

Planning Statement

78-80 Tib Street, Manchester M4 1LG

Demolition of existing building at 78-80 Tib Street and erection of a multi-storey mixed-use development incorporating restaurant and retail uses.

LEP Planning Ref: 9441a
January 2026

Planning Statement
In respect of
Mixed Use development at 78-80 Tib Street, Manchester

Client	Lau Yuk Ltd
Determining Authority	Manchester City Council
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Signed off	Nathan Anthony
Date	January 2026
Status	FINAL

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1. INTRODUCTION

1.1 Lee Evans Partnership LLP has been commissioned by Lau Yuk Ltd. (hereafter, 'the Applicant') to submit a planning application in respect of the proposed development at 78-80 Tib Street. The proposal outlined in this statement comprises of a mixed-use development that responds well to the surrounding character and context of the Site's Northern Quarter location. This planning statement outlines proposals geared towards the implementation of a high quality mixed commercial development in this sustainable city centre location in Manchester, atop the settlement hierarchy for the City.

1.2 The description of development is listed as the following in the planning application: "Demolition of existing building at 78-80 Tib Street and erection of a three-storey mixed-use development incorporating restaurant and retail uses (Use Class E) with a set back fourth storey, alongside cycle parking provision."

1.3 The proposal seeks approval for the following:

- Demolition of the existing building at 78-80 Tib Street;
- Erection of a three and a half storey mixed use commercial building comprising of restaurant use on the ground floor, retail uses on the first and second floor and a flexible pop-up retail space on the third floor; and
- Cycle parking to the rear of the building.

1.4 Cognisant of the previously refused planning application pertaining to the application site (REF. 137210/FO/2023), the proposals in this planning application offer a high quality development proposal that would sit comfortably within the Smithfield Conservation area and provide a mixed use development that would revitalise the currently vacant and poor quality building that occupies the application site. Since the previous planning application, the Site remains available, achievable and deliverable and represents a logical location for high quality development in the context of Manchester's City Centre.

1.5 In making the case for the above, this planning statement outlines the site context, planning policy considerations and identifies the merits of the proposal. It makes an assessment of the proposed development against the development plan for the City, with due regard to relevant material considerations including the National Planning Policy Framework (NPPF) and planning history.

1.6 This Statement is supported by:

- Completed planning application form and ownership certificates
- Planning Statement - LEP
- Design and Access Statement - LEP
- Heritage Statement - LEP
- Preliminary Ecological Appraisal/Roost Assessment - Arbtech
- Daylight and Sunlight Assessment – Herrington
- Flood Risk Assessment and Drainage Strategy - Arthian
- Odour Assessment- Noise Air
- Noise Impact Assessment – Noise Air

- Travel Plan - Mode
- Outline Construction/Demolition Management Plan - LEP
- Structural Survey – RD Engineering
- Waste Management Proforma
- Operational Management Plan – Lau Yuk
- Servicing Strategy – LEP
- Environmental Standards Statement - LEP
- BREEAM Pre-Assessment – Kent Sustainability
- Energy Statement – Achieve Green
- Extraction Details and Ventilation Report – Leung Sing Limited

1.7 This Planning Statement is structured around the following chapters:

- **Section 2** describes the Site and its context;
- **Section 3** provides details of relevant planning history;
- **Section 4** provides details of the proposed development;
- **Section 5** considers the planning policy framework and identifies the relevant national and local planning policy considerations and guidance in relation to the proposed development;
- **Section 6** reflects on the merits of the proposal hereby presented; and
- **Section 7** summarises the proposed scheme and the associated benefits.

1.8 This Statement concludes that the proposed development would satisfy the relevant planning policies for the City, and aligns with the guidance of the Framework. Technical matters relating to highways, ecology, noise and odour among others have been assessed in detail during the preparation of this planning application. This technical review has identified that a strong case can be made in support of the development.

1.9 We look forward to working with officers in the determination of this application, and to the onwards delivery of an exemplary form of non-residential mixed-use development in this highly sustainable location.

2. APPLICATION SITE

Site Description

2.1 The Site is located in a prominent position on Tib Street in the Northern Quarter of Manchester and is located within the policy designation of city centre. The Location Plan below (**Figure 1**) shows the site in its spatial context.

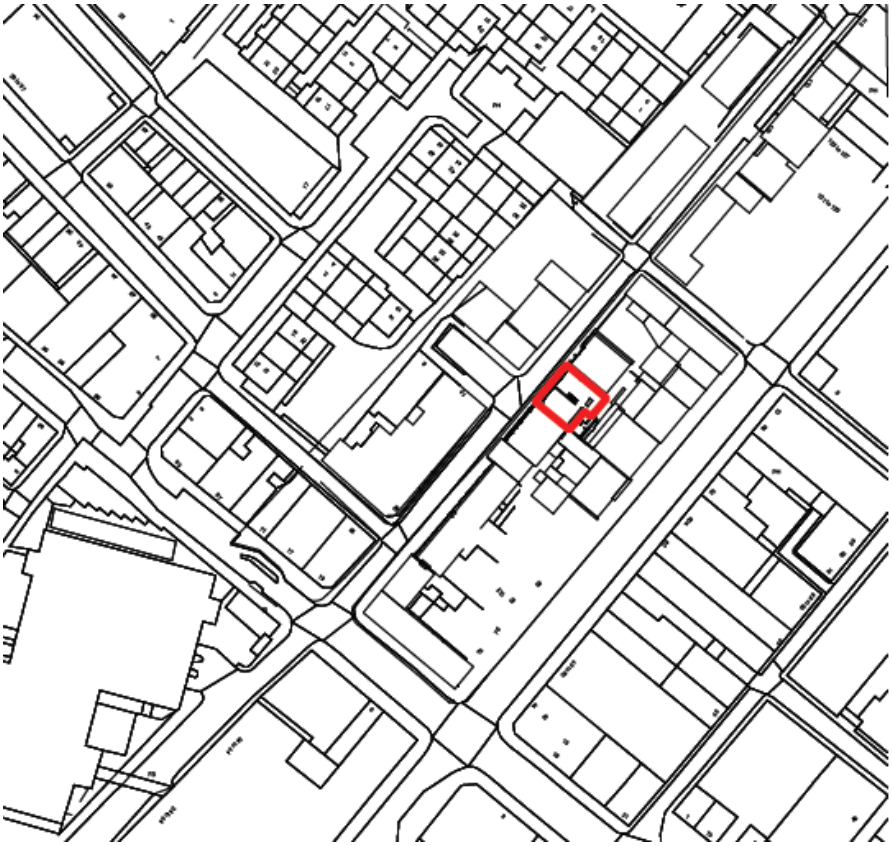


Figure 1: Location Plan

2.2 The application site is considered a brownfield, previously developed site falling within an existing densely built up setting. It comprises a vacant three-storey building backed by a c.6 storey residential building. It is understood that the Site previously functioned as two separate retail units, falling within Use Class E, thereby establishing a precedent for some level of active frontage to this building, as well as a Class E(a) use (shops other than for the sale of hot food). Although a relatively prominent location within Tib Street, the building is dilapidated. It is understood that a demolition order has been previously served by the LPA, which has since lapsed.

