, CC5, EN9, EN14, EN17 and EN19.

Noise

- 7.8 An environmental noise survey has been undertaken by Hann Tucker Associates to establish the currently prevailing environmental noise climate around the site. The assessment determined that it is not expected that the external terraces would have a significant effect on the noise levels in the surrounding offices.

- 7.9 Overall, the implementation of an adequate scheme of noise mitigation measures for the development can be ensured by the use of an appropriately worded planning condition. Accordingly, the development accords with Policy DM1 and Saved Policy DC26.1 -DC26.2.

Summary

- 7.10 A comprehensive suite of technical assessments has been undertaken in support of the planning application, which demonstrate that, subject to appropriate mitigation, the application proposals are acceptable in terms of daylight/sunlight and overshadowing, environmental standards, and noise impacts.

8. Planning Balance

- 8.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 8.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the substantial economic, social and environmental benefits, as set out below:

Social Benefits

- Deliver a well-designed, commercial development located in central Manchester, and is within keeping of the surrounding townscape;
- Deliver a refurbished Grade A development which has excellent access to shops, services and transport links, and will continue the reputation and success of the Spinningfields' commercial district;
- Introduce a new rooftop with office floorspace which enables social cohesion between employees and visitors;
- Attract new tenants, and give rise to an influx of new people and visitors to the building which will broaden the skill base available in the local area and benefit local businesses; and
- Secure direct investment into the local economy by improving the area's aesthetics and streetscape.

Environmental Benefits

- Ensure efficient use of previously development land by maximising the buildings commercial potential;
- Be designed to ensure that the building functions effectively from an operational perspective whilst also reinforcing an exciting and innovate refurbishment;
- Introduce greenery to the ground and mezzanine floors;
- Not result in any unacceptable adverse impacts on the environment which cannot be suitably mitigated;
- Will not have a detrimental impact on trees or protected species;
- Will provide access to services and facilities via sustainable modes of transport, such as cycling and walking.

Economic Benefits

- Contributing towards Spinningfields' economic value and the principles set out in the Spinningfields Masterplan;

- The generation of both temporary and full-time equivalent construction jobs, including higher skilled professions and lower skilled jobs, and associated job creation in the local economy;
- Support for a number of other off-site employment opportunities in the building trade;
- Provide investment into the local area through the construction process which; and
- Generate increased spending in the immediate area of Spinningfields which will subsequently support job creation.

Summary

- 8.3 In summary, the proposed refurbishments and the creation of a new rooftop will deliver much needed improvements to the existing development, in its central location. The proposals fully accord with the Development Plan and associated supporting planning guidance.

9. Conclusion

- 9.1 This Supporting Planning Statement has been prepared by Avison Young ('AY') in support of a full planning application for the refurbishment and new rooftop at 4 Hardman Square, submitted on behalf of Quartz Projects Services ('the Applicant'), to Manchester City Council ('MCC').
- 9.2 The application site boundary extends to approximately 0.10ha and is located in Spinningfields, Manchester City Centre. It is currently an existing office building, with retail uses on the ground floor. It is bound to the north by Manchester Crown Court, to the east by Hardman and Byrom Street, to the south by Hardman Square which currently comprises of comparable commercial developments and to the west by Gartside Street.
- 9.3 The detailed description of development for the planning application is as follows:
- "Development comprising of the extension to the sixth floor; creation of a new rooftop terrace; external alterations to the existing ground floor; replacement of louvres; erection of PV systems and associated works."*
- 9.4 The site is located in the Regional Centre, Spinningfields within Central Manchester. The area is considered the largest commercial district in Manchester. The existing and emerging planning policy framework prioritises commercial developments in this city centre location. The site is located in a highly sustainable location, close to the Metrolink and City Centre transport hubs, other major employment locations and good access to the highway network.
- 9.5 A suite of supporting technical documents have been undertaken to demonstrate the proposals compliance and any mitigation measures. The application proposals are acceptable in terms of daylight / sunlight, environmental standards and noise.
- 9.6 The proposals, alongside the substantial internal refurbishment works that do not require planning permission, will contribute positively towards sustainable development in accordance with the NPPF when taken as a whole. The proposals deliver positive economic, social and environment benefits to the immediate and wider community, which should be afforded significant weight in the determination of this planning application.
- 9.7 Accordingly, it is respectfully requested that Manchester City Council grants planning permission for the proposals.

