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Planning Statement

Office Development

at Bonded Warehouse,
Manchester

for All Work & Social Bonded Ltd
September 2020

Bonded Warehouse, Manchester

Change of use of Levels 2 and 3 for offices with ancillary café/ bar (Use Class E) and refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors at the Bonded Warehouse, 18 Lower Byrom Street, Manchester.

contents

- 1. INTRODUCTION 4
- 2. DEVELOPMENT CONTEXT..... 7
- 3. DESCRIPTION OF PROPOSED DEVELOPMENT..... 13
- 4. PLANNING POLICY 21
- 5. PLANNING ASSESSMENT..... 33
- 6. SUMMARY AND CONCLUSIONS 40

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicant, All Work & Social Bonded Ltd. It accompanies applications for full planning permission relating to levels 2 and 3 of the Bonded Warehouse, and listed building consent for levels 2, 3, and 6. The applications seek consent for the change of use, refurbishment and alteration of Levels 2 and 3 for offices with ancillary café/ bar (Use Class E), and the refurbishment and alteration of Level 6 for offices (Use Class E).

THE PROPOSALS AND CONTEXT

- 1.2 The grade II listed Bonded Warehouse is located within, and forms a fundamental element of, the exciting and growing Enterprise City district of Manchester. Enterprise City is an inspirational new district, with exceptional workspaces, inspiring cultural spaces, and bespoke city centre living. It's a media, tech and creative cluster designed to connect people and businesses, encourage, collaboration, and create success through expert place-making.
- 1.3 The area was formerly occupied by Granada television and is now proposed for redevelopment through the St John's masterplan, which has been endorsed by the Council through the St John's Strategic Regeneration Framework.
- 1.4 In 2016, planning consent was granted for the refurbishment of the Bonded Warehouse, as the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The building was not listed at that time but was considered to be a non-designated heritage asset. Work was undertaken under this consent to Levels 4 and 5 to create new offices, and refurbishment and strip-out work continued to other levels. A further planning consent was approved in 2018, following which works were undertaken to Level 1 to create a mixture of offices, studios, and leisure uses.
- 1.5 The building was subsequently listed in July 2018 and as a result of this listing and changes to the proposals, the current applications are submitted to regularise work undertaken to the listed building.
- 1.6 The description of the development for the planning application is as follows:

"Change of use, refurbishment and alteration of Levels 2 and 3 for offices with ancillary café/ bar (Use Class E) (retrospective)."

- 1.7 The description of the development for the listed building consent application is as follows:

"Refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors (retrospective)."

PURPOSE OF THE PLANNING AND LISTED BUILDING STATEMENT

- 1.8 This statement describes the proposals and examines the planning considerations which they raise. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, determination of the planning application must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 1.9 This statement should be read in conjunction with the other documents submitted with the planning application. These are detailed in the next section.

CONTENT OF PLANNING AND LISTED BUILDING CONSENT APPLICATIONS

- 1.10 In order to evidence that the design has evolved from a full understanding of the physical and policy context, including social, economic and environmental sustainability considerations, and to demonstrate that it will be suitably managed once operational, the applications are supported by the following documents:
- Planning Statement prepared by Zerum;
 - Design and Access Statement prepared by OBI;
 - Heritage Statements prepared by Stephen Levrant Heritage Architecture;
 - Waste and Servicing Strategy, including Waste Management pro forma, prepared by Allied London;
 - Operational Management Strategy prepared by Allied London;
 - Building Fabric Interventions, prepared by OBI;
 - Sustainability Strategy Statement, prepared by Crookes Walker; and
 - Acoustic Assessment prepared by Sandy Brown.
- 1.11 The applications are also supported by a full set of drawings, prepared by the scheme architects, Allied London as well as contractors. A full schedule of drawings has been provided with the application.

CONSULTATION

- 1.12 The general approach to, and content of, this application is based on the principles which have been established through the applicant's dialogue with the Council and the wider community in relation to the Bonded Warehouse and the wider St John's Neighbourhood schemes. This has influenced the evolution of the scheme into its final form.

STATEMENT STRUCTURE

- 1.13 The remainder of this statement:

Section 2 - Provides context and describes the site and its surroundings alongside details of any relevant planning history and details of consultation;

Section 3 - Describes the development proposals;

Section 4 - Outlines the Development Plan framework, relevant national policy guidance and any material considerations;

Section 5 - Provides a detailed analysis of the main planning considerations and a summary of technical reports; and

Section 6 - Concludes by summarising the main points raised in this document.

2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site, its surroundings and local setting, and outlines the relevant planning history of the site.

SITE DESCRIPTION

- 2.2 The Bonded Warehouse is located on Grape Street, off Lower Byrom Street in Manchester city centre. The property comprises a six-storey brick-built former warehouse building dating back to the 1860s, originally with internal access for trains, and used in association with the adjacent goods yard. Following the decline of the area, in 1982 Granada Television converted the building for use as television studios, rehearsal space, offices and other ancillary uses.
- 2.3 The submitted applications relate to levels 2, 3 and 6 of the property. Level 6 already benefits from office use. Levels 2, 3 and 6 were previously used by Granada television for film sets, studios and storage. Between December 2017 – July 2018 (prior to listing), refurbishment works were carried out to the warehouse to create office space at Levels 4, 5 and mixed-use units to Level 1. During this period, strip out works were also made to Levels 2, 3, and 6, leaving only original 19th century fabric in situ.
- 2.4 Level 2 comprises a number of interconnecting basement rooms which are of solid masonry construction with a mixture of plastered surfaces along with some exposed brickwork wall sections and arches. Other original features include cast iron columns, exposed brickwork, and where visible, original windows and wrought iron beams. The floor is of plain screed.
- 2.5 Level 3 is characterised by a structural grid of cast iron columns, wrought iron beams and brick jack arches, with wooden access hatches through the ceiling to the floors above. Other remaining original features include the plain exposed red brick walls, original windows, wooden floorboards and three sets of original timber double doors to the south and west elevations of the building providing railway access to the principal southern line and the three north-south cross lines. An additional feature of interest is the void to the southern section of the floor plate, which was the location of the internal railway track to the warehouse, now removed. There are very few modern features within the floorplate, primarily these comprise blockwork walling to the east and west ends. Level 3 serves in part as the existing main entrance and reception area to the building, due to adjacent street levels to the south.

- 2.6 Level 6 is the top floor of the building and is open to the underside of the roof with exposed timber trusses, wooden under-boards and original cast iron columns supporting the gutter to the valley of the double-pitched roof. Three original hoists remain as well as the original windows, brickwork, timber floor and some signage.

SURROUNDINGS

- 2.7 The site forms part of the former Granada television studios campus. It is now covered by the St John's Masterplan which envisages a neighbourhood of workspace, residential, leisure, retail and hotel uses with extensive public realm.
- 2.8 To the north of the site is the Old Granada Studios building, which is to be reinvented as a cultural destination with a hotel, residential apartments, workspaces, event spaces, production and recording studios, and a mix of bars, cafes and restaurants. Beyond, there are offices to either side of Quay Street, and beyond, the offices of Spinningfields.
- 2.9 To the south is the Museum of Science and Industry, beyond which are the leisure and residential uses of Castlefield. Beyond Lower Byrom Street to the east are residential dwellings and St John's Gardens park.

SITE ACCESSIBILITY

- 2.10 The site is in a highly accessible, city centre location. Deansgate Station and Salford Central Station are 800m away on foot, providing heavy and light rail options across Greater Manchester and beyond. The Metroshuttle bus service provides free travel around the city centre, with destinations including the bus stations at Piccadilly Gardens and Shudehill, and the city centre railway stations.
- 2.11 The site is 600m from the Manchester and Salford Inner Ring Road which provides routes to the main motorway network and across the North West. The city centre benefits from many car parks, with multi-storey structures nearby at Spinningfields, First Street and Manchester Central.
- 2.12 Manchester is a highly walkable city and lends itself to cycling. The employment, retail, leisure and cultural facilities of the city are within easy reach of the site.

SITE HISTORY

- 2.13 Formerly known as the 'Charles Street bonded warehouse', the building was constructed between 1867 and 1868. A 'Bonded Warehouse' describes a secure warehousing facility for the storage of goods upon which payments or duties were outstanding. The Bonded Warehouse was once served by the London and Manchester Railway company train line that entered the building at upper floor level (present day Level 3). The Warehouse was formerly bounded by Charles Street / Grape Street to the north.
- 2.14 The building comprises six-storeys, including a semi-basement that lays below the raised level that originally accommodated railway lines. The Warehouse originally had three internal track runs from north to south and a principal internal railway line which ran along its southern side; this had a further parallel line outside the building from which sections of railway track branched into the warehouse's three large goods entrances.
- 2.15 The Bonded Warehouse had fallen into a dilapidated state by the mid-late 20th century. Grape Street was bought by Granada Television Studios after the neighbouring Liverpool Road Goods Station had been bought by the City Council in the late 1960s. Granada's acquisition of the street also included the purchase of the Bonded Warehouse and goods yard to the rear of the Liverpool Road Goods Station. In 1982 Granada Television converted the building for use as television studios, rehearsal space, offices and other ancillary uses.
- 2.16 In 1968, the two former stable blocks which had been constructed to the east of the Warehouse c.1891 and 1901 were converted into an experimental theatre. As part of the Granada Tours in 1988, the single storey stable block was converted into a replica of the Coronation Street Rovers Return Pub, complete with a replica frontage built onto the north gable end of the stable.
- 2.17 Following the Granada acquisition, the basement and ground floors of the Bonded Warehouse were also remodelled internally during the late 20th century. Level 3, which had originally been utilised as a flour, cement and bread store, was partially redeveloped for use as a television set. Following Allied London's acquisition of the former ITV Granada Estate in 2014, proposals to redevelop the Bonded Warehouse as part of the St. Johns Masterplan began to emerge (c.2015). Between December 2017 and July 2018 (prior to listing), internal works were carried out in order to refurbish the warehouse for commercial use. Works to Level 3 included the removal of lightweight partitions and staircases (of no significance), and the reconfiguration of the reception area. Thus, reinstating the former,

open spatial character of Level 3.

HERITAGE DESIGNATIONS

- 2.18 The Bonded Warehouse was listed at Grade II in July 2018.
- 2.19 The Bonded Warehouse is considered to yield low / moderate archaeological interest and considerable-high architectural and aesthetic interest. Whilst the building was constructed in a utilitarian fashion and for a wholly functional purpose, it yields aesthetic value in relation to the range of traditional materials used, the open plan nature of the floor plates, the brickwork and external window treatments, and surviving original features. The building is also considered to yield high historical interest. This is as a result of its status as an example of a particular industrial and warehousing typology and its contribution to the industrial development of Manchester, particularly as regards railway expansion and warehouses. The documentary evidence explaining the building's use is of particular relevance as this describes the former uses of the building and how it was serviced by the railways and the specific types of materials stored within it.
- 2.20 The site is located in the Castlefield Conservation Area. St. John's and neighbouring Castlefield are areas of great historic significance. Their cultural heritage is embedded in its Roman beginnings, but overshadowed by the changes Manchester underwent during the industrial revolution to become the world's first modern metropolis. The area reflects the impact of the key changes in transport, commerce, industry and entertainment which are preserved in both its architecture and infrastructure. The Bonded Warehouse makes a positive contribution to the character and appearance of the Castlefield Conservation Area.
- 2.21 More detailed descriptions of the heritage designations are included in the Heritage Statements prepared by Stephen Levrant Heritage Architecture.