2.3 Per the previously issued Planning Officer's report regarding planning application reference 137210/FO/2023: *"...the application site has been unoccupied for a number of years and the site is in a state dilapidation with its 2no recessed ground floor shopfronts in a state of disrepair and its upper floor windows being removed. The property is completed in brick covered by render at ground floor, with its upper floors being finished in breezeblock painted pink. Satellite imagery of the site depicts that the roof of the site has failed in some places and the property now lies open to the elements at*

certain points". This is corroborated by our site visits in November 2024, and again by LEP in December 2024 as an accompanied site visit.

2.4 The area more generally reflects a mixed character with graffiti and informal street art. Prevailing land uses comprise a broad range of Class E uses, from food to retail, and Sui Generis Uses including public houses. There are also a number of Class A land uses. The Northern Quarter is renowned for its eclectic mix of land uses, and the site's context reflects this mixed composition.

2.5 The application site lies within the Smithfield Conservation Area which consists of a high number of Victorian properties completed in red brick that lie in mixed uses, with commercial retail space at ground floor and residential uses being situated above. Newer more modern infill development within the Conservation Area consists of a variety of mixed-use properties in the aforementioned arrangement.

2.6 There are two nearby Grade II Listed Buildings within 50 meters of the site. Listed Building entry details are below:

- 105, OLDHAM STREET
    - SJ8498 OLDHAM STREET 698-1/17/262 (North West side) No.105
    - Grade II
    - Small town house, now shop. Probably late C18; altered. Painted brick, slate roof. Narrow rectangular plan at right-angles to street. Three low storeys, 2 windows; ground floor altered; 2 segmental-headed windows at 1st floor with altered glazing, 2 smaller segmental-headed 9-pane sashed windows at 2nd floor, both with raised sills and exposed boxes (that to the right damaged); all these windows offset to the right. Wooden modillioned eaves cornice. Interior not inspected. Included as rare survival of domestic building close to city centre.
    - Listing NGR: SJ8455898597

- 49-53, TIB STREET
    - SJ8498 TIB STREET 698-1/17/423 (North side) Nos.49 TO 53 (Odd)
    - Grade II
    - Row of 3 garret-workshop houses, now shops. Late C18 or early C19; altered. Brick, painted white above ground floor; slate roof. Double-depth plan with rear wing to right-hand end. Three storeys and 4-windows (1+1+2); ground floor altered; blocked segmental-headed windows at 1st floor; 3 multiple-light garret windows at 2nd floor, the first mostly boarded but probably 5 or 6 lights, the second 4 lights and the third 7 lights, all with small panes and probably horizontal sliding sash openings (slightly damaged). Right-hand gable wall has loading door between 1st and 2nd floor levels,

with hoist beam above; wing continued to rear has another garret window at 2nd floor. Rear has blocked windows at 1st floor, smaller garret windows at 2nd floor (boarded). Interior not inspected. Included as rare survival of industrial dwellings close to city centre.

- Listing NGR: SJ9302594708

2.7 Residential development is present to the north-west of the application site along Brightwell Walk and to the east along Oldham Street.

2.8 Architecturally, the application site is at odds with the neighbouring street scene, with it failing to relate to the conservation area's more historic properties, as well as its more recent modern additions. Tib Street itself is a narrow one way road, with narrow pavements to match.

Planning Policy Designations

2.9 The Site's spatial planning context is influenced by its planning policy designations, of which a review of the proposals map identifies the following designations.

2.10 The Site is located within the Smithfield Conservation Area (SCA) and is also located within the designated City Centre area and is subject to City Centre policies (CC1-CC10).

2.11 According to Environment Agency flooding maps, the Site falls within Flood Zone 1, so is considered at low risk of flooding. It is further considered to be at low risk of surface water flooding.

2.12 From desk-based review, there are no other planning policy or land-based constraints considered to be of central relevance to the proposed scheme.

2.13 The implications of the above are considered in Section 6 of this Statement which assesses the scheme against relevant planning policies for Manchester, and the Local Plan as a whole.

3. PLANNING HISTORY

3.1. There are a number of historic planning applications related to the application site and within its immediate vicinity.

Previous Planning Application

3.2. The detailed content of the previous planning application (137210/FO/2023) will not be repeated, though it is recognised that the proposal related to: "Elevational alterations of front facade, erection of roof top and two storey rear extension to facilitate creation of 3no Class E units and other associated works". This application was submitted on 18 April 2024, and refused on 12 June 2024.

3.3. Three refusal reasons were applied to the decision notice. These are listed as:

1. *The proposed development by virtue of its appearance, scale, bulk, materiality and finish would result in a development which is poor quality in appearance and incongruous to the building and local character. The rear and roof extensions are poorly sited, bulky and together with the elevational alterations are finished in low quality materials and lack any finesse or detailing required for a site within the conservation area. The proposal would therefore have an unduly harmful impact on the visual amenity of the building and local street scene together with causing less than substantial harm to the significance of the conservation area. The required public benefits do not exist to outweigh this harm. The proposal is therefore contrary to policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved Policy DC18 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, and the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.*

2. *The development by virtue of its siting, scale and mass would cause an unacceptable loss of residential amenity to the neighbouring occupiers at no97 Oldham Street. The development would result in a loss of outlook from the first, second and third floor rear windows of no97 Oldham Street and cause an unduly harmful impact as a result of overshadowing on habitable bedroom windows. This is contrary to the provisions of Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.*

3. *The proposal would result in a lack of accessibility to the first and second floor commercial units. The proposed development would not provide inclusive access for people whose mobility may be impaired which is contrary to the Manchester City Council's adopted Core Strategy Policies SP1, CC10 and DM1, the Guide to Development in Manchester Supplementary Planning Document and the National Planning Policy Framework.*

3.4. In summary, the refusal reasons relate principally – we consider – to matters of design, amenity and heritage.

Pre-Application Engagement

3.5. It is confirmed that pre-application engagement was undertaken with the planning officer at MCC. A pre-application meeting was carried out in February 2025, with written feedback following in March 2025.

