



Planning Statement

Sir Ralph Abercromby Pub, 35 Bootle Street, Manchester

Client: St Michael's UK
Propco 2 Limited

Date: March 2026

Report reviewed by:

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This Planning Statement supports the refurbishment of the Sir Ralph Abercromby public house on Bootle Street. It's use as a public house is not changing. The proposals will retain the fundamental, historic character of the public house and bring the entire building into active and viable use. The proposals will preserve local historic interest into the future. Its sensitive heritage-led refurbishment would support city-centre vitality, economic growth and mixed-use regeneration consistent with the NPPF and the Jacksons Row SRF, as well as enhancing streetscape quality.

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of the Applicant, St Michael's UK Propco 2 Limited, to support a planning application for the refurbishment of the Sir Ralph Abercromby public house, external alterations and provision of a glass link to St Michaels Phase 2. The Site is at 35 Bootle Street, Manchester M2 5GU.

- 1.2 The description of the development is as follows:

"Refurbishment of existing public house with external alterations including provision of a glass link"

THE PROPOSALS AND CONTEXT

- 1.3 The Site is located within the boundary of the regeneration site known as 'St Michael's', bound by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate. The Site was included within the red line boundary of the original 2016 planning application for St Michael's. Bringing the public house into the scheme and therefore enabling required repair works to the building was noted as one of its benefits, as stated in the 2016 Planning Statement (ref. 114664/FO/2016). As set out in the original planning application, the intention was to retain and refurbish the property.
- 1.4 The first phase of St Michael's, comprising a new build office building and conversion of the former police station on Southmill Street, is complete and opened in November 2025. The offices are fully let to tenants including Channel 4, Pinsent Masons and Hill Dickinson. Commercial operators include Chotto Matte, Circolo Popolare and Grind.
- 1.5 Phase 2 of St Michael's is a 43-storey tower with office floorspace, a hotel and apartments. The building is under construction and expected to complete in 2027.
- 1.6 As set out in the original planning application, the Sir Ralph Abercromby public house will be retained as a pub and be incorporated into St Michael's via a glass link, which will allow convenient access to and from Phase 2 of St Michael's. Patrons to the pub will be able to use the glass link to access the W Hotel, and customers to the hotel, office workers and residents of the future building will be able to access the pub directly.
- 1.7 The proposed works are focused on refurbishment of the pub, including, repairing the roof, cleaning and repointing the external façades, new rainwater goods, refurbishing/repairing the windows, and the provision of a new glazed link, all undertaken as sympathetically as possible to the original building. Retention and refurbishment is the first line of intervention, if not, replacement in keeping with the original is proposed. The internal works will replace the central staircase from basement to first floor in favour of a more central and refurbish the building internally to the operator's requirements, and the provision of a new escape door to the west elevation.
- 1.8 The refurbishment will generate approximately 7 additional full time equivalent jobs when operational. There will also be construction jobs associated with the refurbishment.

- 1.9 The application includes supporting documents which demonstrate how the scheme responds appropriately to best practice submission includes supporting documents which demonstrate how the scheme is appropriate in its context.

PURPOSE OF THE PLANNING STATEMENT

- 1.10 This Planning 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.
- 1.11 This Statement should be read in conjunction with the other documents submitted with the planning application.

SUPPORTING APPLICATION DOCUMENTS

- 1.12 This planning submission includes supporting documents which demonstrate how the design has taken account of the heritage considerations and responds to best practice in design and energy sustainability, as well as planning policy objectives. The documents submitted in respect of the scheme are:
- Application Forms, Certificates and Fees
 - Site Location Plan prepared by Hodder + Partners
 - Existing and Proposed Site Plans, Floorplans, Elevations, Façade Fragment Plan and Area Schedule by Hodder + Partners
 - Design and Access Statement prepared by Hodder + Partners
 - Heritage Statement prepared by Levrants
 - Operational Noise Technical Note prepared by Jameson Acoustics
 - Bat Roost Inspection report prepared by Rachel Hacking Ecology
 - Roof Timber Inspection Survey Report prepared by TRACE Remedial Building Services
 - Brickwork and Roofing Repair Strategy prepared by Domis Construction
 - Construction Phase Plan prepared by Domis Construction
 - Materials Sample Programme

PRE-APPLICATION CONSULTATION

- 1.13 The Applicant has engaged with Manchester City Council Planning Officers prior to submission of this application to agree the scope of the application and discuss the proposed works. The design of the proposed glass link has been refined with a capless system, and the location of the external plant improved following these discussions.