Appendix I

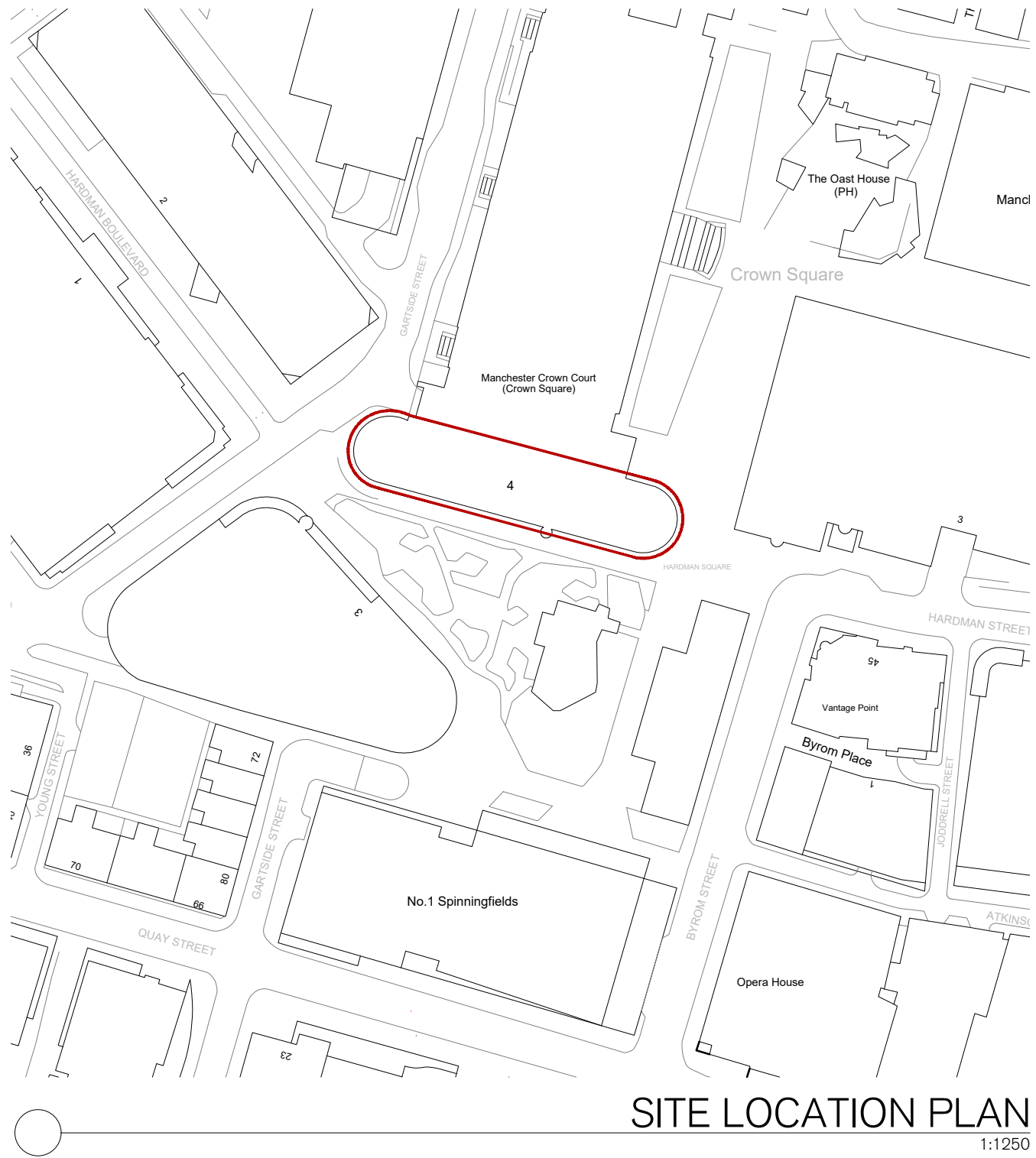