3.6. To contextualise the pre-application proposals, Figure 2 shows the front elevation proposed within the pre-application pack. The pre-application proposals incorporated residential uses into the fourth and fifth storeys of the proposal.



Figure 2: Pre-application scheme proposals

3.7. The following comments were made in relation to the scheme presented at the pre-application stage:

- The proposed redevelopment of the site and the proposed uses are welcomed in principle;
- The historic significance of the building should be explored and if the building is found to be historically significant, justification should be provided for its demolition;
- The council wish to see a three storey building to preserve Tib Street's 'secondary and small scale nature', reminiscent of it's history with weaver's cottages; and
- Key aspects of design the LPA would like to see include obscuring commercial extract from view, deep or detailed window reveals and a material pallet of high quality that compliments neighbouring properties.

3.8. This planning history is referred to where appropriate in this Statement and duly informs the proposed scheme as currently drawn.

4. THE PROPOSED DEVELOPMENT

4.1. This section describes the proposed development and should be read in conjunction with the application plans and supporting documents.

4.2. The description of development is listed as: "Demolition of existing building at 78-80 Tib Street and erection of a three-storey mixed-use development incorporating restaurant and retail uses (Use Class E) with a set back fourth storey, alongside cycle parking provision."

4.3. This planning application seeks full planning permission for a mixed use development comprising

- Demolition of the existing building at 78-80 Tib Street;
- Erection of a three and a half storey mixed use commercial building comprising of restaurant use on the ground floor, retail uses on the first and second floor and a flexible pop-up retail space on the third floor; and
- Cycle parking to the rear of the building.

4.4. As detailed within this section, the design approach allows for an efficient use of land that assists in the urban renewal of a brownfield site within Manchester City Centre. Further details on the design proposals are provided below.

Land Use

4.5. The use of the site would be a mixed-use development within Use Class E (Commercial, Business and Service) under the Use Classes Order 1987, as amended.

Layout

4.6. The proposed layout seeks to be functional and appropriate within the given context. The overall layout has been designed to sit comfortably within the Site's spatial planning context, with due regard to the neighbouring buildings and the Smithfield Conservation Area.

4.7. The proposed floorplans show the scheme to comprise of restaurant/cafe space, retail space and a pop-up/ flexible commercial space to the roof terrace. The restaurant use is proposed to be located on the ground floor and retail use is proposed on the first and second floor. The area located on the roof is proposed to be used as a pop-up/flexible commercial space. Figure 3 shows how the different floors will be used, but to emphasise:

- Ground Floor – Restaurant Use
- First Floor – Retail Use
- Second Floor – Retail Use
- Third Floor – Flexible Pop-Up Retail Space/ Terrace Space

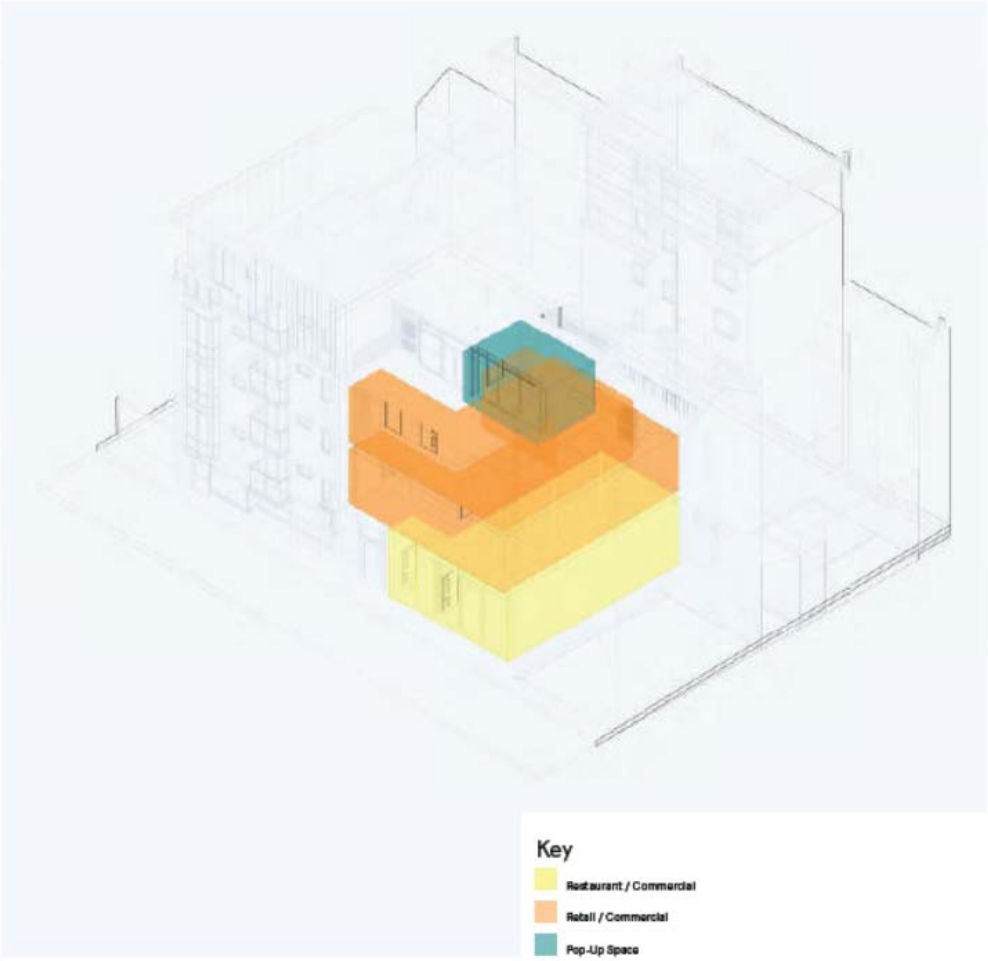


Figure 3: Use Layout Visualisation

4.8. It is confirmed that the proposal facilitates level access to all areas of the proposed scheme.

Scale

4.9. The building is proposed to be comprised of three full storeys with an additional setback half storey and roof terrace. The setback half storey has been designed so that the storey would not be clearly visible from street level. It is considered that the proposed scale of development in this location would be wholly appropriate to the site surroundings. This reduction in scale to a three storey facade from the previously shown 5 storey proposal at the pre-application stage shows how officer feedback has been incorporated into the design.