PLANNING HISTORY

- 2.22 The Bonded Warehouse and surrounding area comprise the former Granada television studios. The area is now covered by the St John's Masterplan which has been endorsed by the Council through the St John's Strategic Regeneration Framework. Planning consent was granted in February 2006 for a 'predominantly' B1 office use with some media use (ref 078087/FO/2005/C3). This reflected the ITV Granada ambition of that period to relocate administrative services and some media operations to the building, which had become underused. This consent does not seem to have been implemented.

- 2.23 In 2016, planning consent was granted to Manchester Quays Ltd for the refurbishment of the Bonded Warehouse, to be the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The scheme comprised works to convert and refurbish the lower ground, upper ground and lower floors (ie Levels 1, 2 and 3) for retail, restaurant, bar and office use (Classes A1, A3, A4, B1). This was a flexible approach to allow the final mix of uses on these floors to respond to market requirements. The consent also included refurbishment of the second, third and fourth floors (ie Levels 4, 5 and 6) for continued office use (Class B1). Listed building consent was not sought because the building was not listed at that time, but it was considered as a non-designated heritage asset. The officer's committee report concluded that the proposal and the mix of uses would be consistent with policy and would help to promote a quality neighbourhood, economic development and sustainable travel patterns, whilst contributing to wider regeneration. This consent was partially implemented.
- 2.24 An application was granted in October 2018 for an updated strategy for Levels 1, 2 and 3 of the building (ref 119820/FO/2018). Proposed changes of use were sought as follows: Level 1 was proposed for office, drinking establishment, general industrial and leisure uses (Classes B1, A4/B2/D2); Level 2 for retail, restaurant/café, drinking establishment and general industrial uses (Classes A1/A3, A4/B2); and Level 3 for office, retail and restaurant/café uses (Classes B1, A1/A3). These responded to the particular needs of identified tenants, and the location of each use was shown on the submitted plans. Levels 4, 5 and 6 were not included in this submission, and were intended to continue in their consented office use. This consent was implemented in relation to Level 1. Although the documents for this application state that the existing use of levels 2 and 3 was offices (formerly B1 use but now E use under the Use Classes Order 2020), there is some uncertainty around this and therefore this application seeks consent for office use of these levels to remove all ambiguity.

Level	Application Reference	
	109241/FO/2015/C1	119820/FO/2018
Level 1	A1, A3, A4, B1	B1, A4/B2/D2
Level 2	A1, A3, A4, B1	A1/A3, A4/B2
Level 3	A1, A3, A4, B1	B1, A1/A3
Level 4	B1	N/A
Level 5	B1	N/A
Level 6	B1	N/A

- 2.25 The building was subsequently listed at Grade II in July 2018. The list description identifies the reasons for designation as its architectural interest with little external alteration and

distinctive features relating to its original use; its historic interest as part of the c19th railway industry; and its group value alongside other listed railway structures including the former Liverpool Road Station, warehouses, bridges and viaducts.

STATEMENT OF CONSULTATION

- 2.26 The general approach to, and content of, this application is based on the principles which have been established through the applicant's dialogue with the Council and the wider community in relation to the adjacent Bonded Warehouse and the wider St John's Neighbourhood schemes. This has influenced the evolution of the scheme into its final form.
- 2.27 We are confident that an appropriate approach has been taken, however, should there be a need for further public consultation once the application is validated, this can be addressed as part of the process.

STATUTORY DEVELOPMENT PLAN

- 2.28 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, local planning authorities must make their determination in accordance with the development plan unless material considerations indicate otherwise. The development plan relating to the site currently consists of the Manchester Core Strategy (2012) and the Saved Policies of the Manchester Unitary Development Plan (UDP, 1995).

SITE DESIGNATIONS

- 2.29 The site is located within the City Centre (Policies CC1-10), the Regional Centre (Policy EC3) and a Conservation Area (Policy EN3). Section 4 below includes a comprehensive overview of the relevant Development Plan policies. The scheme's response to these policies is considered in Section 5.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The preliminary sub-sections of this Statement have already touched upon the context and content of the application. More detail is provided as part of the submitted Design and Access Statement (DAS), prepared by OBI and the submitted plans.
- 3.2 The application seeks full planning consent for the change of use of Levels 2 and 3 for offices with ancillary café/ bar (Use Class E) and listed building consent for the refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors (retrospective).
- 3.3 The proposal is founded on the principles which are common across interventions in the St John's neighbourhood. It involves the retention of historic character; the injection of a contemporary aesthetic; and premium facilities. The building is intended to generate an experience.

ENTERPRISE CITY

- 3.4 Bonded Warehouse forms part of 'Enterprise City', the name given to the area covered by the St John's masterplan. Enterprise City is an inspirational new district of Manchester city centre, with exceptional workspaces, inspiring cultural spaces, and bespoke city centre living. It's a media, tech and creative cluster designed to connect people and businesses, encourage, collaboration, and create success through expert place-making.
- 3.5 Enterprise City provides a series of tech-driven and creative buildings where modern industry can flourish by focusing on digital skills, exemplary talent, new technologies and global communication. Since its inception, Enterprise City has become an international brand and a renowned place for innovators, creators and makers; trailblazers, pioneers and leaders. It's already home to a range of organisations from world leading technology to highly creative start-ups and media production studios.
- 3.6 Enterprise City is a facilitator that connects people and industry within a single community, it's a place that provides the opportunity to thrive and flourish in a modern, forward-thinking environment. The concept of a single community where businesses can co-locate has quickly established itself in Enterprise City, generating unprecedented deals for new workspace from the likes of tech giants Booking.com, international advertising agency WPP, and media production company The Farm Group. In addition, leading leisure and hospitality group, Soho House, are delivering a new bespoke hotel and diner concept in the Granada HQ building.

- 3.7 It is hoped that Enterprise City will shape the future economy of Manchester and the UK, by supporting innovation, growth and creativity. Through its enterprise strategy it aims to attract more major global players in the tech, media and creative industries, as well as help to foster growth in the next generation of businesses by helping start-ups, scale-ups and supporting new talent.
- 3.8 Enterprise City's success utilises the crucial link between placemaking and successful business; these core elements are at the very heart of this new cluster. People and businesses truly make a place, and Enterprise City provides the diverse offer to enable leading-edge anchor institutions and corporate companies to cluster and connect with scale-ups, start-ups and entrepreneurs. This in itself is mutually beneficial to all businesses, it's not just the small businesses that reap the benefits, larger corporates can harness localised talent and skills that comes from clustering with likeminded companies.
- 3.9 It is intended that through its development, the Bonded Warehouse will be the enterprise hub for small to medium sized businesses of Enterprise City. It epitomises the heritage of Manchester and reflects the industrial past of the city – coming back to life as a new workspace and leisure destination for the city.
- 3.10 The Bonded Warehouse is managed by All Work & Social. The Bonded Warehouse is where work and social fuse together for the ultimate daily choice. It encourages its membership to socialise as well as work, incubating opportunities for growth, expansion, and the fusion of ideas within this truly unique and inspiring hub atmosphere.
- 3.11 Bonded Warehouse Enterprise City will offer bespoke workspaces on every level of the building, supported by a range of amenities and social spaces including a tap room and gin bar, wellness and fitness, tech hub, coffee bar, and studio spaces. For more information, see the brochure in Appendix A.

EXCHANGE

- 3.12 Levels 2 and 3 of the Bonded Warehouse will be home to 'Exchange'. The developers behind Enterprise City, Allied London, are managing and delivering the Exchange initiative with grant funding. Exchange is pioneering the future of tech and digital working through funding and support and offers the most ambitious early-stage tech companies access to the tools and learning to succeed. It will be a place to grow tech and digital business, a place of business learning, and programmes to help inspire and support.

3.13 Enterprise City has engaged Tech Nation as knowledge partner to support Exchange's agenda of activity, based on industry insight and commercial progression. Exchange offers a 6 to 12 month scheme to ambitious early stage tech companies in the North West, delivering a syllabus and direction for development within the market.

3.14 Exchange offers its members:

- Subsidised Flexible Workspace
- Access to Tech Nation's Online Digital Academy
- Programme Workshops
- Community Meet-Ups
- Access to Expertise and Resources from Corporate Partners
- Membership to Tech Nation's National Founders Network Investor Workshops
- International Delegation Visits
- Tech Nation Talks Events

3.15 The purpose of Exchange is to:-

- To support the creation of over 2000 jobs in Manchester, within the tech & creative sector, over the next 15 years.
- Through the vehicle of the Exchange programme, will support a minimum of 150 individuals in early stage tech companies every year for 15 years.
- Develop relevant & specialist infrastructure / facilities to support the creation of a new and leading tech community in Manchester
- Provide on-going support to the Exchange alumni network
- Provide opportunities for companies to grow on through Enterprise City

3.16 Exchange will run two cohorts per year with each cohort running for a term of 6 months. After 4 months, Exchange members will receive a growth needs assessment after which a decision will be made around whether their term should be extended to 12 months. Each Exchange cohort will aim to support around 80-100 individuals within a specially selected cohort of ambitious / high potential early stage tech companies.

3.17 The start date for the first cohort was June 2020 with 23 companies. The first cohort comprise sub sector areas of AI, ecommerce, proptech, medtech and creative companies. Of these, 17 companies are hoping to raise their next round of funding whilst on the scheme with the ambition to raise over £17 million. Of the 23 companies, 16 were already Manchester based and 7 are launching their new HQ in Manchester, with Exchange.

- 3.18 It is the grant funding linked to Exchange which made the delivery of the refurbishment works time critical.

THE APPLICANT

- 3.19 All Work and Social Bonded Ltd is part of Allied London. Allied London are delivering Enterprise City and are an award-winning UK company focused on a simple single vision – to create inspiring places that dynamically change the ways in which people work and live in Britain. With energy and dedication, they devise, design and deliver landmark mixed-use real estate developments, buildings and concepts in London, Manchester and Leeds. With three offices in three key cities they have a strong, dynamic team with diverse and creative experience in the business of property, finance, design, marketing and the arts. They believe that in order to deliver major positive change to a city environment, you first need to understand the fundamental values of a city. They dedicate time and resource to nurturing relationships across these great places to ensure that their projects are refreshing, innovative and above all, relevant.

ACCOMMODATION

Level 2

- 3.20 Level 2 measures 780 sqm NIA. It is accessed directly from the public entrance doors in the north elevation or via the third floor above by lift or stairs. The space is proposed to be divided into a suite of five meeting rooms of varying sizes, a dining, lounge, bar and 'club house' facility and two large flexible work suites. There are additionally back of house facilities, including a kitchen, goods stores, bin store and goods entrance, and toilets.
- 3.21 As well as creative work suites, this level can provide flexible meeting space for members to support business presentations, workshops or screenings. Complete with complementary refreshments throughout. This level also accommodates the building's signature social space: the stunningly designed Clubhouse. Clubhouse is the home of conversation and collaboration, offering members a casual lounge with a bar and kitchen. The space is also ideal for private dining, exhibitions or industry events.