DOCUMENT STRUCTURE

1.14 The remainder of this Statement is structured as follows:

- **Section 2:** Provides context and describes the site and its surroundings;
- **Section 3:** Describes the development proposals;
- **Section 4:** Outlines the development plan framework and other material considerations including national policy guidance;
- **Section 5:** Provides an appraisal of the scheme against relevant planning policy using the technical reports and information to support the application where relevant; and
- **Section 6:** Concludes the Planning Statement.

2. Development Context

- 2.1 This section provides an overview of the Site, its surroundings and planning history.

SITE DESCRIPTION AND SETTING

- 2.2 The Site is approximately 0.05ha comprising a three-storey public house and a former beer garden to the rear. The floorspace (GIA) of the existing pub is 382.7sq.m. There is an east-west gradient along Bootle Street that results in the pavement at the south-west corner sitting c. 0.5m below the south-east corner. Both existing entrances from Bootle Street are currently accessed by steps.
- 2.3 The Heritage Statement accompanying the planning application notes that a pub was first licensed on the site in 1780, but the buildings that exist today on the Site primarily date to the 1820s. The public house has been extended and altered, most notably now incorporating two former back-to-back dwellings to the north-east side. The north-western room is the site of a former yard/toilets which was incorporated into the pub in the second half of the 20th century.
- 2.4 The Heritage Statement describes the Site, with a c. 1820s pub elevation at the south and east with original tripartite sash windows to the first and second floors. The ground floor windows were altered in the early 20th century. The entrance door has steps from the 1930s and a late 19th century door. The signage is modern. The former back-to-back-dwelling on Syers Court that was incorporated into the pub in the early 20th century retains 2:2 sash windows to the ground and first floor to the south. The northern elevation contains a modern doorway and window, and the brickwork is in poor condition and has been repointed in cement with areas of brick replacement. The western elevation to the first floor also has areas of new brick. The roof is covered with Welsh slate.
- 2.5 Accommodation within the Sir Ralph Abercromby is arranged as follows:
- The pub is arranged around a modern central bar dating from c. 1960s, with a main room, lounge, back room and parlour. The main entrance is on Bootle Street and there is also a door on the eastern corner not in use. The panelling, bench seating and fireplace and surround in the ground floor bar are not original.
 - The basement level comprises the beer cellar and stores.
 - The first and second floor were the landlord's residence however these spaces are given over to storage for the pub. A self-contained flat is at first floor, with a living room, two bedrooms, kitchen and bathroom.
 - The second floor has four rooms which are used as storerooms. This floor has significant damp, indicating roof disrepair.
 - The former beer garden is currently used as a construction compound for the adjacent St Michael's building works.

2.6 In April 2021, the kitchen was demolished and external walls were made good, to implement the St Michael's development (ref. 114664/FO/2016 as amended by 125549/JO/2019). A summary of the planning history of the St Michael's scheme is provided overleaf.

2.7 **Figure 2.1** shows the Site's location in the immediate setting.



Figure 2.1 Site and surroundings (Source: Google Earth)

2.8 The Site's immediate surroundings are as follows:

- To the north and west the Site is surrounded by construction works for Phase 2 of St Michael's;
- To the east is public realm associated with No. 1 St Michael's; and
- Bootle Street defines the site to the south.

HERITAGE DESIGNATIONS

2.9 The Site is in the City Centre of Manchester within the Deansgate / Peter Street Conservation Area, and is considered to be a positive contributor to the character and appearance of the area.

2.10 The public house is not Listed. The Heritage Statement notes that the Site has been assessed for listing by Historic England in 1989, 1994 and 2016 and has been rejected as it does not yield sufficient heritage interest at a national level to meet the criteria.

2.11 The Site is named after Lieutenant-General Sir Ralph Abercromby. Built in the 19th century, it is one of the few structures remaining in the area from the time of the Peterloo Massacre. Wounded people from the massacre were brought to the pub for medical treatment.

SITE DESIGNATIONS

2.12 The Site is identified as being located within the City Centre, the City Centre Conservation Area and the Regional Centre by the Interactive Proposals Map.

SITE ACCESSIBILITY

- 2.13 The Site is in a highly accessible City Centre location. The closest Metrolink stop is St Peters Square 350m to the east. Deansgate Metrolink and Railway Station are 600m to the south. The closest bus stops are at the north of Deansgate, Lower Byrom Street for the free bus service around the city centre, and on John Dalton Street. With respect to cycling, there are segregated cycle paths on Deansgate 50m away which connect to other cycling infrastructure across the city.
- 2.14 The Site is approximately 800m from the Manchester and Salford Inner Ring Road which provides access to the motorway network.