4.10. The Proposed Street scene drawing (**Figure 4**) which accompanies this application exemplifies the scale of the proposal in regard to the neighbouring buildings. The figure below illustrates the appropriate scale of the proposal in its context.

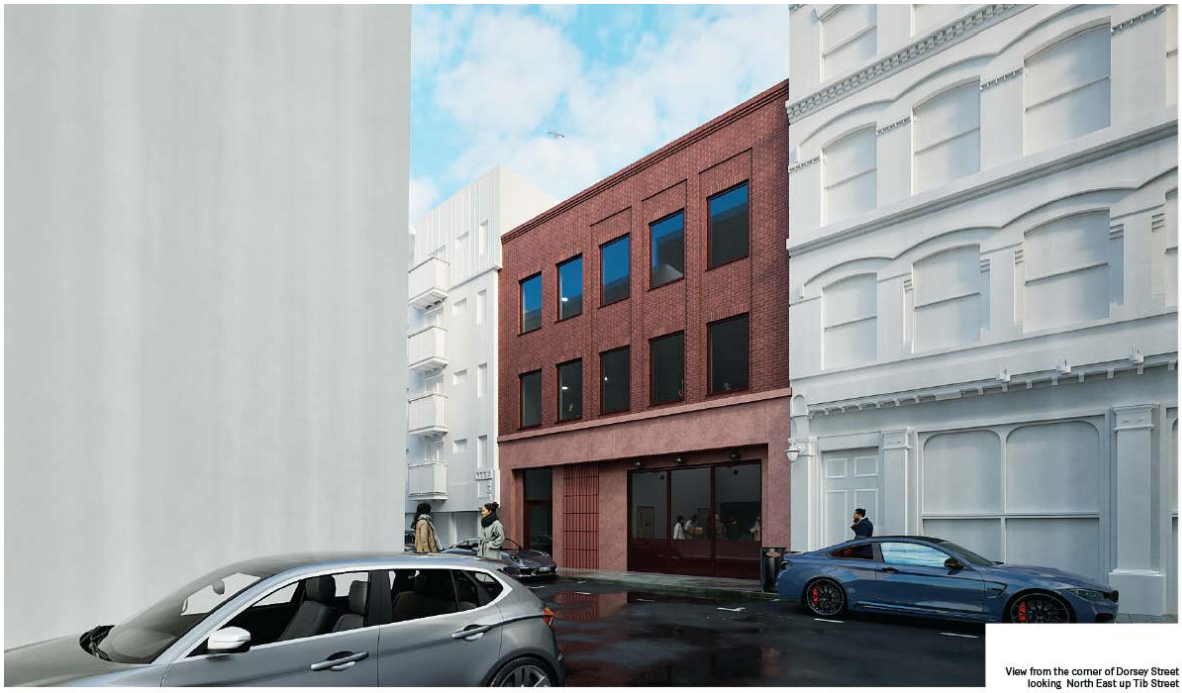


Figure 4: Proposed Street Scene

Appearance

4.11. The proposed development is designed to be complimentary to the surrounding vernacular and materiality of the wider setting. It is considered that design of the proposed scheme aligns with the vibrant and historical character of the Northern Quarter. Further detail including Elevation drawings (**Figure 5**) and Bay Studies for the proposed development is provided within the design pack and should be considered in the LPA's assessment of the site proposals.

4.12. Large bi-fold sliding doors have been incorporated into the front elevation of the proposal in order to showcase active frontage onto Tib Street.



Figure 5. Proposed elevation.

4.13. The following detail on the design and high-quality materials palette of the proposed scheme is taken from the Design and Access Statement submitted alongside this planning application and demonstrates how high quality design, and cues from the conservation area setting have been integrated into the design of the scheme.

Vertical Articulation and Transition

The final vertical recess in the façade acts as a subtle dividing element, visually mediating between the contrasting architectural languages of the adjoining buildings. This articulation not only bridges the external transition along the streetscape but also aligns with the internal layout, where the left portion of the building
accommodates circulation and the right side houses the main commercial spaces across all floors.

Materiality and Façade Expression

The upper floors are constructed in brick, reflecting the character and material palette of the surrounding streetscape and Manchester's broader architectural heritage. Brick was chosen not only for its contextual relevance and durability but also for the opportunities it offers for craftsmanship and detail, including recessed
panels, corbelled courses, and soldier brickwork which bring depth and texture to the façade.

Window sizes and configuration

The window proportions, alignment, and rhythm were informed by the existing terrace. The design responds to the established pattern of openings on adjacent façades, ensuring visual continuity along the street. The new windows reflect the scale and vertical emphasis of neighbouring buildings while maintaining a contemporary interpretation appropriate to the new façade.

Horizontal Alignment

The design respects the established horizontal datums of the surrounding façades, particularly the fascia line of the adjoining shopfront, to ensure a coherent streetscape. These alignments are reinterpreted through contemporary materials and detailing, bringing the composition into a modern context.

Materials Palette

- *Red colour brick (floors above); Lighter Red colour concrete panel cladding or similar cladding (Ground floor); Red Glazed fluted tiles*
- *Red colour window frames and cills*
- *Red colour aluminium doors to match window frames*

Landscape

4.14. Given the limited site area, it is considered that there is very little opportunity to incorporate any hard or soft landscaping into the proposals.

Access and Parking

4.15. Direct pedestrian access off Tib Street is available from the Site no change to this access is proposed as part of this scheme. The site is located in a highly sustainable location, easily accessible from public transport modes and via active travel modes. Bus Stops for both northbound and southbound buses are less than a 5-minute walk from the site, the Market Street Metrolink Stop is 4 minutes' walk from the Site and Manchester Victoria Rail Station is a 12 minute walk from the Site. As a result, the proposed development has been advanced with no provision for on site car parking, it is noted that to the east of the carriageway where the Site lies are 5 standard on-street parking bays and 2no. disabled bays.

4.16. Covered and secure cycle parking is proposed to the rear of the building. Recognising the sustainability credentials of the site and its connections onwards for leisure and travel more generally, the proposals do not include for any car parking spaces. Given the constrained nature of the site, two secure cycle parking spaces are proposed.