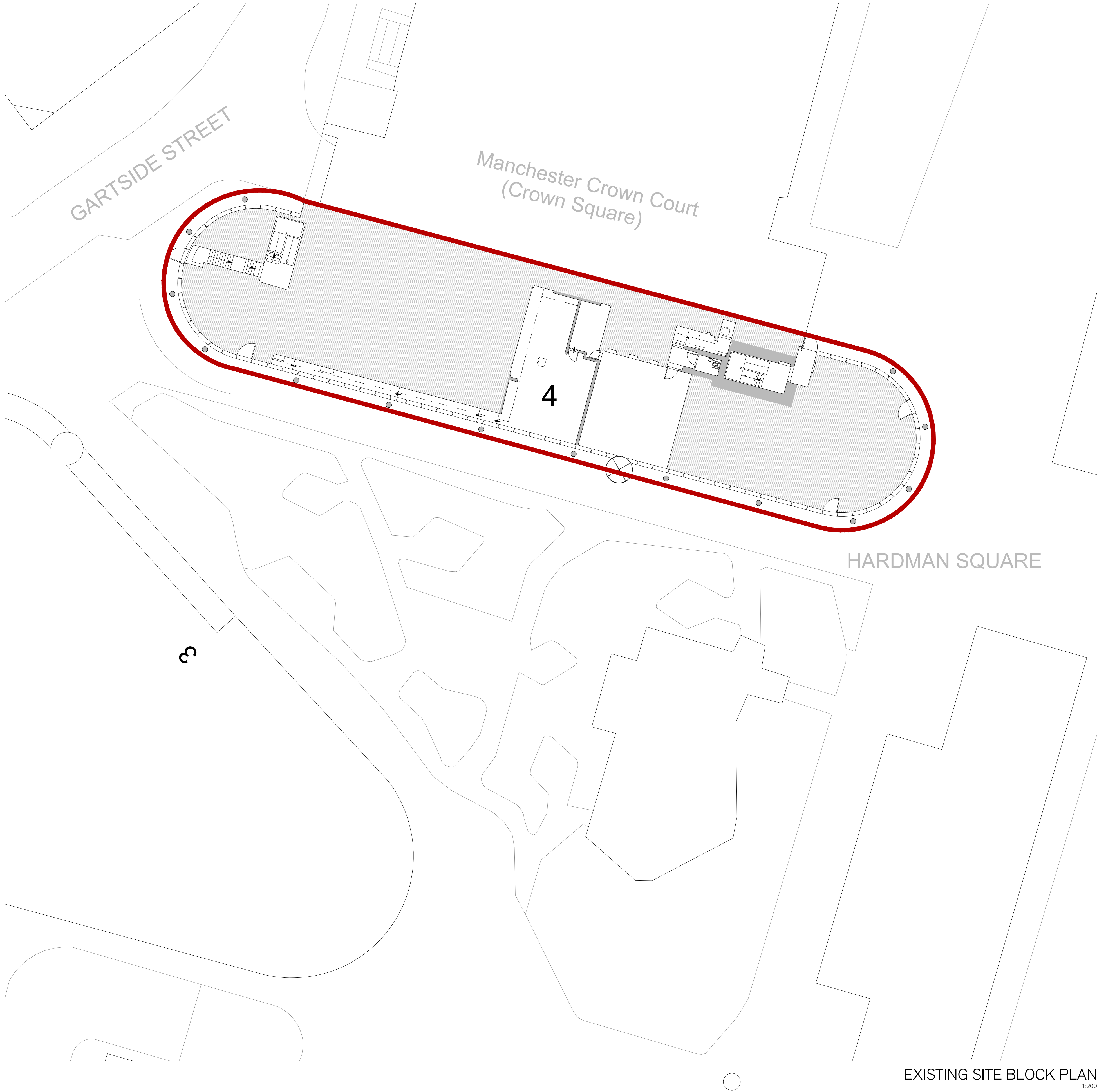
Submission Schedule