PLANNING HISTORY

- 2.15 The planning history available on the website includes alterations to the building dating from 1978. In 1978, an application was approved to form a new lounge and toilets, after demolition of the existing toilet block (ref. FO9207). Following this in 1987, a single storey extension at the rear was approved to form a kitchen as well as construction of fire escape stairs to 1st floor flat (ref. O29542).
- 2.16 A planning application for internal alterations and a rear extension to form toilets was approved in January 1992 (ref. O40399). An application was approved in March 1992 for the formation of a beer garden at the side of the pub (ref. O40830).

ST MICHAEL'S DEVELOPMENT

- 2.17 The Site was included within the application boundary of the development known as St Michael's which is bound by Southmill Street, Jackson's Row, Bootle Street and 201 Deansgate.
- 2.18 The first construction phase is complete and the building known as No. 1 St Michael's, comprising a mixed use new build and conversion of the former police station, opened in November 2025. The second phase of works comprising a 43-storey tower with residential apartments, offices and a luxury hotel operated under Marriott's high-end W brand is currently on site with an estimated completion in 2027.
- 2.19 St Michael's has an extended planning history which is summarised below.
- 2.20 Planning permission for the development was originally granted on 20th June 2018 (reference: 114664/FO/2016). The original application was supported by a full Environmental Statement (ES) dated 2017. The Planning Statement noted that one of the social benefits of the scheme was that it would enable required repair works to the Sir Ralph Abercromby. It stated that there would be *"no significant changes to the property in order to retain its current charm and character. The development will allow repair works to the building where necessary."*
- 2.21 The Committee report for 114664/FO/2016 noted that the pub *"would be retained and the podium to the tower would be created around it. The toilet extension would be demolished and the new toilets provided but no significant changes are proposed to the pub. The rear*

garden would be lost but a public square would be developed to the front of the property which would enhance its setting and provide some outdoor seating."

- 2.22 The original application was subsequently amended under Section 73 on 26 June 2020 (reference: 125549/JO/2019) and under Section 96A on 1 December 2020 (reference: 125549/JO/2019).
- 2.23 Following discharge of the relevant pre-commencement conditions, works to implement the approved development were undertaken in April 2021 and completed on 12 April 2021. The works comprised the demolition of the kitchen of the Sir Ralph Abercromby and making good remaining external walls. The lawful implementation of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21 May 2021.
- 2.24 A new consent was granted under S73 (reference: 131612/JO/2021) dated 22nd October 2021 and this was amended under S96A consent on 23rd May 2022 (reference: 133317/NMC/2022) and S96A consent 4th November 2022 (reference: 134638/NMC/2022).
- 2.25 A non-material amendment application under S96A was approved in January 2023, to amend the description of development under consents referenced 133317/NMC/2022 and 134638/NMC/2022.
- 2.26 Alongside this, an application for minor material amendments under S73 to vary conditions 2, 5, 7, 10, 40 and 48, approved on 8th August 2023 (reference: 135827/JO/2022).
- 2.27 In addition to the S73, a non-material amendment application under S96A was approved in June 2023, to alter the wording of condition 48 (contract for demolition).
- 2.28 A change of use application was made for a first-floor restaurant at No. 1 St Michael's and approved on 28th August 2024 (ref. 140687/FO/2024).
- 2.29 An application for minor-material amendments to vary condition 2 was granted on 9th July 2025 (ref. 141519/JO/2024).

3. Description of Proposed Development

- 3.1 The preliminary sections of this Statement have touched upon the context and history of the application Site. This Section of the Planning Statement describes the proposed development which is to refurbish the Sir Ralph Abercromby Public House. The use of the public house is not changing and it will contain a bar, patron seating, dining rooms at first and second floor and storage at basement level. The staircase from the basement to first floor will be reconfigured and reinstated.
- 3.2 This Planning Statement supports an application for refurbishment and repair works to the public house including the creation of a glass link to Phase 2 of the St Michaels development (No. 1 St Michaels).
- 3.3 The pub will also be refurbished internally.

PROPOSED INTERNAL ALTERATIONS

- 3.4 This sub-section summarises the proposed alteration works to the basement, ground, first and second floor of the pub. The submitted plans prepared by Hodder + Partners and the Design and Access Statement provide full details. Accommodation will be provided as follows:
- Basement: Internal walls creating smaller stores will be removed to create a larger storage space.
 - Ground Floor: New passenger lift, accessible WC, area for kitchen and patron seating area with bar. Extended back room to provide additional floorspace. Access through the glass link to No. 1 St Michaels.
 - First floor: Area for patrons and a dining room is proposed, and accessible WC. Lift access. Access to glass link.
 - Second floor: Flexible area for patrons/dining depending on operator requirements.
- 3.5 In total the GIA of the refurbished pub will be 493.3sq.m.
- 3.6 The internal fit out will be to the operator's requirements.
- 3.7 The DAS confirms the existing staircase location in the middle of the ground floor is constraining in terms of layout, safety and accessibility. The stair does not comply with current regulations for a public access stair, and the existing stair opening is insufficient to accommodate a compliant extension. Retaining a stair in the same central location would require a protected escape corridor which would significantly subdivide the plan layout and reduce the flexibility of the space.
- 3.8 As noted by the Heritage Statement, the historic subdivision between the main pub building and the extension created by the incorporation of Syers Court is to be retained as an indicator of the history of the pub.