4.17. A Travel Plan accompanies this planning application. It is anticipated that the proposed development will not bring about a worsening of local highways conditions that cannot be mitigated or planned for.

4.18. A drawing and plan pack has been submitted alongside this planning application. It is considered that the proposals as they currently stand address a clear set of overarching design principles, which centre on:

- A City Centre mixed use development, comprising of both restaurant and retail uses;
- The regeneration of a vacant and poor quality site to a sensitively designed and sited scheme in the context of the Smithfield Conservation Area;
- Appropriate access layouts;
- A sustainable development, in line with BREEAM 'Very Good' Standards;
- A development of an appropriate scale taking into account the surrounding street scape, finished with high quality materials; and
- The creation of a design scheme that protects the amenity of neighbouring buildings and aims to improve the vitality of the existing streetscape.

4.19. These principles give rise to a form of development which would be of a suitable scale to provide all of these benefits whilst also reflecting the city centre location through a mixed Use Class E development as well as high quality design that is sensitive to the Smithfield Conservation Area, representing a comprehensive form of development serving the settlement in line of strategic policies of the Local Plan. In meeting the design principles above, it is considered that the proposals address the feedback given at the pre-application stage.

5. PLANNING POLICY

5.1. Decisions on planning applications must be made in accordance with the policies of the development plan unless material considerations indicate otherwise. Here, the development plan for the purposes of S38(6) of the Planning and Compulsory Purchase Act (2004) comprises the Manchester Core Strategy (2012), the Addendum to Manchester Core Strategy (2024), the Extant Unitary Development Policies (UDP) and the Joint Development Plan 'Places for Everyone' (2024).

5.2. There are a number of other material planning policy considerations relevant to determination of this proposal, including the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) together with supplementary guidance.

5.3. It is also noted that the emerging Manchester Local Plan is in its early stages of preparation, with a draft published at Regulation 18 in September 2025. The published LDS outlines that a new Regulation 19 Plan will be published during 2026. As such limited weight can be afforded to the emerging local plan.

5.4. The following policy considerations are considered of most relevance to the consideration of the proposals under this planning application.

Manchester Core Strategy (2012)

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC7 – Mixed Use Development
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester

- Policy DC10 – Food and Drink uses
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

The Places for Everyone Plan – Joint Development Plan Document

- Policy JP-Strat2 – City Centre
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage

Draft Manchester Local Plan

- SP2 – Development Principles
- SGL 1 – Strategic Growth Locations
- SGL 2 – Manchester City Centre
- SGL 3 – City Centre Areas
- EC1 – Employment Provision
- C9 – Leisure Developments
- T1 – Transport Principles
- D1 – Design Principles
- DM1 – Development Management

5.5. Due regard has been given to the following Supplementary Planning Documents produced by MCC:

- Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (SPD)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

5.6. The NPPF constitutes the guidance that directs how planning should be directed and carried out in England. I will be referring to the latest revision of the NPPF dating to February 2025.

5.7. Paragraph 2 advises that the NPPF is a material consideration in planning decisions.

5.8. The provisions of the Framework are referred to throughout as appropriate, with due regard to the ambitions of the Applicant in providing high quality commercial development, cognisant of the Site's wider setting.

5.9. **Paragraph 8** advises that achieving sustainable development means that the planning system has three, interdependent overarching objectives

- An economic objective
- A social objective
- An environmental objective

5.10. It is important to draw attention to Paragraph 11 which states that decisions should apply a presumption in favour of sustainable development.

> *For decision-taking this means:*
>
> *c) approving development proposals that accord with an up-to-date development plan without delay; or*
>
> *d) 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:*

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

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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

5.11. As a whole, the Framework seeks the pursuit of sustainable development which is described as seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

5.12. There is a wealth of guidance and information provided within the Framework and whilst we do not repeat this in full here, we draw attention to the following:

5.13. **Paragraphs 40- 47**, which emphasises the significance and importance of early engagement and pre-application advice. This directly impacts our strategy advice to you at this juncture, particularly given the Site's adverse planning history.

5.14. **Paragraph 85**, which is clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future

5.15. **Paragraph 61**, which encourages support – through decision making – of the Government's objective of significantly boosting the supply of homes.

5.16. **Paragraph 73**, which identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.

5.17. **Paragraph 85**, which is clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

5.18. Chapter 7 which in totality seeks to ensure the vitality of town centres, and throughout identifies that planning policies and decisions should

- retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
- recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites

5.19. **Paragraph 124**, which outlines that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

5.20. **Paragraph 125**, which identifies that planning policies and decisions should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops,) and

- support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

5.21. Chapter 12, which deals with achieving well designed places is key. Paragraph 135 states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) 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.

5.22. Chapter 16 addresses the conservation and enhancement of the historic environment in its various forms. Paragraph 215 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.

5.23. Due regard is had to the Framework as a material consideration and we make a balanced assessment of the scheme under this context herein at Chapter 6.

6. PLANNING ASSESSMENT

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2. Having regard to the relevant planning policy provisions as summarised above in section 3 and other material considerations, we consider at this stage the principal issues relevant to this planning application will be:

- The principle of development in this location, with due regard to the redevelopment of a vacant brownfield site;
- The design of the proposed development, with reference to visual impact and amenity and heritage; and
- The impact upon neighbouring residential properties.

PRINCIPLE OF DEVELOPMENT IN THIS LOCATION

6.3. Both the NPPF and adopted development plan documents for Manchester support the delivery of sustainable development, including commercial development in sustainable locations as well as 'City Centre' land uses in appropriate locations. As part of this, the Site represents a sustainable location for development at the broadest level.

6.4. It should also be noted that the current structural state of the building at 78-80 Tib Street is not considered a safe building structurally, and the redevelopment of the site is necessary for the Site to be functional for the proposed purpose. The redevelopment of the Site would not only improve the Site visually, but the redevelopment would reclaim structurally safe and useable floorspace in the City Centre. It is considered that the site is a prime location for development, and any such development would increase the vitality of the Site and its immediate vicinity.

