

8 June 2022

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO James Hughes

Dear James,

Manchester New Square: Land at Princess Street and Whitworth Street, Manchester – Full Planning Permission for Changes to Retail Unit Curtain Walling and Installation of Bollards

Please find enclosed an application for Full Planning permission for changes to the existing retail unit curtain walling and the installation of bollards on Princess Street at Manchester New Square.

The applicant is Urban & Civic (Princess Street) Limited.

The description of development as stated on the application form is:

“Full planning permission for the installation of external curtain walling on Building 2 of Manchester New Square and the installation of seven bollards along Princess Street.”

The Site

The Manchester New Street development is located at Princess Street / Whitworth Street in Manchester. The Site is bound by Princess Street to the west, Whitworth Street to the south, Rochdale Canal to the north and Venice Street to the east.

Building 2 of Manchester New Street is the residential building located to the west, bound by Rochdale Canal to the north, Princess Street to the west, Whitworth Street to the north, Building 1 (of Manchester New Street) to the northeast and Building 3 (of Manchester New Street) to the east.

Background

Planning Permission was granted on 9th March 2017 under planning permission 114585/FO/2016 for three residential buildings, with ground floor commercial uses and new public space and associated works (‘the Approved Development’). The description of development, as stated on the decision notice for planning permission 114585/FO/2016 is as follows:

'Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.'

The approved development has been subject to a couple of non-material amendment (Section 96a) applications, approved under 124277/NMC/2019 and 125768/NMC/2019.

The Manchester New Street development is nearing completion and progress has been made in securing occupiers for the retail units. The Co-op retail group will occupy the ground floor retail unit in Building 2, which will provide a convenience store to meet daily needs of the new occupants of the development, and the local community. As part of fit-out works to ensure that the unit accommodates the occupier's requirements, a series of changes are proposed.

Description of Proposals

The Proposed Development seeks Full Planning Permission to replace the existing curtain walling at the ground floor level of the east and west (Princess Street) elevations of the Approved Development and the installation of seven bollards within the public realm, along Princess Street.

Retail Unit Curtain Walling

Minor changes are proposed to the external curtain walling at ground floor level of the East and West Elevation of the Approved Development.

On the western (Princess Street) elevation of Building 2 (Drawing Ref 10011-B2-A-B5D9-E-W), the Proposed Development comprises the replacement of one of the existing hinged doors with an automated bi-folding doors arrangement, to better accommodate the use of the retail unit as a convenience store (see Bi Folding Doors detail drawing submitted alongside this application). The second existing hinged door is to be replaced with fixed glazing panel as per existing.

On the eastern elevation of Building 2 (Drawing Ref 10011-B2-A-B5D9-E-E), the Proposed Development comprises the removal of three high level glazing panels and replacement with louvres by the Co-op, to allow for the updated design for air conditioning/ventilation in their retail store (see drawing ref. 211202_BSD Co-Op New Square CR3 Rev 1). The specified colour and finish of these louvres has been chosen to match the existing louvre specification exactly and therefore will deliver a cohesive appearance which ties in with the Approved Development.

Installation of Bollards

Seven plain round bollards in stainless steel are proposed be installed in front of the west elevation curtain wall to the retail unit, facing onto Princess Street of Building 2 (Drawing Ref. 3910_MNSQ_PL_004). The bollards will each be 1000mm high. The simple design and minimal number of bollards proposed mean they will be visually un-obtrusive. Furthermore, the specified bollards will match the existing stainless steel bollards.

The bollards are required by the occupier to ensure sufficient security of the unit and is a standard security feature of Co-Op convenience stores.

As outward opening doors are being removed, two previously approved bollards will be removed.

Drawings

Table 1.1 sets out the drawings submitted as part of this application, and where relevant notes the equivalent drawings submitted and approved as part of the existing consent for Manchester New Square (ref: 114585/FO/2016 – as amended).