- 3.9 A glazed-front double height link will be created to the rear between the public house and the ground floor of No 2. St Michaels, which will enable customers to use toilet facilities within the forthcoming W Hotel and allow direct access from the hotel, apartments and office space to the pub, improving vitality and accessibility. The glass link will include a further circulation stair. The link will comprise structural glass with structural glass fins.

ACCESSIBILITY

- 3.10 The accessibility of the public house would be significantly improved, with level access introduced on all publicly accessible floors. Level access thresholds will be introduced to both the primary entrances, which will become the corner door on Bootle Street and direct to the atrium from the public square. Two accessible WCs are proposed on ground and first floor. A passenger lift will provide access to ground and first floors. A platform lift is proposed for patrons moving between the Sir Ralph Abercromby and No. 2 St Michaels.

PROPOSED EXTERNAL ALTERATIONS

- 3.11 The approach to external alterations is retention and refurbishment where possible, and if this is not possible, replacement in keeping with the original features. This is confirmed by Domis Construction's Brickwork and Roofing Repair Strategy.
- 3.12 The Trace report identifies the nature, design, general condition and state of repair of any accessible timber defects to the roof, as well as the condition of wall plaster and timber floors at first and second floor. The report summarises the main issues as mould on roof timbers, debris in roof voids, cracked and addled plaster substrates, sagging ceilings and decaying rafter ends.
- 3.13 The Brickwork and Roofing Repair Strategy prepared by Domis sets out the methodology to repair the building. A detailed materials survey and mortar analysis will be carried out in the first instance before any repairs begin. This will include brickwork mapping, mortar analysis, understanding moisture and salt contamination. The document confirms the proposed brick repair techniques, and the proposed strategy for the roof works too.
- 3.14 The proposed improvements to the elevations will include windows repaired where feasible and replaced with replica designs and brick re-pointing with lime-based mortar if required to restore original appearance. All brick work will be cleaned and all new bricks, where needed, would match the original red brick colour in Flemish bond. The blank windows are historic and will be retained. A new escape door will be added to the Abercromby Square (eastern) elevation to replicate the Bootle Street doors. The western elevation facing No. 1 St Michael's will not be visible due to proximity to the new building, so the elevation of the new build will be a new blockwork wall.
- 3.15 The strategy for improving the windows will repair the unoriginal ground floor walls where possible in line with the heritage recommendation. If this is not feasible, they will be replaced with like-for-like alternatives to be agreed with the LPA. All sash windows are to be assessed and retained. If retention is not possible, they will be replaced with like-for-like tripartite sash double glazed windows.
- 3.16 The repair works include retention and relaying of the existing roof and chimneys with Welsh slate.

- 3.17 To the rear the extended back room will include a new area of flat roof area with plant deck.
- 3.18 Hodder + Partners have prepared a Façade Fragment plan which shows the design intent for the glass link based on a steel mullion curtain wall system. Whilst this is subject to full design development, this proposal would mean there is no requirement for secondary steel within the entrance to maintain the glass link visual requested by Officers.

SIGNAGE

- 3.19 Signage would be reinstated in its historic location. Signage zones are identified on the proposed plans, and will be subject to the operator's requirement. Any changes to the proposed signage would be the subject of a separate advertisement application.

OPENING HOURS

- 3.20 It is proposed that the public house would be open from 07:00 to 00:30 on Monday-Wednesday, 07:00 to 01:30 Thursday – Saturday, and on Sunday and Bank Holidays 07:00 to 00:30.

REFUSE STRATEGY & SERVICING

- 3.21 The refuse strategy will follow that approved for St Michaels. Refuse would be collected within the bar and kitchen areas and then moved to the hotel refuse store via the service lift at basement level 1 of No. 2 St Michael's.

4. Planning Policy

- 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 Given this obligation, the following section considers the development plan, national planning policy guidance relevant to the application, which is a material consideration in the determination of this application, and other material considerations such as national planning policy guidance.
- 4.3 The adopted development plan comprises the Manchester Core Strategy (adopted July 2012), the saved policies of the Manchester UDP (adopted July 1995), the Places for Everyone Joint Development Plan Document (adopted March 2024) and the Jackson's Row Strategic Regeneration Framework (December 2015).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.4 The Site is located within the Castlefield Conservation Area, close to several listed buildings. 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.