Level 3

- 3.22 Level 3 is accessed from Grape Street into the existing entrance and reception space. The proposed main office area is accessed directly from the reception. This level is 1,244 sqm NIA in size and accommodates an ancillary reception café, flexible and serviced workstations, a tea point and break-out space, and a large meeting room.

- 3.23 Level 3 is dedicated to open workspaces and suites where members can collaborate, provide mentoring and share ideas to maximise productivity.

Level 6

- 3.24 Level 6, as with floors 4 and 5, provides versatile workspace for businesses to grow and expand into. These upper floors comprise inspiring work suites or whole office floors that can be tailored for individual occupiers. The whole of Level 6, an industrial-style loft, has been let to one occupier.
- 3.25 Access is provided by the central core. The fit out comprises a reception, meeting rooms, bleacher seating, tea point, and open plan workspaces.

REFURBISHMENT AND ALTERATIONS

- 3.26 The Bonded Warehouse has been subject to much reworking in the past due to its changing role as part of the television studio complex. However, following previous strip-out works, much of the original fabric and many features remain intact. The proposals seek to work with and protect this heritage whilst ensuring that the building has a sustainable long-term future through its successful re-use as high-quality offices. Prior to these latest proposals, the building had been underused and in a general poor state of repair for many years.
- 3.27 Prior to the listing of the building, works were undertaken to the building shell, such as the refurbishment of the windows. As such, the works included in these applications mainly involve internal fit-out works, rather than any significant work to historic fabric. In summary, the works comprise:-
- Office fit out, including lighting, M&E, furnishings;
 - Installation of lightweight part-glazed and plasterboard partitions to create meeting rooms and work suites;
 - Installation of new mezzanine 'pods';
 - Creation of quiet work booths;
 - Creation of lecture area;
 - Installation of WC and kitchenette areas;
 - Restoration of columns and hoist machinery;
 - New timber floor and acoustic overlay (original floor let in situ);
 - New glazed external doors (retention of original timber doors);

- Widening of existing brick opening to reception;
- Treatment of original floors;
- Installation of new signage; and
- Replacement of rooftop plant.

3.28 The only changes externally are the insertion of glazing into the original train arches; the existing wooden doors will be refurbished and pinned back, and the replacement of roof top plant. The plant is accommodated on a deck in the valley of the double pitched roof. The new plant is now larger than that which it replaces and as such it is not visible.

3.29 More detail is provided in the Design and Access Statement, accompanying drawings and Building Fabric Interventions Level 02, 03 & 06 document.

SIGNAGE

3.30 The submitted signage strategy illustrates the proposed internal building signage. This is modest and mainly comprises of vinyl or painted lettering applied to non-significant fabric such as new doors and glazing. Floor numbers will be painted direct to brick walls on each level and several Corten and steel signs will be screwed into brickwork.

3.31 Given that signage is internal separate consent is not required.

ACCESS

3.32 The design of the proposed development seeks to achieve the highest standards of accessibility and inclusion. It will be safe and accessible without the need for separation of users or special treatment. Signage is intended to sit comfortably as part of the building's stylish aesthetic, playing its role without being overt.

3.33 The main building reception lobby is situated on Level 3. Access to the reception is via the double doors positioned off the access road which runs between Bonded Warehouse and the Stage 2 building. This entrance has existing ramped access from the east façade via a second internal door. A DDA compliant access is through the provision of an entry door push button, the internal lobby and access lift via Grape Street. Two tenant elevators are situated within the reception to provide vertical access to all levels of the building.

3.34 Public access to the level 2 is via the individual entrance doors positioned off Grape Street. These entrance routes have use of a DDA compliant platform lift.

PARKING

- 3.35 No car parking will be provided on the site, given its highly sustainable location. There are multi-storey car parks locally, the closest being 320m away in Spinningfields,
- 3.36 The site is well provided with public transport options. Deansgate Station and Salford Central Station are 800m on foot, providing heavy and light rail options across Greater Manchester and beyond. The Metroshuttle bus service offers free travel around the city centre, with destinations including the bus stations at Piccadilly Gardens and Shudehill, and the city centre railway stations. There are bus stops providing a range of services close to the site, on Quay Street, Liverpool Road and Deansgate.
- 3.37 Manchester is a highly walkable city and lends itself to cycling. The employment, retail, leisure and cultural facilities of the city are within easy reach of the site. The building provides 74 cycle spaces, as well as showers and lockers.

SUSTAINABILITY

- 3.38 Due to the heritage significance of The Bonded Warehouse, it is proposed to retain, reuse and keep on show as much of the existing fabric of the building as possible so that the history of the building can be remembered and celebrated. This brings with it energy efficiency challenges. In addition, the building uses deep plan spaces to drive the need for forced ventilation for the occupants. The building is heated throughout using a modern gas fired boiler with a highly efficient heat recovery system.
- 3.39 The following energy efficiency measures are proposed for the building:
- Supplemental heat recovery ventilation to Level 2, 3 or 6.
 - Supplemental air source heat pumps for heating and cooling to Level 6.
 - Energy efficient LED lighting.
 - Occupancy and daylight linked lighting controls.
 - Water conserving sanitary ware.
- 3.40 Further information is provided in the Sustainability Statement prepared by Crookes Walker.

OPERATIONS

Refuse Strategy & Servicing

- 3.41 Service and refuse access is as existing, at Level 02 from the eastern elevation of the

building where the refuse store and loading lobby are located. As part of the St Johns access strategy, Grape Street would be re-established and link to Lower Byrom Street, providing access to the Bonded Warehouse for service vehicles. A loading zone marked out on Grape Street will provide for the safe vehicle drop off and collection of goods. Having accessed the building, deliveries would be taken via a goods lift to the relevant floors.

- 3.42 A secondary goods entrance will be provided via the west most door on the Grape Street elevation at Level 1. The tenant goods lift then provide vertical movement of goods between levels 1 to 6.
- 3.43 Deliveries to the site come by foot or cycle messenger, car, van or small trucks. All deliveries to the site occur throughout the business day, generally between 7:30 to 20:00 (Monday to Saturday) and 10:00 to 18:00 (Sunday). The majority of deliveries to the Bonded Warehouse are made for mail deliveries, food and beverage deliveries and retail items.
- 3.44 Mail and small parcel deliveries are accepted by the level 3 reception concierge. Deliveries of larger goods and services to the site are completed via the Level 2 goods entrance positioned on the east elevation. Goods are taken to the relevant tenant unit via the building's circulation routes and elevators. Delivery operations through key tenant building entrances are restricted to a minimum.
- 3.45 Segregated waste will be stored in the existing internal bin store at Level 2. The store accommodates 8x 1100 litre Eurobins and 10x 240 litre wheeled bins, in accordance with requirements. The existing refuse collection arrangements will continue.

Operational Management

- 3.46 The workspace will be used for events by the building's occupants, such as for seminars and networking. The submitted Operational Management Strategy has been prepared by Allied London. It covers hours of use, staffing, noise management, general management, events management, access and servicing. It will ensure that amenity is upheld for those using the site and those who live and work nearby.

4. PLANNING POLICY

PLANNING AND COMPULSORY PURCHASE ACT 2004

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of this application, and the development plan which consists of the Manchester Core Strategy (2012) and the Saved Policies of the Manchester UDP (1995).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.3 The site is comprised of a building which is Grade II listed and is located within the Castlefield Conservation Area. Section 66 of the Act requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

NATIONAL PLANNING POLICY

- 4.4 The National Planning Policy Framework (NPPF) was published in July 2019 and provides a framework within which locally prepared plans for development can be produced. It is a material consideration in planning decisions.
- 4.5 The NPPF has a clear presumption in favour of sustainable development at its heart (para 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9). Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 38).
- 4.6 The presumption in favour of sustainable development means that local planning authorities should, without delay, approve development plans that accord with an up-to-

date development plan, and where the relevant policies are out-of-date, granting permission unless other policies provide a clear reason for refusal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (para 11).

- 4.7 Paragraph 38 requires local planning authorities to approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development wherever possible. The NPPF encourages early engagement, recognising that it has significant potential to improve the efficiency and effectiveness of the planning system for all (para 39).
- 4.8 The NPPF states that weight may be given to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency with the NPPF.
- 4.9 Section 6 requires significant weight to be placed on the need to support economic growth and productivity including the wider opportunities for development (para 80). Paragraph 81 requires planning policies to be flexible enough to accommodate needs not anticipated in the plan; to allow for new and flexible working practices; and to enable a rapid response to changes in economic circumstances.
- 4.10 Section 7 seeks to ensure the vitality of town (and city) centres, and requires policy and decisions to support their role at the heart of local communities by taking a positive approach to their growth, management and adaptation. Policy should allow a suitable mix of uses, and allow centres to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries (para 85). A sequential test is only required where main town centre uses are located outside the centre (para 86).
- 4.11 Section 8 seeks inclusive and safe places which allow mixed-use developments, active street frontages, and are safe and accessible (para 91). Local authorities should plan positively for the provision of shared spaces; community facilities such as local shops and meeting places and other services to enhance the sustainability of communities and residential environments; and ensure an integrated approach to considering the location of housing, economic uses and community facilities (para 92).
- 4.12 Section 9 of the NPPF seeks sustainable transport, with promotion of walking, cycling and public transport, environmental impacts taken into account, and well-considered patterns of movement which relate to the design (para 102). The NPPF states that development

should only be prevented on highway grounds if there would be an unacceptable impact on highway safety or severe cumulative highway impacts (para 109). Applications should prioritise pedestrian and cycle movements, address the needs of those with disabilities and allow for efficient servicing (para 110).

- 4.13 Section 11 requires planning decisions to promote an effective use of land, with as much use of previously-developed land as possible. Substantial weight should be given to the use of suitable brownfield land within settlements and to the remediation of derelict and underutilised land, while the development of underutilised buildings should be supported especially where its land supply is constrained and available sites could be used more effectively (para 118). Multiple benefits from urban land are to be encouraged, such as mixed use schemes (para 118). Local authorities should refuse applications that fail to make efficient use of land (para 123).
- 4.14 Section 12 of the NPPF identifies good design as 'a key aspect of sustainable development' (para 124). Developments must function well over their lifetimes, be visually attractive with appropriate layouts, be sympathetic to local character whilst not discouraging appropriate innovation or change, establishing a strong sense of place, optimising the potential of the site and providing a high standard of amenity (para 127). Development of poor design should be refused (para 130). Great weight should be given to innovative designs which raise the standard of design more generally in an area, as long as they fit in with the overall form and layout of their surroundings (para 131).
- 4.15 New development should be planned for in ways that avoid increased vulnerability to climate change impacts. Local requirements for the sustainability of buildings should reflect government policy (para 150). Decisions should ensure that a site is suitable for its use in terms of ground conditions, land instability and contamination (para 178).
- 4.16 Section 16 sets out policy requirements in relation to the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance (para 184). Applicants must describe the significance of affected heritage assets including contribution made by their setting including archaeological interest as necessary (para 189). The level of detail should be proportionate to the assets' importance.
- 4.17 Paragraph 190 then goes on to state Local Planning Authorities should undertake an assessment of 'significance' and take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Local authorities should take into account

the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.18 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), irrespective of whether harm is substantial or less than substantial (para 193). Any harm requires clear and convincing justification (para 194). Where development would cause substantial harm/loss of a designated heritage asset, consent should be refused unless the harm/loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or the nature of the asset prevents reasonable use; no viable use can be found through marketing; alternative funding is not possible; and the harm/loss is outweighed by the benefit of bringing the site back into use (para 195). Any less than substantial harm should be weighed against the public benefits of the proposal (para 196). The effect on the significance of a non-designated heritage asset should be taken into account, with balanced judgement required as to the scale of any harm or loss and the significance of the heritage asset (para 197).
- 4.19 Local planning authorities should look for opportunities for new development in Conservation Areas and within the setting of heritage assets that enhance or better reveal significance. Proposals that preserve elements of setting that make a positive contribution should be treated favourably (para 200). Loss of a building or element that makes a positive contribution to the significance of a Conservation Area or World Heritage Site should be treated as substantial or less than substantial harm as appropriate (para 201).
- 4.20 The NPPF is the latest in a sequence of similar policy statements recording successive governments' growing commitment to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal.