Table 1.1: Drawings Submitted

Submitted Drawing	Comments
West Elevation (10011-B2-A-B5D9-E-W Rev 4)	'Building 2 West Elevation' drawing submitted and approved as part of the existing consent (ref: 114585/FO/2016 – as amended)
East Elevation (10011-B2-A-B5D9-E-E Rev 4)	'Building 2 East Elevation' (10011-B2-A-B5D9-E-E Rev 3) drawing submitted and approved as part of the existing consent (ref: 114585/FO/2016 – as amended)
B2 Ground Floor Elevations (10011-B2-A-G251-E-07-001)	
Proposed Refrigeration Layout Basement and Roof Area (211202_BSD Co-Op New Square CR3 Rev 01)	
Bi Folding Doors detail drawing	
Bollard Location Plan (3910_MNSQ_PL_001)	
Bollard Site Plan (3910_MNSQ_PL_002)	
Existing Layout (3910_MNSQ_PL_003)	
Proposed Layout (3910_MNSQ_PL_004)	
Existing Elevations (3910_MNSQ_PL_005)	
Proposed Elevations (3910_MNSQ_PL_006)	

Submitted Drawing	Comments
Specification document of Plain Round Bollard 1000 Stainless 48mm-114mm	

Planning Considerations

The relevant Development Plan documents are the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan.

The NPPF forms a Material Considerations in the determination of this application.

National Planning Policy Framework (NPPF) – 2021

The NPPF (revised version published July 2021) promotes The NPPF (revised version published February 2019) promotes well-designed places and articulates that the creation of high quality buildings and places is fundamental to planning and development.

The NPPF states that planning policies and decisions should “*create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*” (paragraph 130(f)).

Manchester Core Strategy – Adopted 2012

Core Strategy Policy DM1 states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; to impact on the surrounding areas in terms of the design, scale and appearance; to the adequacy of internal accommodation and external amenity space; and to accessibility.

The proposed external curtain walling and bollards will deliver a coherent approach to the materiality of the Manchester New Street development.

The proposed curtain walling and bollards are appropriate in terms of appearance, scale and design and does not impact on accessibility, amenity nor safety.

The national and local policy context set out above has been considered as part of this application. The Proposed Development follows a more detailed design development process in order to meet the incoming retail occupier’s requirements.

Pre-Application Consultation

This application is submitted following consultation with the Planning Authority in May 2022. Email correspondence has taken place with James Hughes, where it has been agreed that the proposals be progressed as a full planning application.

Application Submission

This application comprises this Covering Letter and the following documentation:

- Application Form and notices;
- Red Line Boundary Plans prepared by Simpson Haugh
- Drawings prepared by Simpson Haugh:
 - Site Plan Ground Level (10011-B0-A-G100-P-00-001 Rev 18)
 - GA Plan (10011-B2-A-G200-P-00 Iss 4 Rev 12)
 - East Elevation (10011-B2-A-B5D9-E-E Rev 4)
 - West Elevation (10011-B2-A-B5D9-E-W Rev 4)
 - B2 Ground Floor Elevations (10011-B2-A-G251-E-07-001 Rev 1)
 - Proposed Refrigeration Layout Basement and Roof Area (211202_BSD Co-Op New Square CR3 Rev 1)
- Bi Folding Doors detail drawing prepared by DSS Automatic Doors
- Drawings prepared by AMCA Architects showing bollards:
 - Location Plan (3910_MNSQ_PL_001)
 - Site Plan (3910_MNSQ_PL_002)
 - Existing Layout (3910_MNSQ_PL_003)
 - Proposed Layout (3910_MNSQ_PL_004)
 - Existing Elevations (3910_MNSQ_PL_005)
 - Proposed Elevations (3910_MNSQ_PL_006)
- Specification document of Plain Round Bollard 1000 Stainless 48mm-114mm

Summary and Conclusion

This planning application seeks Full Planning Permission for the installation of external curtain walling on Building 2 of Manchester New Street and the installation of seven bollards along Princess Street. The Proposed Development follows a more detailed design development process in order to meet the incoming retail occupier's (Co-op) requirements.

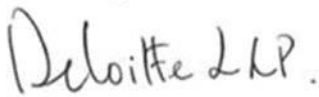
The Proposed Development will contribute towards the successful delivery of the Manchester New Street development, as they will help to secure a high-quality retail operator that will provide beneficial convenience store facility for the new and existing residential community.

The Proposed Development is wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

Payment of the planning application fee in the sum of £468 has been made directly to Manchester City Council under Planning Portal Reference PP-10407353. I would be grateful if you could please confirm receipt of this fee.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact my colleague Ed Britton (0161 455 6169 / edbritton@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Encl.