MANCHESTER CORE STRATEGY (2012)

- 4.5 The relevant Core Strategy policies are:
- Policy SP1: Spatial Principles
 - Policy EC1: Employment and Economic Growth in Manchester
 - Policy EC3: The Regional Centre
 - Policy CC1: Primary Economic Development Focus: City Centre and Fringe
 - Policy CC4: Visitors – Tourism, Culture and Leisure
 - Policy CC5: Transport
 - Policy CC7: Mixed Use Development
 - Policy CC8: Change and Renewal
 - Policy CC9: Design and Heritage
 - Policy CC10: A Place for Everyone
 - Policy C1: Centre Hierarchy
 - Policy C10: Leisure and the Evening Economy
 - 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 DM1: Development Management

4.6 The most relevant policies are now set out.

4.7 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.

4.8 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.

4.9 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.

4.10 Policy CC4 identifies the City Centre as the focus for culture and leisure uses, recognising the economic benefits of providing facilities for visitors, business users and residents. 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.

4.11 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.

4.12 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.

- 4.13 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.
- 4.14 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.
- 4.15 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.
- 4.16 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.
- 4.17 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.
- 4.18 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.

GREATER MANCHESTER 'PLACES FOR EVERYONE' JOINT DEVELOPMENT PLAN DOCUMENT

- 4.19 The Places for Everyone Joint Development Plan Document (DPD) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.
- 4.20 Policy JP-Strat2: City Centre highlights the role of the City Centre as the most significant economic location in the country outside London and identifies it as the primary focus for tourism activity.
- 4.21 Policy JP-J1: Supporting Long-Term Economic Growth states that the City Centre should be an area that maximises its potential for key growth, recognising its crucial role in supporting the city's long-term economic development.

JACKSON'S ROW STRATEGIC REGENERATION FRAMEWORK (DECEMBER 2015)

- 4.22 The Jackson's Row Strategic Regeneration Framework ('SRF') was endorsed by Manchester City Council's Executive in December 2015, and provides guidance for new development in the area, as well as providing broad development principles and an indicative masterplan. The SRF is a material planning consideration.
- 4.23 The SRF identifies that the site is within the area that should be developed for a mixed-use scheme comprising offices, synagogue, residential, hotel and retail within a shared space. Activities should overlap in time and space and the site should include residential, work, transitional, recreational and social activities. The SRF goes on to develop principles towards the physical development of the site, including a masterplan. There are ten objectives for new development as follows:
- A new destination for Manchester
 - Growth
 - World class architecture
 - Heritage
 - Integration
 - Connectivity
 - Vitality
 - Sense of place
 - Sustainability
 - Accessibility

NATIONAL PLANNING POLICY FRAMEWORK

- 4.24 The National Planning Policy Framework ('NPPF') is a material consideration in planning decisions. It has a clear presumption in favour of sustainable development at its heart (Paragraph 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (Paragraph 8), although they are not criteria against which every decision can or should be judged (Paragraph 9).
- 4.25 The NPPF was published in 2012 and was most recently revised in February 2025 following an update in December 2024. The NPPF is a material consideration for local planning authorities in the determination of planning applications.

- 4.26 The following chapters of the NPPF are relevant:
- Chapter 2: Achieving sustainable development
 - Chapter 4: Decision-making
 - Chapter 6: Building a strong, competitive economy
 - Chapter 7: Ensuring the vitality of town centres
 - Chapter 8: Promoting healthy and safe communities
 - Chapter 9: Promoting sustainable transport
 - Chapter 11: Making effective use of land
 - Chapter 12: Achieving well-designed places
 - Chapter 14: Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15: Conserving and enhancing the natural environment
- 4.27 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 the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (Paragraph 11).
- 4.28 Paragraph 39 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way.
- 4.29 Section 6 states that planning decisions should help create conditions in which businesses can invest, expand, and adapt. It emphasises that significant weight should be given to supporting economic growth and productivity, taking into account both local business needs and wider development opportunities.
- 4.30 Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (Paragraph 90). Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan (Paragraph 91). When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored (Paragraph 92).
- 4.31 Section 9 of the NPPF seeks sustainable transport, with promotion of walking, cycling and public transport (Paragraph 109). Patterns of growth should support this objective, with significant development being in locations which are or can be made sustainable (Paragraph 110). Local parking standards should take into account the accessibility of the development, availability of public transport and the type of development (Paragraph 112).