MANCHESTER CORE STRATEGY (2012)

- 4.21 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

- 4.22 The Core Strategy identifies a series of Regeneration Areas which cover the whole city centre. The application site is located within the Left Bank. The strategy states that the city centre as a whole has undergone significant change over the last 15 years with the rise of city centre living and the majority of new jobs in the city having been created there. The Strategy continues that the city centre is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.
- 4.23 The Strategy however recognises that much remains to be done if the city centre is to remain competitive and that it will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the city region and as such is crucial to its longer term economic success. The strategy identifies challenges for the city centre which include provision of sites for economic development, and improving the area as a residential location.
- 4.24 The following Core Strategy policies are considered relevant to this application:
- Policy **SP1**: Spatial Principles
 - Policy **EC1**: Employment and Economic Growth in Manchester
 - Policy **EC2**: Existing employment Space
 - Policy **EC3**: The Regional Centre
 - Policy **CC1**: Primary Economic Development Focus: City Centre and Fringe
 - Policy **CC5**: Transport
 - Policy **CC8**: Change and Renewal
 - Policy **CC9**: Design and Heritage
 - Policy **CC10**: A Place for Everyone
 - Policy **C1**: Centre Hierarchy
 - Policy **T1**: Sustainable Transport
 - Policy **T2**: Accessible Areas of Opportunity and Need
 - Policy **EN1**: Design Principles and Strategic Character Areas
 - Policy **EN3**: Heritage
 - Policy **EN4**: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
 - Policy **EN6**: Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
 - Policy **EN8**: Adaptation to Climate Change
 - Policy **EN19**: Waste
 - Policy **PA1**: Developer Contributions
 - Policy **DM1**: Development Management

- 3.1 Relevant policy requirements will now be reviewed in detail.
- 4.25 Policy SP1 sets out the key spatial principles which will guide strategic development. The Regional Centre will be the focus for economic and commercial development, retail, leisure along with high quality city living. Core development principles include creating neighbourhoods of choice, using previously developed land where possible and reducing the need to travel.
- 4.26 Policy EC1 identifies the City Centre as a key location for major employment growth. The policy also supports other significant contributors to economic growth and productivity including culture facilities and other employment generating uses, mainly in the City Centre. The policy also recognises that the provision of ancillary facilities is key to creating business destinations which secure an enhanced occupier experience. Ensuring the continued social, economic and environmental regeneration of the city is a priority.
- 4.27 Policy EC2 seeks to retain and enhance existing employment space.
- 4.28 Policy CC1 identifies the City Centre as a strategic economic location and the focus of provision of a range of uses including leisure, entertainment and cultural facilities, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
- 4.29 Policy CC5 requires provision of adequate parking provision for cars and bicycles, with reference to the parking standards set out in Appendix B. The Appendix confirms that the standards do not apply in the City Centre, where parking is considered on a site by site basis.
- 4.30 Policy CC7 promotes mixed-use development in the City Centre, as a means of using land efficiently. Active ground floor uses such as food and drink and leisure, will be appropriate in locations with an established public function, or as part of a development which will create this type of environment.
- 4.31 Policy CC9 sets out a requirement for the highest standard of design in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified. New development must support the range of uses that the Council expects in the City Centre, and contribute to a coherent, integrated physical environment. Policy CC10 seeks a place for everyone, which is accessible and increases the diversity of activity in the City Centre.

- 4.32 Policy C1 sets out a centre hierarchy. The City Centre is the focus for a range of uses including leisure. Policy C10 permits new development and redevelopment that supports the evening economy and contributes to centre vitality, where there is not already a concentration of such uses; where residential amenity does not suffer an unacceptable impact; and where new uses support both the daytime and evening/night time economies. The character of the area is also relevant, as are the potential impacts on the wider community. Explanatory text recognises that the benefits of a vibrant evening economy need to be balanced against the other functions of centres, including the need to support a daytime economy, maintaining the attractiveness of an area to all users, including shoppers and residents.
- 4.33 Policy T2 states that the pattern of development will be managed to ensure that new proposals are located to ensure good access to the City's main economic drivers; and are easily accessible by various transport modes. In the City Centre, proposals should provide a level of car parking which reflects the highly accessible nature of the location and the realistic requirements of the users. In terms of cycle and disabled parking, development should provide appropriate facilities, taking account of the minimum standards set out in Appendix B.
- 4.34 Policy EN1 expects all development to follow the seven principles of urban design and to have regard to the strategic character area in which the proposal is located. Opportunities for good design to enhance the overall image of the City should be fully realised. Developers will be expected to consider the heritage of the City Centre Character Area and continue its rich pattern of activity. Developments should contribute positively to the experience at street level.
- 4.35 Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of the districts and neighbourhoods. New developments must be designed to preserve, or where possible enhance, the historic environment, and the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 4.36 Policy EN4 requires development to follow the principles of the Energy Hierarchy, being designed to reduce the need for energy through passive design and natural lighting; reducing the need for energy through energy efficient features such as improved insulation and glazing; and the meet residual energy requirements through the use of low or zero carbon energy generating technologies. Wherever possible, new and retrofit

projects should be designed to allow opportunities for low and zero carbon energy supplies; to improve energy efficiency; to enable future connection to decentralised energy schemes; and to use materials with low embodied carbon.

- 4.37 Policy EN8 requires all new development to be adaptable to climate change in terms of layout, design, siting and function. Flood risk should be minimised; passive design should be used to control overheating; and green infrastructure incorporated where possible.
- 4.38 Policy EN19 requires provision of waste management plans to demonstrate how construction and demolition waste will be minimised and recycled on site where possible, and how the sustainable waste management needs of the end user will be met.
- 4.39 Policy DM1 requires development to have regard to siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of scale and appearance; effects on amenity including privacy, light, noise, vibration, air quality, odours, litter and road safety; accessibility including sustainable transport; community safety; design for health; refuse storage and collection; vehicular access and parking; effects relating to biodiversity, archaeological or built heritage; flood risk and drainage.

SAVED POLICIES OF THE MANCHESTER UDP (1995)

- 4.40 The Manchester Unitary Development Plan (UDP) was adopted in 1995 and some policies remain extant notwithstanding the adoption of the Manchester Core Strategy and the NPPF. The saved policies most relevant to this proposal are:

Policy **DC26**: Development and Noise

Policy **RC20 Area 26**: Quay Street/Deansgate/Liverpool Road/River Irwell

OTHER MATERIAL CONSIDERATIONS

- 3.2 Other material policy considerations include:

- National Planning Practice Guidance;
- Draft Greater Manchester Spatial Framework (2019);
- St John's Strategic Regeneration Framework (2016 and 2014);
- Our People, Our Place: The Greater Manchester Strategy (2017);
- Manchester City Centre Strategic Plan (2016); and
- Guide to Development in Manchester SPD (2007).

NATIONAL PLANNING PRACTICE GUIDANCE

4.41 The NPPG is a material consideration in the determination of planning applications. It states that good design is integral to sustainable development and requires the creation of places that work well for everyone and are adaptable for the long term. It identifies key design issues including local character, safe efficient streets, crime prevention, access and inclusion, and cohesive and vibrant neighbourhoods. Developments should be functional, support mixed uses, adaptable, resilient, distinctive in character, permeable to movement.

4.42 Of particular relevance to this application is the Design: Process and Tools section. This states (Paragraph: 001 Reference ID: 26-001-20191001) that well designed places can be achieved through proactive and collaborative working at all stages of the opening process. Good design is considered under the following ten principles, as set out in the National Design Guide:

- Context;
- Identity;
- Built form;
- Movement;
- Nature;
- Public spaces;
- Uses;
- Homes and buildings;
- Resources; and
- Lifespan.

GREATER MANCHESTER SPATIAL FRAMEWORK CONSULTATION DRAFT (2019)

4.43 The GMSF will be a Spatial Development Strategy for the ten authorities that make up the Greater Manchester Combined Authority. Whilst the plan is still emerging, and policies cannot be given weight, it is noteworthy as a direction of travel. The latest draft positions the City Centre as the focus for high levels of growth due to the previously developed land resource and the location's accessibility. Making the most of the key assets at the core of the conurbation is central to the proposed strategy, as it will be essential in maximising the competitiveness of the wider region.

ST JOHN'S STRATEGIC REGENERATION FRAMEWORK (2016, 2014)

4.44 A Strategic Regeneration Framework was prepared for the St John's neighbourhood in 2014 and an update published in 2016. The original SFR sought to guide the redevelopment

of the 13-acre site for a new residential-led, mixed-use neighbourhood over the following ten years. Key areas include delivering a best-in-class neighbourhood of choice which is a vibrant place for innovation, culture, entertainment, leisure and living. Development should be fully integrated into the urban fabric, retaining and reusing the site's key heritage assets and should complement rather than compete with the wider city.

- 4.45 In relation to the masterplan proposals for the Bonded Warehouse, the document states:

"The Grape Street Bonded Goods Warehouse is a fine and imposing building that was constructed in 1869, with a railway line originally passing directly into the building for securely storing goods such as alcohol and tobacco. The indicative Masterplan proposes the refurbishment and repositioning of the warehouse as a workspace building.

Aimed at the TMT and creative sectors, the building will become recognised as the place within Manchester for enterprise, creativity and innovative working, with a variety of different spaces to suit collaborative working, start-ups, established businesses and larger organisations.

The building will be branded and managed by Hello Work, which was launched by Allied London Properties Limited in April 2014 and ties in to similar products being developed in Manchester, Leeds and London for these emerging new industries. As well as open plan workspace on the upper levels, which maximises use of the design features of the existing building, the lower levels will be turned into duplex "workspace suites". The third floor, which opens out on to Grape Street, will become the heart of the building's culture, playing home to food and drink, incubator and collaborative space. New public space is proposed to enhance the setting of the Bonded Warehouse."