6.5. At the broadest level, it is considered that the principle of development for any form of mixed-use regenerative scheme in this location is suitable. This is of course reflected in the previous planning scheme which – whilst refused – nonetheless gives confidence in broad terms that any scheme seeking to reinstate a use of this land in the Northern Quarter will – subject to technical acceptability – be received positively be officers. The previous application's Officer's Report is itself clear that:

"The application site has been vacant for a considerable length of time. The site was previously in a long standing commercial use. The redevelopment of the site would support the ongoing regeneration of Manchester City Centre, reactivated the street scene and would realise benefits as required by Core Strategy Policies SP1, EC3, CC1, CC4, CC7, C10 and DM1".

6.6. We know already that the issues with the previous scheme related primarily to detailed matters of design, which were considered to undo the positive aspects of the proposal in principle. Officers were clear previously that the regeneration benefits outlined above could and should be realised but the previous scheme was not considered to be of sufficient quality to meet the standard required for a development in the heart of the city centre and within the conservation area.

6.7. As a primary point of consideration in principle, (i.e. is this land use appropriate in this location) we strongly emphasise the high quality of the scheme and further point out the suitability of the commercial uses proposed in this mixed use scheme, given the city centre location of the Site.

6.8. Policy CC7 relates expressly to Mixed Use Development. It confirms that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites.

6.9. CC7 outlines a range of considerations which we must factor into refinement of the brief, including:

- Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

6.10. Given the commercial/retail element of the proposal, it is considered that the proposal takes into account due regard to policy EC1 of the Core Strategy (employment and economic growth in Manchester), which in turn relates to bigger picture aspirations for the region. These aspirations centre on supporting employment and economic growth in the city, and list a number of priorities. These priorities include – among other things –

- Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
- Ensuring the continued social, economic and environmental regeneration of the City;
- Improving access to jobs for all via public transport, walking and cycling; and
- Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use.

6.11. Furthermore, Policy EC3 (The Regional Centre) seeks to support employment generating uses in the City where they are in locations well connected to city centre and residential areas, and the scale and type of development does not undermine employment elsewhere in the city centre. This makes the Site an appropriate location to support a mixed-commercial land use.

6.12. Per Policy CC1 (Primary Economic Development Focus: City Centre and Fringe), the City Centre remains the focus for economic development in Manchester, and whilst this will generally focus on office development, employment generating development of all sorts should generally be acceptable in principle.

6.13. Similarly reflected in the Places for Everyone Joint Development Plan Policy JP-Strat2 (City Centre) the city centre should continue to provide the focus for retail, leisure, business, culture and tourism activity in Greater Manchester.

6.14. Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre, in line with Policy C1 (Centre Hierarchy), to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre. Importantly, it is acknowledged that developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported.

6.15. Specifically relating to retail uses, Policy CC2 (Retail) is clear that the promotion of growth and improvement of retail provision in the City Centre is a matter of importance to the LPA. Approximately 70,000 square metres net of new comparison retail floorspace will be provided in the City Centre over the plan period. Most of this development is expected in the primary shopping areas. The site falls outside of this, though that should not preclude a modest form of bespoke retail from coming forward given its relative adjacency to such.

6.16. Further in policy CC2, across the City Centre, retail will be supported where it would serve a local community (such as small scale convenience provision) or contribute to the area's character. It is understood that the Council is particularly supportive of the growth of the independent retail sector, which has become a defining feature of several quarters in the City Centre. The Northern Quarter is specifically referenced as such, and in this regard, we anticipate that this proposed mixed-use scheme which incorporates retail will be supported.

6.17. Finally, it is considered that the proposed development has been successfully developed in line with Policy CC8 (Change and Renewal) which ensures that development delivers the most attractive and usable shopping environment while taking into account the City's character and heritage as well as providing employment opportunities in suitable locations. The Applicant considers this proposal to be a transformative and truly sustainable form of regeneration that would bring economic, environmental and social benefits to Tib Street, all the while preserving the character and eccentric history of the Smithfield Conservation area and Tib Street itself.

6.18. As exemplified above, the Applicant considers that the principle of development for the proposed regenerative scheme as a mixed use proposal is both suitable and appropriate to the City Centre location that the site lies within. Thus, the scheme should not be refused on the basis of the principle of the proposed development.

DESIGN, CHARACTER AND APPEARANCE

6.19. The Site falls within the Smithfield Conservation area which plays an integral role in the design of elements proposed in the scheme. The primary policies relating to design matters therefore relate to Policy CC9, EN1, EN3.

6.20. CC9 (Design and Heritage) aims to ensure that new buildings are designed with the highest quality in terms of appearance and design and that the heritage of the development area is preserved/enhanced. CC9 goes on to state that high-density mixed-use development will be supported in the city centre, so long as design challenges are overcome to ensure that the scale, massing and form of the proposals are sensitive to their urban contexts. Further to this point, policy CC6 confirms that City Centre development will generally be high-density. The Site is located in an area of the City where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

6.21. The proposal as it is currently drawn, is considered to relate well in terms of scale and appearance to the surrounding urban fabric. The development proposal in this application would significantly improve the visual amenity of 78-80 Tib Street and would maximise the land-use efficiency of the plot.

6.22. Whilst there is no obvious predominant architectural style on Tib Street, the adjoining buildings to the Site are a prominent cue that directly informs matters of site layout, appearance, and overall vernacular, as well as the outline proposal itself. The scheme reflects this, resulting in a proposal that does not significantly stray in design terms when set against this existing visual backdrop, albeit acknowledging the resulting changes to the heritage setting. A high quality, contextual materials palette has been refined as part of this application for which further detail can be found in the accompanying Design and Access Statement.

6.23. Elaborating further, EN1 goes on to state that all development in Manchester is expected to follow the seven principles of urban design which are identified in the national planning guidance. These principles are listed as the following criteria:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

6.24. EN1 also outlines the character of the City Centre area and the expectations in design term of any development proposals within the boundary of the City Centre. These expectations are as follows:

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

6.25. With respect to the design pack submitted, we consider that the broad parameters of the design satisfy these criteria.

6.26. In line with Development Management Policy DM1, the proposal is set to comply with BREEAM 'Very Good' Standard as a minimum. Compliance with this standard will ensure that the proposal will contribute a sustainable and efficient building to Manchester's commercial building stock.

6.27. Further to the above and in line with policy EN6 of the local plan, the scheme proposes to incorporate on-site renewable energy generation which as stated in the Energy report will mean:

The total reduction in emissions resulting from energy efficiency measures and the installation of renewable technology is 25.1% compared to the regulated emissions from a building designed to just meet Building Regulations (2021) Part L2. This surpasses the minimum target reduction on carbon emissions of 25%, as required by Manchester City Council.