- 4.32 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 (Paragraph 116).
- 4.33 Section 12 of the NPPF identifies good design as 'a key aspect of sustainable development' (Paragraph 131). Developments must function well over their lifetimes; be visually attractive with good architecture and layout; be sympathetic to local character while not discouraging innovation or change; establish or maintain a strong sense of place; include effective landscaping; and provide a high standard of amenity (Paragraph 135). Development of poor design should be refused (Paragraph 139).
- 4.34 Section 16 sets out policy requirements in relation to the historic environment. This is set out and considered in greater detail at Chapter 5 of this Statement.
- 4.35 New development should seek to reduce greenhouse gas emissions through means such as location, orientation and design (Paragraph 164) and to minimise energy consumption (Paragraph 166).
- 4.36 Planning policies and decisions should contribute to and enhance the natural and local environment by (d) minimising impacts on and providing net gains for biodiversity; (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability (Paragraph 187).
- 4.37 Planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination (Paragraph 196).
- 4.38 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions including mitigating and reducing potential adverse impacts resulting from noise and avoid noise giving rise to significant adverse impacts on health and the quality of life (Paragraph 198).
- 4.39 Paragraph 199 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.
- 4.40 Paragraph 207 stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and "no more than is sufficient to understand the potential impact of the proposal on their significance."
- 4.41 In Paragraph 212, the NPPF stresses that "great weight" should be given to the conservation of designated heritage assets in the planning balance, defining that the "more important the asset, the greater the weight should be." The fundamental objective is to ensure that

the balance of the proposed impact on the heritage asset is demonstrably beneficial, minimising any negative impact on their significance.

- 4.42 Paragraph 216 states, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.43 Paragraph 219 states that LPAs should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals which better reveal its significance should be treated favourably.

DRAFT MANCHESTER LOCAL PLAN

- 4.44 Manchester City Council is currently preparing a new Local Plan, which was at Regulation 18 consultation stage until 17th November 2025. The Local Development Scheme dated September 2025 confirms the timetable for the adoption of the new Local Plan, in July 2027. It is unknown whether the Government's proposed amendments to the plan-making process may affect these timescales.
- 4.45 As the document has not yet been adopted, it carries limited weight; however, it remains a material consideration in the determination of this planning application.
- 4.46 Draft Policy SGL2 places a clear emphasis on protecting and enhancing the economic function of the City Centre to support employment and job growth. The policy focuses on enabling people to access economic opportunities and attracting workers to the City Centre, with a strong emphasis on continuing to grow and diversify Manchester's economic offer.

5. Planning Appraisal

5.1 This section appraises the development proposals against the relevant planning policies.

- Principle of Development;
- Heritage and Conservation;
- Ecology;
- Noise;
- Servicing, Fire Safety, Waste and Construction Management.

PRINCIPLE OF DEVELOPMENT

- 5.2 The Design and Access Statement prepared by Hodder + Partners provides design justification for the proposed development, and is intended to supplement the Design and Access Statement for St Michael's, which set out that the pub was to be retained and the use to stay the same.
- 5.3 The principle of refurbishing the Sir Ralph Abercromby public house to improve the thermal environment, external appearance in the streetscene, maintain its local communal value and contribute to the mixed-use scheme at St Michael's, 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.
- 5.4 In a report to the Manchester City Council Economy & Regeneration Scrutiny Committee dated July 2024, a table tracking progress on the strategic regeneration frameworks and neighbourhood development frameworks considered the progress of the SRF. It noted that Phase 1 of St Michael's has delivered an estimated £24,290,068.17 in social and local economic value against a targeted £23,577,334.44. This was noted to be through the employment of local people and apprentices, work placements, supply chain spend and donations to community projects.
- 5.5 In line with the aspirations of the Jacksons Row SRF, the proposals would create an enhanced destination in the City Centre, improving an existing use where people mix and socialise. It would contribute to the vibrant mix of uses at street level to animate and activate Bootle Street. The proposals would therefore contribute to enhancing the City's status and support further development and regeneration in the area.
- 5.6 A key benefit of the proposals is heritage stewardship of the Sir Ralph Abercromby public house into the future to ensure the building will be maintained to a high standard indefinitely, thereby preserving local historic interest. The challenging market for food and beverage operators, and especially pubs, is well known. Providing the glass link to and from the pub from the hotel business would tackle these cost pressures by increasing footfall naturally.
- 5.7 Integrating the historic two-storey public house into the St Michael's development will provide visual interest, given the contrasting scale, form and materiality between the consented Phase 2 element of the scheme. The public house is in relatively poor condition

internally and externally. Modern additions and alterations have diminished the heritage interest of the Site. The next sub-section considers the heritage impacts upon the building and the Conservation Area.