- 4.46 A draft St John's Strategic Regeneration Framework Update was published in November 2016. It sought to take into account the significant progress that had been made towards achieving the aims of the original SRF, and the changes to the proposals such as the Factory cultural space. It also extended the SRF area to the south.

OUR PEOPLE, OUR PLACE: THE GREATER MANCHESTER STRATEGY (2017)

- 4.47 The Strategy was produced by the Greater Manchester Combined Authority to set out a collective vision to make Greater Manchester a better place. It seeks to reform public services, growth the economy and empower local people. It covers health, wellbeing, work and jobs, housing, transport, skills, training and economic growth. Ten priorities are

identified, covering: children's learning; young people being equipped for life; provision of good jobs with opportunities for progression; a thriving and productive economy in all parts of Greater Manchester; world-class connectivity; safe, decent and affordable housing; a green city region with a high quality culture and leisure offer; safer and stronger communities; healthy lives with quality care for those who need it; and an age-friendly Greater Manchester. The document seeks an integrated approach to place shaping, so that environments are attractive places to live, work, visit and invest.

MANCHESTER CITY CENTRE STRATEGIC PLAN (2016)

- 4.48 The Plan reflects on recent successes and sets out a plan for further growth. It identifies the functions of the City Centre as a driver of economic growth and major employment centre; an increasingly popular residential centre; a major visitor destination; and a place to spend leisure time. It reiterates the regeneration aims for St John's.

GUIDE TO DEVELOPMENT IN MANCHESTER SPD (2007)

- 4.49 This document is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve. Part 1 of the SPD sets out design principles and standards including high quality developments that are safe, secure and accessible to all.
- 4.50 The SPD states that proposals should seek to ensure that the uses of buildings reflect their purpose and place. Development should enliven and define neighbourhoods and promote a sense of place. It should have regard for the location of sustainable public transport and its proximity.
- 4.51 Developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The SPD requires crime prevention measures such as informal surveillance, CCTV, good lighting and stewardship.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.52 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. In considering applications with respect to any buildings or other land in a Conservation Area, Section 72 of the Act requires the local authority to pay special attention to the

desirability of preserving or enhancing the character or appearance of the area.

5. PLANNING ASSESSMENT

5.1 This chapter considers the principal issues that are relevant to the application:

- The principle use;
- Heritage;
- Highways, Parking and Access;
- Servicing, and Waste Management;
- Operational Management;
- Safety and Security;
- Environmental Sustainability, and
- Noise.

PRINCIPLE OF USE

- 5.2 The principle of refurbishing the Bonded Warehouse and fitting it out to provide a high quality office scheme, with ancillary café and bar uses for building users, complies with national policy. The NPPF seeks to ensure the vitality of city centres by taking a positive approach to their growth and adaptation; and ascribes significant weight to supporting economic growth. The NPPF supports the redevelopment of underutilised buildings.
- 5.3 There is some ambiguity over the lawful use of Levels 2 and 3 and whether this is offices (formerly B1 use, now E use under the Use Classes Order 2020) or not. Notwithstanding this however, the building has traditionally provided employment use and it currently provides office accommodation on other floor levels. Policies EC1 and EC2 seek to provide new office uses, as well as to protect and enhance existing employment sites. The proposals therefore fully accord with this policy.
- 5.4 The principle of reuse of the building, as part of a broader city centre regeneration scheme, complies with the Council's Core Strategy including Policies SP1, EC1, EC2, CC1 and CC4 which seek to direct a range of uses to the city centre in order to maintain its economic competitiveness and its vibrancy.
- 5.5 The proposal to revitalise the building aligns with the Council's St John's Strategic Regeneration Framework, and forms part of the applicant's broader strategy for the area. The economic, social and environmental benefits of the Bonded Warehouse, in particular its social, co-working and collaborative environment and Exchange programme, have significant potential to boost the growth of creative industries in Manchester, to allow entrepreneurial and small businesses to develop, to encourage new businesses to

Manchester in this new TMT cluster and to realise the regeneration aspirations of the wider area and city as a whole.

HERITAGE

- 5.6 Three Heritage Statements have been prepared by Stephen Levrant Heritage Architecture in support of the planning listed building applications. These provide proportionate information on the origins and development of the listed building and have arrived at a rigorous Significance Assessment (both physical and visual) of the proposals in accordance with national (Historic England) and international (ICOMOS) guidelines.
- 5.7 The significance assessment has concluded that the Listed Building is considered to yield low / medium archaeological interest, high historic interest and considerable-high aesthetic and architectural interest.
- 5.8 In relation to each level, the statements conclude as follows:-

Level 2

- 5.9 Level 2 is situated at basement level and has historically always been a subservient space. A number of high significant features such as cast iron columns; brick piers and wrought iron features do however, contribute to the special interest of the space. Level 2 has been subject to various stages of alteration from the late 20th century to 31st July 2018. The principal alterations made to the space prior to listing include; new lift cores and lightweight partitions to east and west of the floorplate. These features are of no heritage significance.
- 5.10 It is noted the original columns to the west of the floorplate were overcovered with plasterboard prior to 31st July 2018. It will be clear, however, that this results in a demonstrably moderate adverse visual impact.
- 5.11 The current proposals comprise changes of use to Levels 2 to convert it into a bar and office space. In particular, this includes the provision of new work suites and an open plan dining area.
- 5.12 The Heritage Impact Assessment (HIA) has demonstrated that the proposals will result in varying instances of adverse impact ranging from minor to neutral and one instance of minor beneficial impact. Whilst there are demonstrable instances of minor and negligible adverse impact, these alterations allow for a long-term viable use for Level 2 of the listed building.

- 5.13 It will be clear that a number of these works would result in some instances of minor and negligible adverse impact, however, these alterations are generally lightweight and reversible. Thus, the overall impact of the proposals to Level 2 is considered to be minor / negligible adverse. The proposals cannot be considered to result in anything more than limited instances of "less than substantial harm," due to the fact that the special architectural interest of the Grade II listed buildings will not be fundamentally compromised.

Level 3

- 5.14 Level 3 is a highly significant space, with a number of features shown to survive largely intact and unaltered. Externally, the original windows, doors and fixtures are still present. The roof structure and internal structural arrangements, for instance cast iron columns, wrought iron beams and brick jack arches, can all be understood and related directly to contemporary sources and descriptions of the building.
- 5.15 All of the original features within Level 3 considered to be of high significance, notably include: exposed brickwork walling, original windows, doors, and floor hatches, timber and wrought iron roof structure, internal cast iron beams and wrought iron columns, brick jack arch ceilings, timber floors and turntable detail. The open spatial quality of the space makes a positive contribution to the significance of the space.
- 5.16 Strip out works carried out in 2017 removed only set design fittings (of no heritage significance) left over from when the building was occupied by Granada. As these were done prior to the building being listed on 31st July 2018, Listed Building Consent was not required.
- 5.17 The current proposals comprise changes of use to Levels 3 to convert it into an office space. In particular, this includes the provision of new work suites and open mezzanine office provision. The Heritage Impact Assessment has demonstrated that the proposals will result in varying instances of adverse impact ranging from minor to neutral. Whilst there are demonstrable instances of minor and negligible adverse impact, they allow for a long-term viable use for Level 3 of the listed building. It will be clear that a number of these works are largely reversible and thus the overall impact of the proposals to Level 3 are considered to be minor / negligible adverse. The proposals cannot be considered to result in anything more than limited instances of "less than substantial harm," due to the fact that the special architectural interest of the Grade II listed buildings will not be fundamentally

compromised.

Level 6

- 5.18 The open truss roof structure and internal structural arrangements, for instance cast iron columns, and original hoist machinery, can all be understood and related directly to contemporary sources and descriptions of the building. All of the original features within Levels 6 are considered to be of high significance, notably exposed brickwork walling, original windows and floor hatches, original hoist machinery, wooden trusses to the pitched roof structure, and original timber floors. The open spatial quality of the space makes a positive contribution to the significance of the space.
- 5.19 Lift cores and lightweight partitions to east and west of the floorplate and the modern WCs were added prior to the building being listed on 31st July 2018. The current proposals comprise changes to Levels 6 to convert it into an office space. In particular, this includes the provision of new meeting rooms and a lecture space.
- 5.20 The Heritage Impact Assessment (HIA) has demonstrated that the proposals will result in varying instances of adverse impact ranging from minor to neutral and one instance of minor beneficial impact. Whilst there are demonstrable instances of minor and negligible adverse impact, these alterations allow for a long-term viable use for Level 6 of the listed building. It will be clear that a number of these works would result in some minor adverse visual impact, as they erode the spatial quality of Level 6 (which is of intrinsically high significance). It will be clear, however, that these are generally lightweight and reversible. Thus, the overall impact of the proposals to Level 6 is considered to be minor / negligible adverse.
- 5.21 The proposals cannot be considered to result in anything more than limited instances of "less than substantial harm," due to the fact that the special architectural interest of the Grade II listed buildings will not be fundamentally compromised.
- 5.22 It is therefore considered that the small degree of harm to each level of the building individually, and cumulatively, results in 'less than substantial harm'. In that case paragraph 196 of the NPPF applies. This 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."

In this case, the benefit of securing a long-term future for the building, as well as delivering the other benefits as set out in the conclusions, outweigh the harm caused to the building. It is therefore considered that the proposals comply with the NPPF and Core Strategy, as well as sections 66 and 72 of the Listed Buildings and Conservation Areas Act.

HIGHWAYS, PARKING AND ACCESS

- 5.23 The site is accessible on foot to a wide range of facilities, services, transport options and amenities. There is good pedestrian infrastructure in the vicinity of the site with all roads having footways on both sides of the carriageway. The site will benefit from further enhancement to movement networks as the St John's masterplan is delivered. All traffic signals in the area benefit from pedestrian crossing facilities with dropped kerbs and tactile paving.
- 5.24 The site and surroundings are served by the Metroshuttle free buses which provide convenient access to major activity centres in the city, along with other bus services. Deansgate Station and Salford Central station are 800m away on foot, providing rail options across Greater Manchester and beyond. The city centre benefits from many car parks, with multi-storey structures nearby at Spinningfields, First Street and Manchester Central.
- 5.25 The site is extremely accessible and benefits from a range of transport options.
- 5.26 Given the site's excellent accessibility, no vehicular parking spaces are proposed as part of the scheme. This will enable maximum active use to be made of the constrained urban site. The provision of no car parking is wholly compliant with Policy T2 of the Core Strategy which states that new development in the city centre should provide a level of parking which reflects the highly accessible nature of the location and the realistic needs of users. The building provides 74 cycle parking spaces.
- 5.27 Access into and throughout the building is fully DDA compliant allowing access to all users. Within the building, WC provision for disabled users is provided in accordance with requirements.

SERVICING AND WASTE MANAGEMENT

- 5.28 An appropriate quantum of bin storage space is provided for general and recyclable waste. It will be stored in the internal refuse store to the east façade of the building.

- 5.29 Deliveries, waste management and refuse collection are appropriate for the scale of the development, and servicing and waste collection can be undertaken in an efficient manner. The proposal will therefore comply with Policies EN19 and DM1 which require the management of refuse in line with the waste hierarchy, and the upholding of residential amenity.