6.28. At this stage, it is stated – in keeping with EN1, DM1 and CC9 – that:

- The development proposed would be of a scale that is appropriate to the size, role and function of the Site's Northern Quarter location;
- The development would be complementary to the context, including the buildings it adjoins, and would integrate successfully with the layout, density, fabric and appearance of the City;
- The development would not erode a localised identity or character, in architectural terms;
- The development would conserve and enhance the historic character and would not result in the loss of an important heritage context, albeit it would change such;
- The development would be compatible with neighbouring buildings and land uses;
- The development would be of sustainable and efficient design due to its BREEAM compliance; and
- That traffic movements generated from the development would not result in significant impacts to the highway network that cannot be mitigated.

HERITAGE

6.29. A detailed Heritage Statement accompanies this application, it is held that the design proposed for this scheme is of an appropriate scale, appearance, and layout, and comfortably responds to this sensitive context. Cognisant of design-led comments from the previously refused scheme, some of which were pertaining to the heritage aspects of the site, the Applicant has sought here to provide a more sensitive design scheme and invites your comments on such.

6.30. The Heritage Statement Impact Assessment concludes that:

Overall, the proposal will result in a limited level of heritage impact. The evidential value of the site is low, with only potential archaeological remains representing a possible source of impact. Any such effects can be appropriately managed through archaeological mitigation, and the loss of the current building does not diminish the evidential significance of the area. The historical value of the site is also low, and its removal will not affect the ability to appreciate or understand the broader historic character of Tib Street and the Northern Quarter.

The aesthetic impact of the scheme is considered to be positive. The demolition of a visually poor and incongruous building, combined with the introduction of a new, higher-quality design, represents an

overall enhancement to the character and appearance of the streetscape and the wider conservation area. The communal value of the site is negligible and will not be affected by the proposals.

6.31. Given the above, it is considered that in line with paragraph 215 of the NPPF, the development proposal will lead to less than substantial harm to the Conservation Area setting, and the public benefit far outweighs any harm that could be caused by the development. Public benefits of the proposed scheme area considered to include the introduction of a high quality commercial building to a currently structurally unsafe site, and improvement to the visual amenity of the area.

AMENITY/NEIGHBOUR AMENITY

6.32. Policy DM1 covers the guidance around development management in the city. The policy states that all development should have regard to the neighbour and site amenity including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

6.33. Throughout the design development of the proposed scheme, amenity impacts to neighbouring buildings have been considered and technical reports have been produced to support the acceptability of the scheme as proposed. Matters including light, noise, odour, waste storage and collection as well as highways matters have been considered in line with Policy DM1.

6.34. A thorough Daylight and Sunlight Analysis was carried out that concludes the proposed development:

'The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has shown that despite some reductions seen in the number of probable sunlight hours enjoyed by these windows, these are again within the limits prescribed by the BRE Guidelines as being acceptable'.

6.35. The report outlines that the majority of the impacts to neighbouring windows would be negligible, however as with many developments in a dense urban environment there anticipated to be some impacts to neighbouring light reductions as a result of the scheme. It is requested that the context of the site is taken into consideration when looking at the impacts to daylight and sunlight on neighbouring buildings.

6.36. Furthermore, a Noise Impact Assessment accompanies this application which concludes that:

'A BS 4142:2014 assessment has been undertaken in order to ascertain the likelihood of adverse impact due to mechanical noise breakout from proposed kitchen extraction system to nearby noise sensitive receptors and establish plant noise limits.

It is recommended that any mechanical plant to be installed at the development site be designed and sited as to not exceed a specific noise level of 22 dB(A) as measured at the nearest noise sensitive receptor (NSR).

The initial assessment indicates that this will likely achieve a 'low impact' during both the daytime and night-time periods ensuring that cumulative plant operation remains within acceptable limits.'

6.37. It is confirmed that the proposed development will comply with the above recommendations and plant/extraction noise mitigation will be implemented as the detailed design of the proposal continues.

6.38. An Odour Assessment has also been submitted alongside this planning application which confirms that

> *The specified and recommended odour abatement strategy for the Site, described in paragraph 4.2.2, is considered appropriate for the nature of the Proposed Development and is consistent with the requirements of the EMAQ+ and DEFRA guidance for kitchens with a High risk of impact. Therefore, with this mitigation in place, or mitigation that can provide a similar level of odour control, potential odour impacts at nearby sensitive receptors would be reduced to an acceptable level.*
>
> *Based on the findings of the assessment, it is considered that odour emissions should not represent a constraint to planning consent for the Proposed Development, as long as High level odour control in line with measures outlined in the EMAQ+ and DEFRA guidance are employed at the Site.*

6.39. The Applicant confirms that they will implement the necessary odour mitigation in order to make the proposed development acceptable in planning-terms.

6.40. Also submitted are the proposed extraction details and a ventilation report which provides greater detail on the extraction model proposed.

6.41. On the basis of the above, it is concluded that the proposals, as shown in this application would not Bring about a significant level of harm to the amenity of neighbouring properties. Therefore, this application should not be refused on the grounds of neighbouring impact/amenity.

NATURAL ENVIRONMENT

6.42. In its current configuration, the Site is not considered to be of particular biodiverse merit as a whole.

6.43. A Preliminary Ecological Appraisal and Roost Assessment was carried out on site in April 2025. This report concludes that the building has “negligible habitat value’. It was further deemed that

> *“Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.”*

6.44. The overgrowth of vegetation within the Site constitutes a poor quality and meagre provision of site greenery. The Site is therefore not considered to be subject to the 10% Biodiversity Net Gain threshold, which is supported in the findings of the PEA/PRA:

> *“The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project falls under one of the exemptions (less than 25m2 of habitat being impacted) and therefore does not trigger the requirement for a biodiversity net gain assessment.”*

6.45. In this regard, it is considered that this application should not be refused on the basis of the proposal's ecological/environmental impacts.

FLOOD RISK & DRAINAGE

6.46. Environment Agency records indicate that the areas of proposed development are within Flood Zone 1. In this regard, the proposed development is not considered to unduly conflict with policies directing development away from areas of flood risk.

6.47. Sustainable Drainage Systems are proposed to be included within the scheme, with further detail to be provided as the design evolves. Indicatively, the plans note the inclusion a blue roof proposal atop one of the flat roof sections of the building. The Applicant is happy for further information regarding the proposed SUDS to be requested via condition.