- 5.8 The principle of refurbishing the public house as part of a broader city centre regeneration scheme complies with the Core Strategy. The refurbishment works would complement the redevelopment of the area envisaged by the Jackson's Row SRF. The following sections consider the heritage and conservation impacts of the development, as well as the details of the redevelopment.
- 5.9 The intention is to agree samples, where replacement is required, with the LPA. The Planning Programme prepared by Domis confirms which samples are expected to be required.

HERITAGE AND CONSERVATION

- 5.10 Policy CC9 of the Core Strategy states that development in Manchester should preserve and enhance heritage assets.
- 5.11 A Heritage Statement has been prepared by Levrants to support the application and assess the clear historic and communal interest of the Site, at a local level, and to inform the heritage-led refurbishment. The Statement provides a summary of the historical development of the area surrounding the Site and the construction of the pub.
- 5.12 The Statement confirms the Site does not contain any statutorily listed buildings. The Grade II Listed Albert Hall is the closest designated heritage asset to the site.
- 5.13 The assessment of significance uses recognised criteria to assess the heritage significance and interest of the Site in order to determine its heritage status and summarise its heritage interest. The LPA have not published a local list, nor the criteria used for deciding on what structures qualify as non-designated heritage assets. The assessment has been carried out using Historic England's guidance for local listing in their Advice Note 7.
- 5.14 As a non-designated heritage asset, it is necessary that the Proposed Development is subject to the tests set out in Paragraph 216 of the NPPF. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.15 The Site is not a rare building type, but remnants of the former back-to-back dwelling incorporated into the building in the early 20th century is a rare survival within Manchester. The south and eastern elevations are of architectural interest due to their age and the features they retain (i.e. the brick work and window). The rear and west elevations have been much altered following bomb damage during the Second World War, and subsequent reconstruction/alteration. The internal ground floor plan has been much altered, and the upper floors are of limited interest due to their alteration. The internal spaces retain no fixtures and fittings of note. The Site has a limited group value.
- 5.16 Some non-designated heritage assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (Listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list, and may

be identified by the Local Planning Authority at any time during the planning process. If the building is considered to be a NDHA then Paragraph 216 of the NPPF should be considered.

- 5.17 On stylistic grounds, the present Abercromby pub is thought to date to the early-decades of the 19th Century. Historically the building stood in an area of slum dwellings and small-scale industrial buildings. Although it first appears on historic mapping as a public house in c.1851, early cartographic sources for the site are ambiguous; it is however clear that the building's footprint changed throughout the early 19th century. An article in the Manchester Courier, dated 1 November 1905, states that the Abercromby was first licensed in 1780 meaning a pub was operational on this site during the Peterloo Massacre. The north of the early-19th Century Inn retains two former slum back-to-back dwellings from the same period. This forms the last fragment of this former slum area of Manchester City Centre and is of historic value.
- 5.18 The Statement considers the building is of local townscape value. The architectural and historic interest of the Peter Street/Deansgate Conservation Area is considered to be high. Whilst the building is not listed, the Site is considered to make a positive contribution to the character and appearance of the CA. The building is deemed to yield sufficient local historic interest to be considered a 'non-designated heritage asset' when assessed against the recognised Historic England criteria. The building has high communal value as a source of identity to the people of Manchester.
- 5.19 The Heritage Statement confirms that historic fabric of interest that should be retained include the external brickwork, slate roof, entrance doors and windows to the south and east elevations. Internally there are historic chimney flues but none of the other fixtures or fittings are of historic interest.
- 5.20 The heritage impact of the proposed development will ensure that the external expression of the building will be maintained and enhanced. If windows do have to be replaced, this will result in loss of historic fabric which will have a minor adverse harm. However, the proposals will enhance the building's external appearance, and in turn, have a positive impact on the streetscene.
- 5.21 The proposals will also necessitate localised removal of the existing internal plan form, largely to ensure enhanced vertical access and to ensure safety in the event of a fire (giving rise to minor adverse harm).
- 5.22 The proposed glazed link to the north and the insertion of a new fire escape to the south-west corner will result in a neutral impact on the building and Conservation Area.
- 5.23 While the proposals will result in minor adverse harm to the non-designated asset, it will be clear the proposals have sought to retain the fundamental, historic character of the building and will deliver a long-term, active use. The impact on the Conservation Area is considered to be beneficial.
- 5.24 In making the balanced judgement in terms of impact on a non-designated heritage asset, the Heritage Statement considers that the instances of harm are necessary to bring the underutilised building back into full active use. Ultimately the proposals will retain the building and refurbish it to bring the upper underutilised floors, enabling the while building to be put back into active, viable use. This is in accordance with the presumption in favour of sustainable development.