OPERATIONAL MANAGEMENT

- 5.30 The application is accompanied by an Operational Management Plan produced by Allied London. It is a comprehensive plan which covers the servicing and management of the uses.
- 5.31 It provides detailed management guidance covering hours of operation, staffing, noise management, servicing, site safety and security, and the management of outdoor seating. The document demonstrates that the use can be successfully operated from the building with no impact on amenity or operation of nearby uses. The proposal is thereby wholly compliant with Policy DM1.

SAFETY AND SECURITY

- 5.32 The scheme has been carefully designed so as to maximise security of users and staff, and to reduce any areas of risk. Physical measures will be complemented by an efficient management strategy which will be implemented by Allied London and the individual operators and occupiers.
- 5.33 The proposal thereby provides a safe and secure space as required by national policy and local Policies EN1 and DM1.

ENVIRONMENTAL SUSTAINABILITY

- 5.34 The proposals will incorporate energy saving strategies to limit the use of energy, reduce CO2 emissions and conserve water. Full details can be found in the Sustainability Statement, which form part of the application submission.

NOISE

- 5.35 The application is accompanied by an Acoustic Assessment undertaken by Sandy Brown Associates. Plant noise egress limits have previously been determined following an environmental noise survey, and are detailed in Sandy Brown report 15058-R02-D (also submitted). Plant noise measurements have been carried out to determine the plant noise

levels installed to the roof of the Bonded Warehouse. The survey was carried out on 14 August 2020.

- 5.36 An assessment to determine the plant noise egress level at the nearest noise sensitive premises, as set out in Sandy Brown report 15058-R02-D, from the rooftop plant has been carried out. The assessment shows that plant noise egress due to the rooftop plant items will meet the plant noise egress limits at all nearby noise sensitive premises.
- 5.37 The survey demonstrates that the proposal meets national and local policy requirements regarding amenity including Policy DM1.

6. SUMMARY AND CONCLUSIONS

6.1 The proposal has been considered against the policies of the current development plan, and national government policies and guidance. It has been illustrated that the proposal conforms to the criteria they set out and that the principle of development is both sustainable and desirable.

6.2 The principle of the use will further activate this part of the City Centre, supporting economic growth and contributing to the aims of the St John's Strategic Regeneration Framework produced by the Council, as well as area-specific policy covering the City Centre. The proposed scheme forms part of the wider Bonded Warehouse and St John's proposals, representing significant investment in the area as sought by the Council.

6.3 The proposals respond to the physical context and heritage of the building and respect the character of the local area in which it is situated. In summary the proposal will:

- provide contemporary workspace for small and entrepreneurial businesses;
- provide flexible, co-working, collaborative, social office accommodation to encourage growth and development in the tech and creative industries in Enterprise City and Manchester;
- be the home of Exchange, a mentoring and support programme specifically designed to grow rising tech and creative businesses;
- bring the Bonded Warehouse back in to full, active use with a new, unique identity;
- deliver a fit-out which protects and celebrates the uniqueness of the building; and
- provide a new workspace environment that stands apart from typical Manchester office schemes.

6.4 In addition, there are numerous public benefits flowing from the proposed development, these are that it will:-

- bring a long-term vacant/ underused building back into active use;
- secure the long-term future of a listed building;
- enable the restoration of key features of the listed building;
- reveal and restore aspects of the building which were previously concealed;
- through the greater number of people using the building, allow more people to see and appreciate the building's history and original use;

- provide equal access arrangements for all into and throughout the building;
 - provide modern employment space providing accommodation for more jobs in the city in an industry identified for strategic growth; and
 - increase activity at street level through additional footfall and views into and out of the building providing overlooking, natural surveillance and increasing feelings of security within the city centre.
- 6.5 The site is within a highly accessible location and reduces the need to travel by private car. It will support further improvement of the City's economic performance and spread the benefits of this growth across the city to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The scheme would provide space for permanent employment. The development will ensure the sustainable use of natural resources in order to mitigate and adapt to climate change, so as to ensure that the City is inclusive and attractive to residents, workers, investors and visitors.
- 6.6 An assessment of the harm caused to the designated heritage asset has been undertaken by Stephen Levrant Heritage Architecture, in accordance with legislative requirements and NPPF policy. This determined that less than substantial harm will occur as a result of the development.
- 6.7 Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("P(LBCA)A 1990") with regard to listed buildings and their settings, and Section (72) of the same Act with regard to conservation areas apply. These require that 'special regard' be paid in taking decisions affecting heritage assets.
- 6.8 There are significant public benefits arising from the development which are considered to outweigh the low level of harm caused, and the policy test is met on that basis, as well as addressing sections 66 and 72.
- 6.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to be in compliance with it.

6.10 In reaching this conclusion it should be noted that account has been taken of the fact that the heritage policies (CC9 and EN3) set out in the adopted Core Strategy are out of date as they do not comply with the NPPF requirement to undertake a balancing exercise where heritage harm is predicted (paragraphs 196). In that case the policy approach of NPPF should be adopted and, as concluded above, the development is in accordance with these policies.

6.11 This document has further assessed the proposals against emerging plans and non-development plan policy, including the City Centre Strategic Plan. These are material considerations in the determination of this planning application and add further weight in support of approval. Even were it to be concluded that there was some conflict with development plan policies, such conflict is more than outweighed by the benefits which arise from the proposals.

6.12 Importantly, the development represents sustainable development since the scheme will further all three aspects of the tests (as demonstrated by the public benefits of the proposals set out above). Given that the development represents sustainable development which accords with the development plan (taken as a whole) then, paragraph 11 of the NPPF is relevant.

6.13 Paragraph 11 of the NPPF states that:-

"Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means...

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

o i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

o ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 6.14 Sustainable development is at the heart of national guidance and it is firmly concluded that these proposals comprise sustainable development even were the view to be formed that there was some limited conflict with the development plan. This weighs strongly in favour of the proposed development.
- 6.15 On balance therefore, given the overall policy support for the proposals, and notwithstanding the outweighed heritage harms, the proposals represent sustainable development and will bring significant social, economic and environmental benefits, as such they merit the granting of Planning Permission and Listed Building Consent.

APPENDIX A

DO WORK BE SOCIAL

DEPARTMENT

BONDED
WAREHOUSE

ENTERPRISE CITY
MANCHESTER

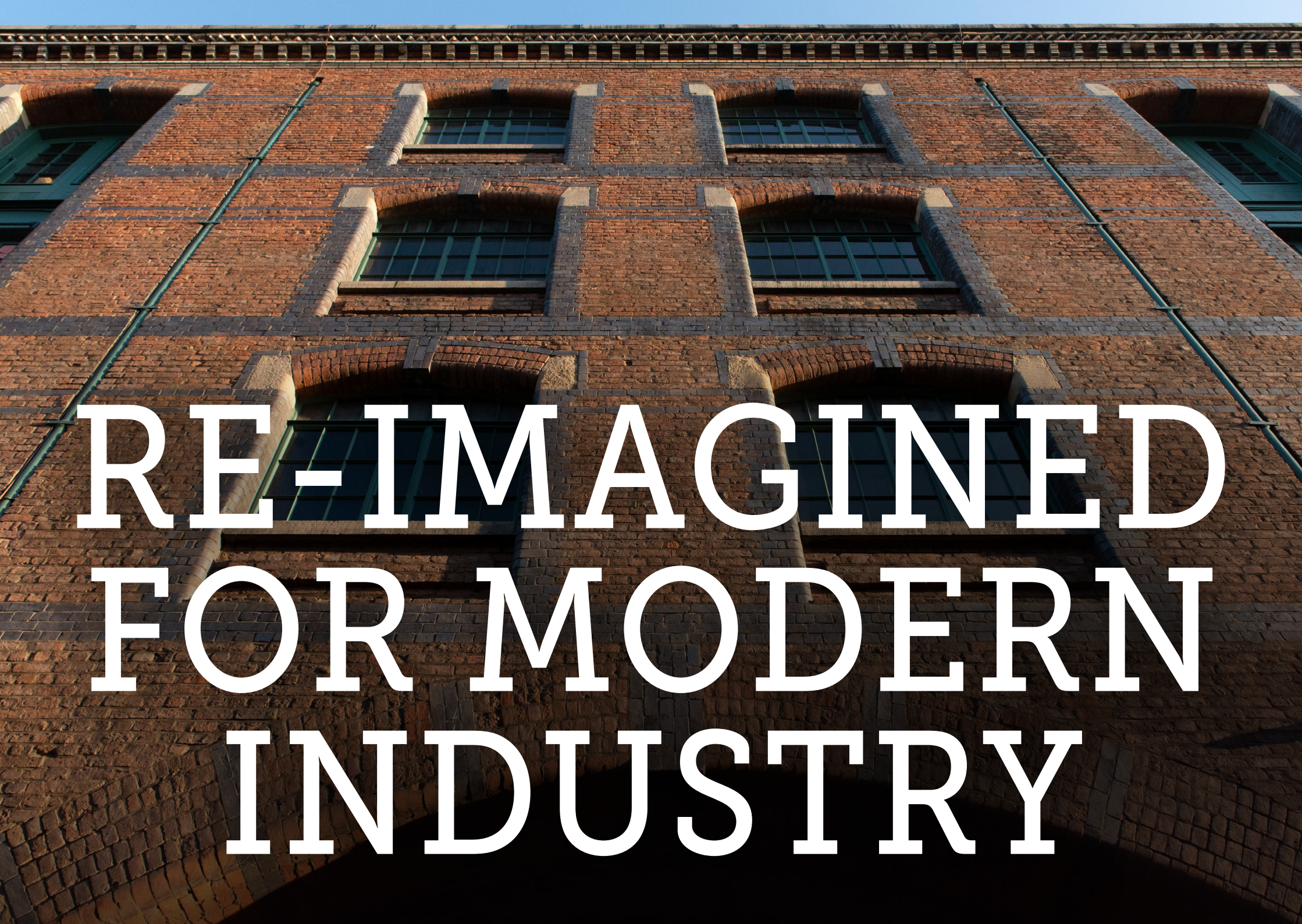
DEPARTMENT

BONDED WAREHOUSE

Department offers work and social destinations designed for collaboration, culture and to inspire community; where experiences meet enterprise.

Department Bonded Warehouse is a thriving enterprise hub of creative entrepreneurs; collaborating, evolving and innovating in an iconic workspace.

The 1800s warehouse has been purposefully redesigned with heritage features for an inspiring and unique work, social and events destination.



RE-IMAGINED
FOR MODERN
INDUSTRY

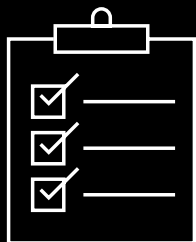




A DESTINATION FOR ENTERPRISE, CREATIVITY, INNOVATIVE WORKING AND SOCIALISING

At Department Bonded Warehouse we have designed a culture where your work and social life can co-exist. Whether it's having somewhere you can network over lunch, workout at the end of the day or host your own event, we've created an experiential space that enhances you and your business.

BONDED WAREHOUSE MEMBERSHIP INVENTORY



The inventory of the Department Bonded Warehouse stops at nothing to fulfil member requirements: **work, social, wellness, tech, outstanding hospitality and inspiring experiences.** Places for business; for balance; for you. Spaces for a fulfilled modern work life.