Document	Reference / Date (mm/yy)	Consultant/ Responsibility
Forms		
Application Form	September 2022	Avison Young
Application Fee	£266.20 (incl. Planning Portal Service Charge)	Quartz Project Services
Covering Letter	September 2022	Avison Young
Plans		
Existing Block Plan	PL.1200	Spratley & Partners Architects
Proposed Site Block Plan	PL.1211	Spratley & Partners Architects
Existing Ground Floor GA Plan	PL.1300	Spratley & Partners Architects
Existing Mezz Floor GA Plan	PL.1301	Spratley & Partners Architects
Existing First Floor GA Plan	PL.1302	Spratley & Partners Architects
Existing Second Floor GA Plan	PL.1303	Spratley & Partners Architects
Existing Third Floor GA Plan	PL.1304	Spratley & Partners Architects
Existing Fourth Floor GA Plan	PL.1305	Spratley & Partners Architects
Existing Fifth Floor GA Plan	PL.1306	Spratley & Partners Architects
Existing Roof Plan	PL.1307	Spratley & Partners Architects
Proposed Ground Floor Plan	PL.1310	Spratley & Partners Architects
Proposed Mezz Floor Plan	PL.1311	Spratley & Partners Architects
Proposed Typical Upper Floor Plan	PL.1323	Spratley & Partners Architects
Proposed Sixth Floor Plan	PL.1313	Spratley & Partners Architects
Proposed Roof Plan	PL.1314	Spratley & Partners Architects
Existing South Elevation	PL.1500	Spratley & Partners Architects
Existing North Elevation	PL.1501	Spratley & Partners Architects
Existing East Elevation, Existing West Elevation	PL.1502	Spratley & Partners Architects

Proposed South Elevation	PL.1510	Spratley & Partners Architects
Proposed North Elevation	PL.1511	Spratley & Partners Architects
Propose East Elevation, Proposed West Elevation	PL.1512	Spratley & Partners Architects
Reports		
Design and Access Statement	September 2022	Spratley & Partners Architects
Circular Economy Statement	September 2022	adw Developments
Construction Environmental Management Plan & Construction Method Statement	September 2022	Quartz Project Services
Noise Impact Assessment	June 2022	Hann Tucker Associates
External Lighting Assessment	September 2022	WSP
Local Labour Agreement	September 2022	Avison Young
Supporting Planning Statement (including Statement of Community Involvement)	September 2022	Avison Young
Environmental Standards Statement	September 2022	WSP
Waste Management Strategy	September 2022	Quartz Project Services