ECOLOGY

- 5.25 Rachel Hacking Ecology have undertaken a Bat Roost Inspection Survey to update and validate the previous surveys undertaken on the Site, namely a preliminary bat survey/assessment in 2021 and bat emergence surveys in 2016 and 2019 which were undertaken as part of the St Michael's development.
- 5.26 The report summarises how the endoscope inspection took place to find evidence of roosting bats internally and externally to the building, as well as evidence of black Redstart nesting. The report recommends that further survey is required to determine the status of roosting bats within the building, comprising two emergence surveys between May and September. This was due to not all features being able to be exhaustively searched due to health and safety concerns with accessing the loft.
- 5.27 The building was considered to be of sub-optimal suitability for breeding redstart. The possibility of a pair breeding within the niche features associated with the building roof cannot be discounted, especially given the nearby and recent records of a successful pair. As a precautionary measure, static acoustic monitoring should take place for a minimum of one month, to determine the status of any Black Redstart on site during April-June.

NOISE

- 5.28 Jameson Acoustics have prepared a Technical Note detailing the operational noise assessment. This focuses on the new items of building services plant for heating, ventilation and air conditioning. This will be located on a plant deck to the rear of the building at Level 2. The assessment also considers noise generated from internal activity and music noise breakout.
- 5.29 The nearest noise sensitive receptors will be office and residential windows within No. 1 and 2 St Michaels as illustrated by the Note. The nearest off-site receptors will be hotel accommodation above the Old Nag's Head and the Radisson Blu Hotel. The Note sets maximum internal operational limits to ensure noise does not exceed the entertainment noise limits set by the Hoare Lea Stage 2 Acoustics Report. The Note makes recommendations for the roof to be underdrawn with a double layer plasterboard ceiling with at least 500mm cavity mineral wool. It is anticipated that appropriate noise from the building services plant can be secured through an appropriately worded planning condition.
- 5.30 Therefore, the proposals are in accordance with Policy DM1 of the Manchester Core Strategy and Paragraph 187 and 198 of the NPPF.

SERVICING, FIRE SAFETY, WASTE AND CONSTRUCTION MANAGEMENT

- 5.31 The DAS provides a Waste Strategy confirming waste will be stored within the bar and kitchen, then moved to the dedicated hotel bin store in No. 2 St Michael's.
- 5.32 A Fire Strategy is provided in the DAS, confirming how occupants of the pub would safely evacuate in the event of a fire. The building will be fire separated from the wider St Michael's development with an active fire curtain. Fire service access will be available from Bootle Street and via No. 2 St Michaels.

- 5.33 Domis Construction, as principal contractor, has prepared a Construction Phase Health & Safety Plan which includes how risks will be managed during construction and details the scope of works, programme. The document details where the welfare facilities, storage compound will be located, site security, site management structure, reporting procedure, and the induction and training plan.

6. Summary & Conclusions

- 6.1 This Statement has sought to address key policy elements of the proposals and provide an overview of the relevant policies against which the proposals will be assessed.
- 6.2 The description of development is:
- “Refurbishment of existing public house with external alterations including provision of a glass link”*
- 6.3 The Site is located within the boundary of the St Michael’s development. Bringing the public house into the scheme and therefore enabling required repair works to the building was noted as one of the benefits to the original scheme, as noted in the 2016 Planning Statement (ref. 114664/FO/2016). It was always the intention to refurbish the property.
- 6.4 The proposed development is a heritage-led refurbishment of the Sir Ralph Abercromby Public House. The use of the pub is not changing. The approach to external alterations is retention and refurbishment where possible, and if this is not possible, replacement in keeping with the original features.
- 6.5 The benefits of the proposed development are social, environmental and economic:
- The proposals have sought to retain the fundamental, historic character of the Sir Ralph Abercromby. The refurbishment would improve the heritage interest of the Site by ensuring the external expression of the building will be maintained and enhanced and have a positive impact on the streetscene. The minor adverse harm identified by the Heritage Statement would be outweighed by the benefit of bringing the entire public house into active, viable use.
 - Investment into the building would preserve the local historic interest and high communal value to Manchester.
 - Economic benefits by creating an enhanced destination in the City Centre; contributing to the value created by the St Michaels development and creating c. 7 new full time equivalent jobs.
 - Contributing to the vibrant mix of uses on Bootle Street and within the City Centre more generally, and further enhancing the City’s status and supporting further development and regeneration in the area per the SRF.
 - Insertion of passenger lift and accessible WCs at ground and first floors, creation of level thresholds and improvement of accessibility to first and second floors of the public house.
- 6.6 In conclusion, the proposed development satisfies all relevant national and local policy considerations including the Jacksons Row SRF, Core Strategy and NPPF. In these circumstances, this application should be welcomed by the Local Planning Authority and approval should be granted.