HOT DESKS

Single desk in a collaborative space



PREMIUM SUITES

Spacious, premium offices with built in storage



RECORDING STUDIOS

Multi-use premium recording studios



RESIDENT DESKS

A desk in a resident office suite



GARAGES

Large, creative spaces with unique city views



FILM STUDIOS

State-of-the-art digital production studios



PRIVATE STUDIOS

Member studio space to accommodate 4-10 desks



CLUBHOUSE

Relaxing spaces for work and social



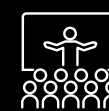
TV STUDIOS

Studios for producers and broadcasters



FITNESS & WELLNESS

Gym, studios, classes and wellness programmes



EVENT SPACES

Dedicated range of event and social spaces



KITCHENS

Food, drink and social spaces from cafes to bars

MEMBER BENEFITS

Members benefit from a bespoke inventory at Department Bonded Warehouse, as well as invitations to a host of exciting workshops, events and showcases.



24/7 access



High speed internet



Gym & fitness facilities



Yoga & wellness



Event & meeting spaces



Exclusive member events & societies



Tech support



Dedicated community managers



Relaxation & tranquillity zones

DEPARTMENT
DO WORK BE SOCIAL



Screening & presentation zones



Bike parking



Lockers & workspace storage



Private phone booths



Breakout spaces



Private bar



Unlimited tea & coffee



Growth, support & mentoring opportunities

and so much more...

A photograph of the interior of a brick warehouse. The walls are made of red brick. On the left, there is a wall of black lockers with white numbers. Above the lockers is a wooden sign that reads "BONDED WAREHOUSE EST. 1867". In the center, there is a modern, curved reception desk with a black and grey striped pattern. A woman is standing behind the desk, and two men are standing in front of it. The floor is made of light-colored wood. The ceiling is made of dark wood with exposed pipes and lights. The overall atmosphere is industrial and modern.

DEPARTMENT

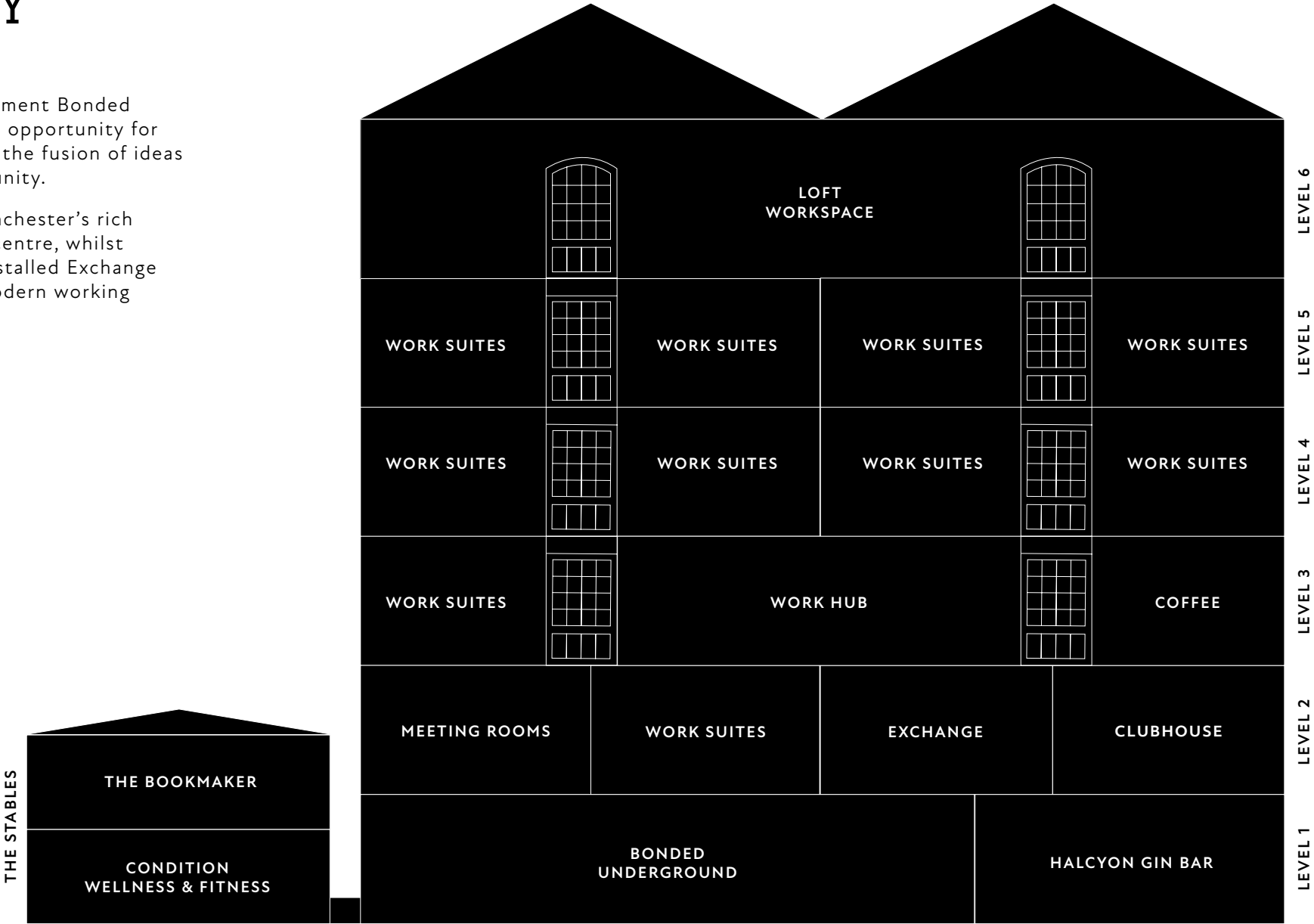
BONDED
WAREHOUSE

THE LEVELS

THE BONDED WAREHOUSE INVENTORY

Set over six floors, Department Bonded Warehouse is home to the opportunity for growth, collaboration and the fusion of ideas within our member community.

The building captures Manchester’s rich history as an industry epicentre, whilst our facilities and newly installed Exchange pioneer the future of a modern working environment.



BONDED UNDERGROUND

Bonded Underground offers unique on-site studio space to record and produce using state-of-the-art equipment in brand new media suites.

The studios have dedicated professionals on hand to assist, eliminating the need to outsource these jobs for our members.

LEVEL ONE

PRODUCTION STUDIOS

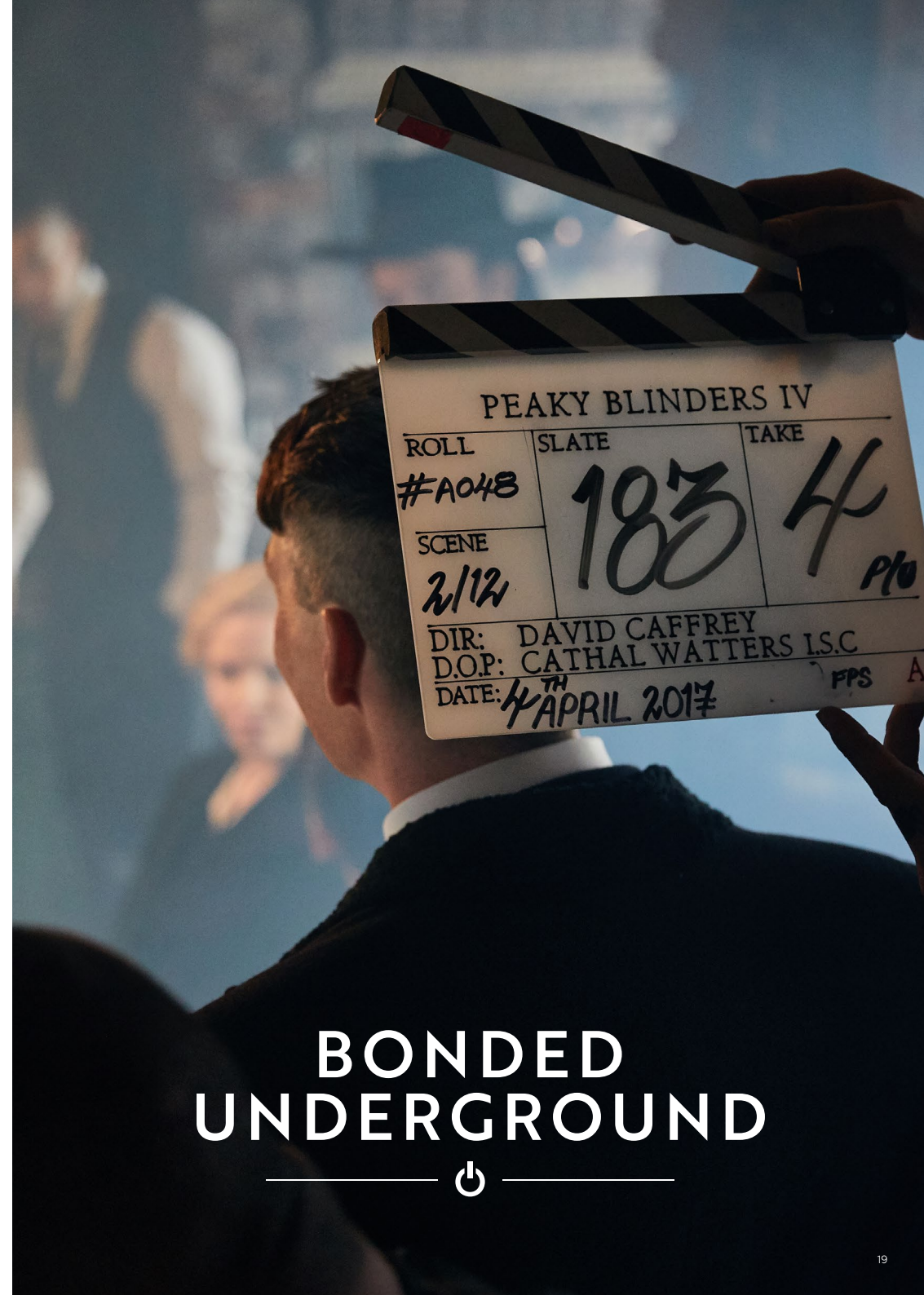
POST PRODUCTION

GREEN SCREEN

PODCASTS

FILMING

INFINITY CURVE STUDIO



BONDED UNDERGROUND



WORK SUITES & MEETING ROOMS

Level two is devoted to Department members, with creative modern work suites, and access to meeting and work spaces driven by great design.

As well as creative work suites, Department Bonded Warehouse can provide flexible meeting space for members to support your business presentations, workshops or screenings. Complete with complimentary refreshments throughout.

LEVEL TWO

WORK SUITES
WORK STUDIOS
MEETING ROOMS
BREAKOUT SPACES
WORKSHOP
LOUNGE



BONDED CLUBHOUSE

Within Department Bonded Warehouse, you will find the building's signature social space: the stunningly designed Clubhouse.

Clubhouse is the home of conversation and collaboration, offering members a casual lounge with a bar and kitchen. The space is also ideal for private dining, exhibitions or industry events.