6.48. In line with Policy EN14 of the Core Strategy, a combined Flood Risk Assessment and drainage strategy accompanies this planning application, and confirms that:

Flood Risk

Based on the available information and assessment undertaken, the site is considered to be at Negligible to Low risk from fluvial, tidal, groundwater, canal and reservoir flooding. Given the presence of the "hidden" River Tib and a combined sewer within Tib Street, surface water and sewer flooding, when considered together, are considered to pose a Low to Moderate risk to the site.

The following recommendations are made:

- *Ensure any on-site drainage is well maintained through a maintenance regime involving regular monitoring and clearing of the drainage system;*
- *Thresholds to the building should be appropriately drained to prevent surface water ingress, including the use of local falls and linear drainage where required; and*
- *Incorporate flood resistance and resilience measures, such as flood-resistant materials (flood-resistant bricks, blocks and mortars) and flood-resistant doors and windows at ground floor level, where feasible.*

Drainage Strategy

The proposed development will retain a 100% impermeable drainage area in the form of buildings and access, with a total impermeable area of approximately 110 m².
The proposed drainage strategy is based on controlled discharge of surface water to the existing combined sewer located in Tib Street. As the proposals comprise demolition and redevelopment of the site, with surface water runoff attenuated and restricted prior to discharge, the development will provide betterment over the existing drainage arrangement. 6.1.6 Surface water runoff will be restricted to 1.0 l/s, with attenuation provided on site for events up to the 1 in 100 year plus 30% climate change allowance. Attenuation is anticipated to be provided through a combination of roof-

based attenuation (blue roof) and or raised SuDS features such as bioretention planters, subject to detailed design and structural considerations.
Overall, the proposed drainage scheme accords with the principles of sustainable drainage and will ensure no increase in runoff from the site over the lifetime of the development, while providing betterment over the existing drainage arrangement and managing exceedance flows in a controlled manner.

6.49. As such, the proposed development will appropriately satisfy the provisions of national and local policies relating to flood risk and drainage.

HIGHWAYS & PARKING

6.50. It is imperative to consider transport impacts relating to the development.

6.51. The proposed development showcased in this statement does not include for any parking spaces, which the Applicant considered acceptable given the City Centre location of the Site and the provision of accessible public transport and active travel opportunities within the area.

6.52. Policy T1 of the Core Strategy focuses on 'Sustainable Transport' and encourages development to move away from car-based developments and supports developments that would be accessible through active travel modes and from public transport routes.

6.53. The Manchester City Council Parking Standards included in the Core Strategy document do not provide a maximum car parking standard to the City Centre and it is outlined that developments within this area will be considered on a case by case basis in regard to parking spaces.

6.54. Due to the proposal being car parking free, it is considered that the increased footfall to the Site would not bring about any worsening on highways grounds.

6.55. The proposed change of use of the Site would require delivery vehicles to park near to the Site. Details pertaining to delivery times and locations are outlined in the Servicing Strategy that accompanies this application. Delivery times will be scheduled to reduce disruption to the public highway and every effort to maintain a safe public highway during these delivery drop-offs will be taken.

6.56. A Framework Travel Plan accompanies this application which outlines measures that will be taken in order to encourage sustainable trip generation to and from the site. At a high level, the Travel Plan outlines the goals to:

- Promote sustainable travel to employees at the site;
- Provide staff with the information they need to inform them of all the travel options available to them;
- Maintain a travel database, to monitor travel behaviours to the site;
- Encourage walking, cycling and the use of public transport where possible;
- Promote the use of car sharing/hire;
- Outline car alternatives; and
- Liaise with stakeholders.

6.57. Given the above and the highly sustainable location of the site, it is considered that a car-free form of development would be suitable. The site is well-located to public transport modes and the site is highly accessible to pedestrians and cyclists.

6.58. The proposal includes two staff cycle parking spaces which are shown on the submitted plans to the rear of the scheme. The Cycle Parking Standards outlined in the Core Strategy uses the previous Use Class categorisations prior to the amendments made in 2020. The Parking Standards outlined in Appendix B of the Core Strategy state that A1 (non-food retail) Uses should provide 1 space per 200sqm, or a minimum of 2 spaces; and A3 (Restaurants and Cafes) Uses should provide 1 space per 50sqm or a minimum of 2 spaces. This would suggest the scheme should provide 4 cycle parking spaces to align with the standards. In line with the updated Use Class Order categorisations, the entire scheme is expected to fall within Use Class E. Given the constrained nature of this infill site, it is considered that the inclusion of two secure and covered cycle parking spaces is sufficient, particularly given the highly sustainable nature of the site and its proximity to public transport links. Policy T2 of the Core Strategy outlines that the Council will take the circumstances of each proposal into account to establish what level of cycle parking provision is appropriate. It is deemed that the City Centre and well-connected location, alongside the constrained nature of the site justifies the reduced provision of cycle parking compared to the Parking Standards outlined in Appendix B of the Core Strategy.

6.59. In all cases, it is anticipated that the proposed development will not bring about a worsening of local highways conditions that cannot be either managed or mitigated. On this basis, the application should not be refused on highways grounds.

7. SUMMARY

7.1. Lee Evans Partnership LLP has been commissioned to submit a full planning application on behalf of Lau Yuk Ltd for a commercial mixed-use development, alongside associated infrastructure at 78-80 Tib Street in Manchester.

7.2. The key planning policies have been identified and examined throughout this statement. The proposed scheme could readily deliver a high-quality mixed use development, respecting the mixed streetscape context that already exists along Tib Street, with an appropriate relationship to the Smithfield Conservation Area. It is considered that the proposed development would significantly improve the visual amenity of the Site as the existing vacant building lies in disrepair.

7.3. The development hereby proposed showcases a high-quality building that has been designed with sustainability as a core design principle.

7.4. The Applicant considers strongly that the sustainability benefits apply in this case. There are considered to be a range of material planning benefits to the scheme, which include but are not necessarily limited to:

- the development of brownfield land, making effective and efficient use of a vacant and poor quality land parcel within the city centre;
- provision of a commercial mixed-use scheme that would provide economic benefit for the city;
- the development would improve and enhance the conservation area setting through high quality design and an appropriate and quality materials palette; and
- the provision of construction related services, providing a significant, albeit short-term, employment and economic boost.

7.5. On the basis of the thorough technical assessment and high quality design of the proposal, it is considered that this scheme should be granted planning permission.