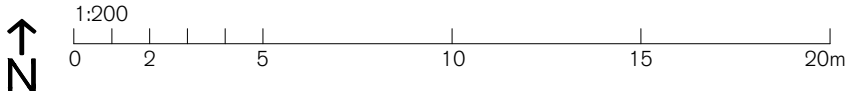
Appendix II

Site Location Plan



EXISTING SITE BLOCK PLAN
1:200

SITE LOCATION PLAN
1:1250

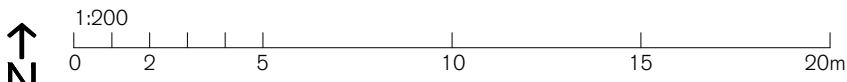
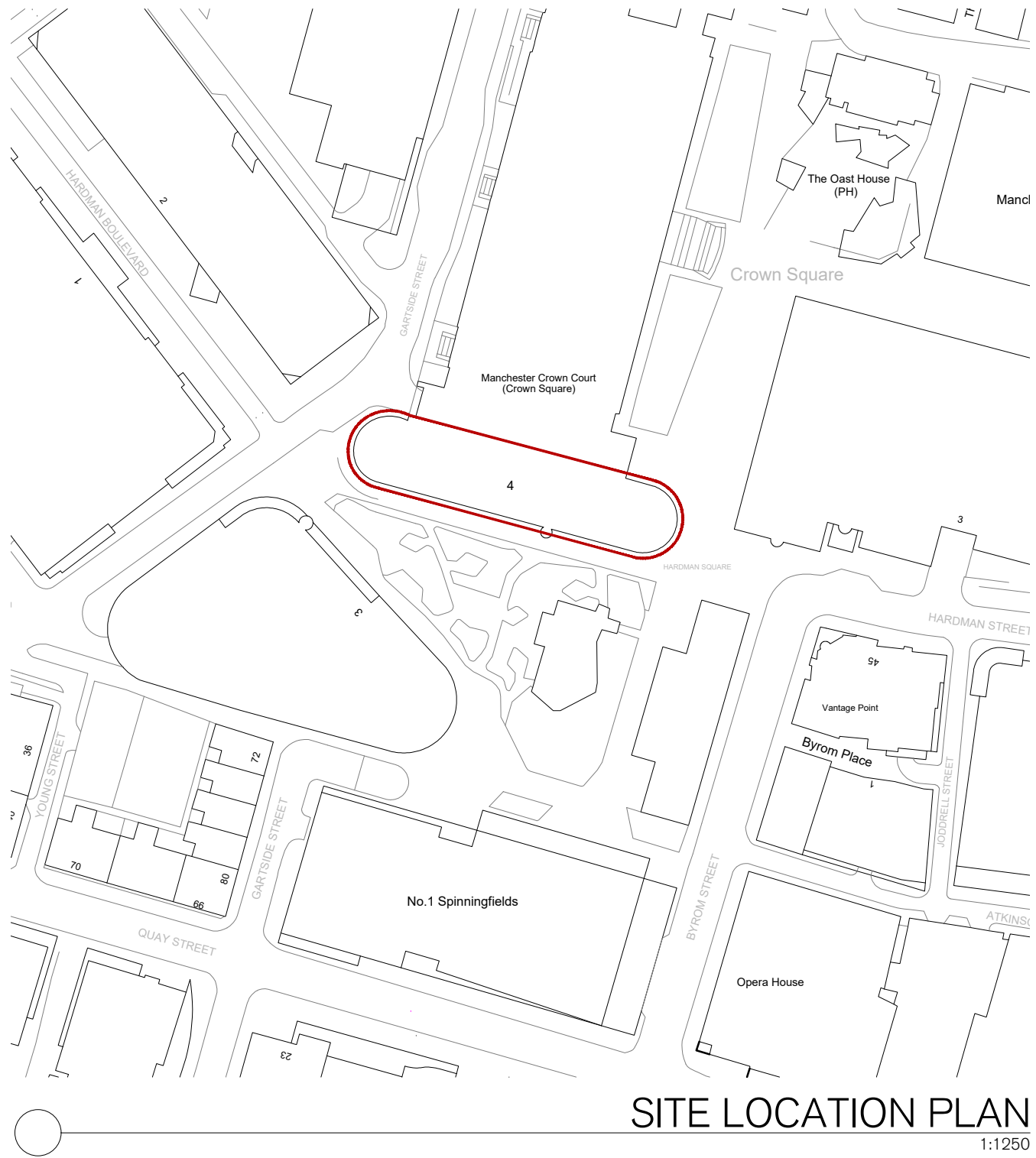
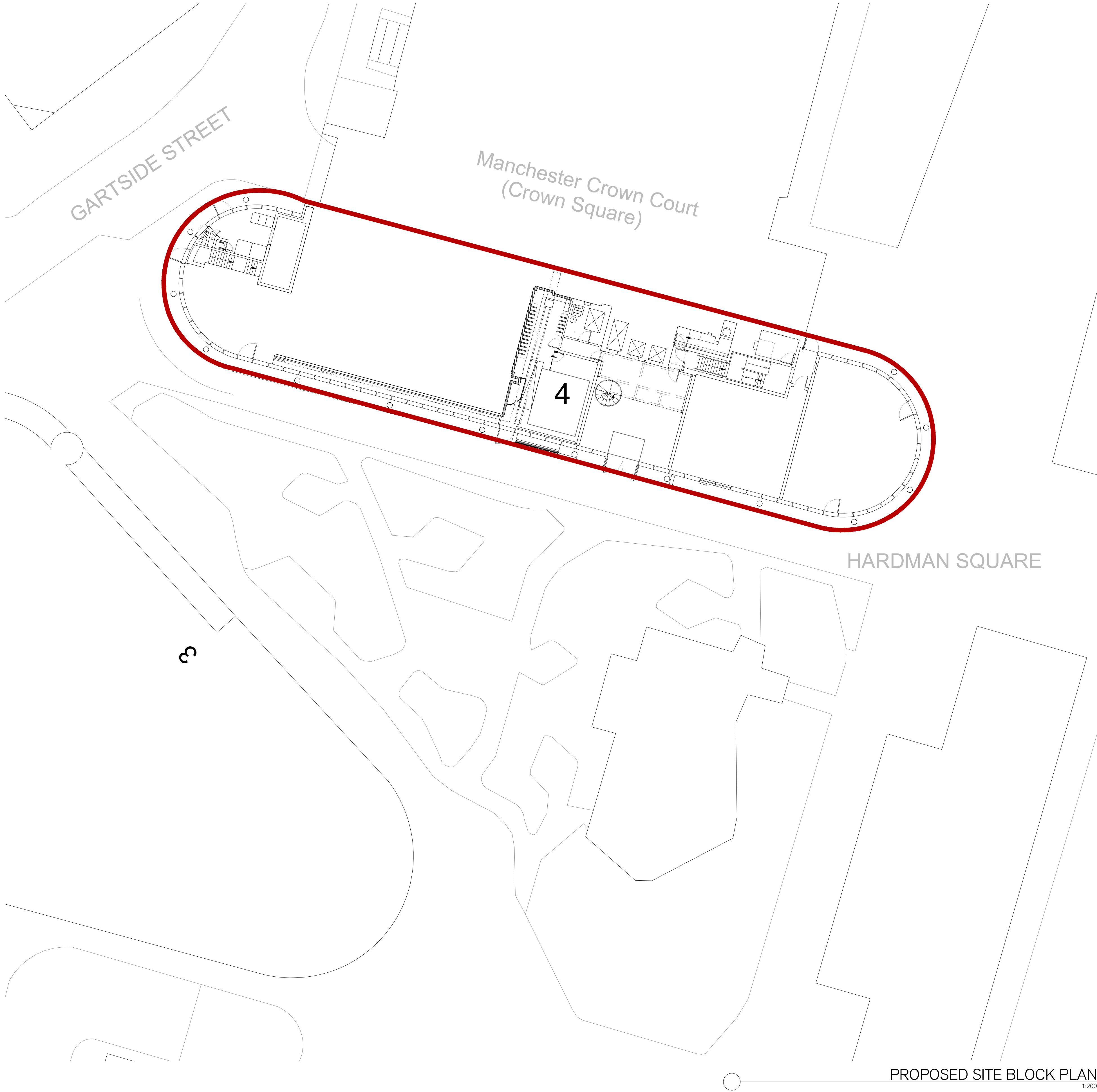


SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS
INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE. THIS DRAWING IS COPYRIGHT.

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED

PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO
4 HARDMAN SQUARE	EXISTING SITE	SEPT '22	1:1250/ 1:200	19.803
MANCHESTER	BLOCK PLAN	STATUS	PLANNING	DRAWING NO
				PL1200
CLIENT	DRAWN	CHECKED	REV	
ORCHARD STREET INVESTMENT MANAGEMENT	LHB	DRC	/	

S
& P



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS : 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS
INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE. THIS DRAWING IS COPYRIGHT.

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED

PROJECT 4 HARDMAN SQUARE MANCHESTER	DESCRIPTION PROPOSED SITE BLOCK PLAN	DATE SEPT '22	SCALE AT A1 1:1250/ 1:200	JOB NO 19.803
CLIENT ORCHARD STREET INVESTMENT MANAGEMENT	DRAWN LHB	CHECKED DRC	REV /	DRAWING NO PL1211

S
&
P

Contact details

Enquiries

Larna Smith

Planner

larna.smith@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.