LEVEL TWO

WORK, NETWORK, MEET,
EAT, DRINK AND RELAX
CO-WORKING SPACE
LOUNGE
BAR
SCREENINGS

CLUBHOUSE



EXCHANGE

Pioneering the future of tech and digital working, Exchange offers the most ambitious early-stage tech companies access to the tools and learning to succeed.

Exchange has been created in collaboration with Tech Nation and offers a 6 to 12 month scheme for ambitious early stage tech companies in the North West, delivering a syllabus and direction for development within the market.

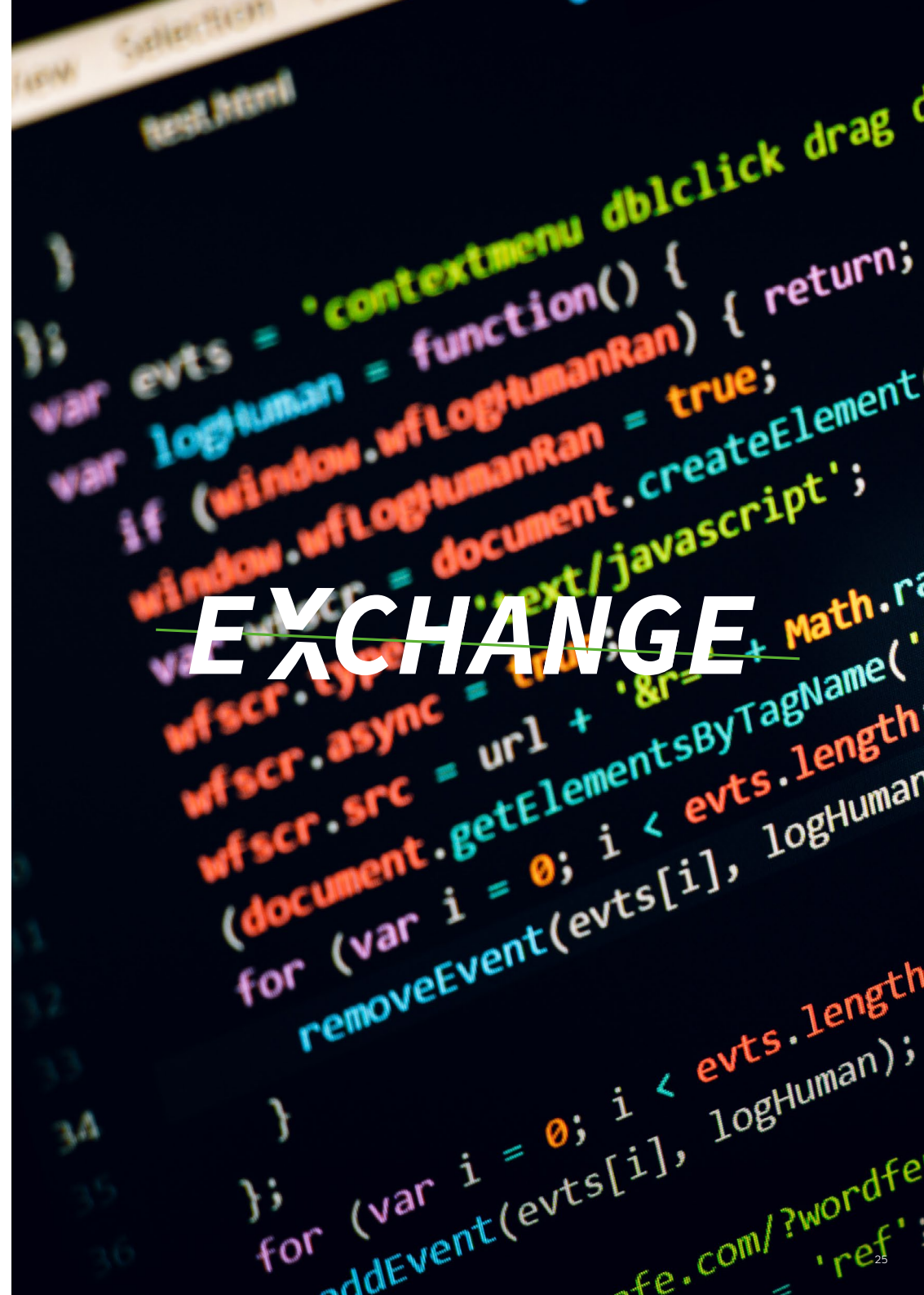
Exchange provides unrivalled access to the next generation of modern industry.



LEVEL TWO

MENTORING
EVENTS
NETWORKING
COLLABORATION
INDUSTRY INSIGHT
SCREENINGS

EXCHANGE



WORK HUB: COMMUNITY COLLABORATION

Department Bonded Warehouse members benefit from the invaluable connection to members of the Department community.

As such, level three is dedicated to open workspaces and suites where members can collaborate, provide mentoring and share ideas to maximise productivity.

LEVEL THREE

WORK SUITES
BREAKOUT SPACES
MEETING ROOMS
COWORKING
EVENTS
NETWORKING



WORK SUITES & LOFT WORKSPACE

Levels four, five and six offer versatile workspace with the freedom to grow and expand your business.

Whether you require an inspiring work suite or an office on your own floor, we can tailor the space to work for you.

Occupying the entire top floor of Department Bonded Warehouse is the industrial-style loft, with the best views of Manchester and Enterprise City.

LEVEL FOUR, FIVE & SIX

SUITES

STUDIOS

LOFT SPACE

MEET & NETWORK

BUSINESS SUPPORT

BREAKOUT





DEPARTMENT BW
THE STABLES



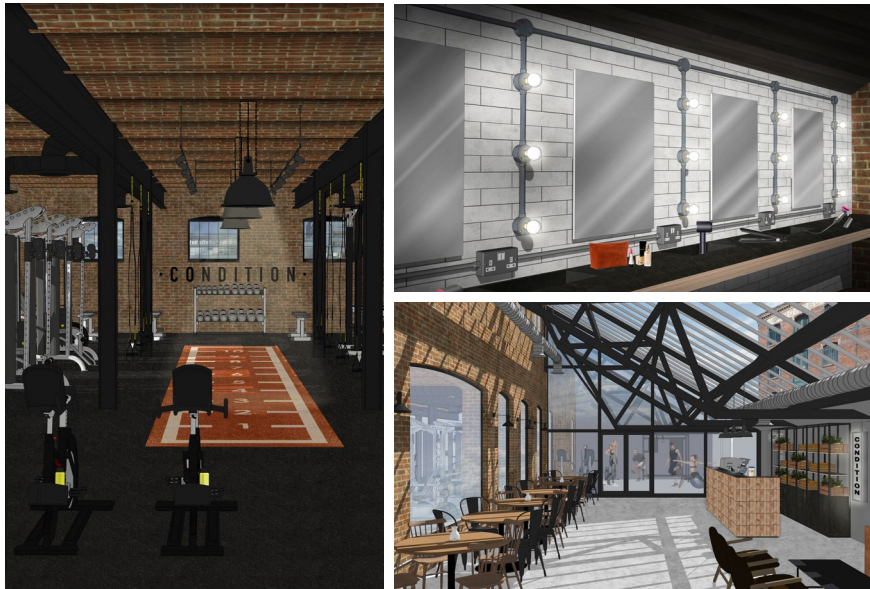
CONDITION: FITNESS & WELLNESS

Department Bonded Warehouse's on-site gym, Condition, provides members with access to a holistic wellness experience.

Discover unique fitness classes, state-of-the-art equipment, a boxing area and a social space to rejuvenate and energise with a juice or coffee. Classes are designed with convenience and flexibility around your working day.

Premium changing facilities include a sauna and dressing room, offering a series of rotating beauty treatments.

THE STABLES



THE BOOKMAKER

Department Bonded Warehouse is much more than a place to work. It's a culture of friends, colleagues and a community that enhances your work life balance.

Located within The Stables building, The Bookmaker combines a great pub atmosphere with casual dining, live entertainment, DJs and live sports.

Remote working memberships are available on a daily, weekly or monthly basis offering non-members a flexible working solution within The Bookmaker's great atmosphere. Perks include unlimited free coffee, fast wifi and access to power.



THE STABLES



LOCATION

Department Bonded Warehouse at Enterprise City is ideally situated at the heart of the city centre.

ENTERPRISE CITY®

THE FUTURE OF MODERN
INDUSTRY: A MEDIA, TECH
AND CREATIVE CLUSTER
FOR MANCHESTER

Enterprise City is an inspirational new district of the city, with exceptional workspaces, inspiring cultural spaces and bespoke city centre living.



DEPARTMENT
BOND
WAREHOUSE

MANCHESTER

CONNECTIONS

Manchester is one of the best-connected cities in the UK with excellent local, regional, national and international transport connections via road, rail and air.



BUS

The Manchester 'free bus' service has two city-wide routes serving Department Bonded Warehouse. All services run every 10-12 minutes, Mon-Sun.

For more information please visit Transport for Greater Manchester:

www.tfgm.com

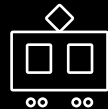


CAR

A 24-hour NCP car park is located within walking distance of Department Bonded Warehouse. Three additional car parks are within five minutes' walk.

For more information on the car park and charges please visit NCP:

www.ncp.co.uk

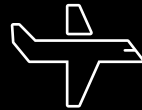


METROLINK

Metrolink trams run throughout Greater Manchester with three stops within walking distance of Department Bonded Warehouse.

For more information please visit Transport for Greater Manchester:

www.metrolink.co.uk



AIR - MANCHESTER AIRPORT

Driving: 9 miles, 20mins

Train: 15 to 25mins

Manchester Airport to Manchester Piccadilly or Manchester Oxford Road.

For more information please visit Manchester Airport: manchesterairport.co.uk or National Rail Enquiries:

www.nationalrail.co.uk



TRAIN

There are five railway stations all within easy walking distance of Department Bonded Warehouse.

SALFORD CENTRAL

Driving: 1min

Cycling: 2mins

Walking: 5mins

DEANS GATE

Driving: 3mins

Cycling: 4mins

Walking: 11mins

MANCHESTER OXFORD ROAD

Driving: 6mins

Cycling: 7mins

Walking: 15mins

MANCHESTER VICTORIA

Driving: 6mins

Cycling: 7mins

Walking: 17mins

MANCHESTER PICCADILLY

Driving: 6mins

Cycling: 9mins

Walking: 24mins

NATIONAL RAIL CONNECTIONS

Manchester to London: 2hrs 8mins

Manchester to Leeds: 48mins

Manchester to Liverpool: 51mins

Manchester to Birmingham: 1hr 26mins

Manchester to Sheffield: 48mins





BECOME a MEMBER

DEPARTMENT
DO WORK BE SOCIAL

DEPARTMENT **BW**

BOOK A TOUR

We'd love to show you around and discuss how our space can work for you. To discover more about Department Bonded Warehouse, get in touch to arrange a tour.

T: 07778 129 023

E: bnd@departmentuk.com

A: Department Bonded warehouse
18 Lower Byrom Street
Manchester M3 4AP

W: departmentuk.com/bondedwarehouse

DEPARTMENT **BW**

DEPARTMENTUK.COM
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