



One North Parade Planning and Tall Building Statement

November 2025

Contents

1.	Introduction	2
2.	Strategic Context	6
3.	Site Description and Context	13
4.	Pre-application Consultation	20
5.	Proposed Development	23
6.	Statutory Legislation, Development Plan and Material Considerations	30
7.	Tall Building Statement	62
8.	Public Benefits	66
9.	Conclusion	70

1. Introduction

- 1.1. This Planning and Tall Building Statement (the 'Statement') has been prepared by Deloitte LLP on behalf of Beaconsfield Commercial Ltd ('the Applicant') in relation to an application for the redevelopment of One North Parade and Five Parsonage, Manchester, M3 2NH (herewith referred to as 'the Site') comprising the construction of a high quality 'Grade A' commercial office building, with ground floor commercial space (herewith referred to as 'the Proposed Development').
- 1.2. The Statement considers the key aspects of the Proposed Development and its acceptability in the context of the Development Plan and other material considerations, such as the National Planning Policy Framework (NPPF) and the St Mary's Parsonage Strategic Regeneration Framework (SRF) within which the Site is located.
- 1.3. A summary of the application is provided below, which includes the submission of an Environmental Impact Assessment.

The Site

- 1.4. The Site is approximately 0.1 ha and is bound by Parsonage Street to the north-west, Parsonage Chambers to the north-east, College Land to the south-east and North Parade to the southwest.
- 1.5. It is located to the northwest of Manchester City Centre, within the Deansgate Ward.
- 1.6. Two major arterial roads are close to the Site; Deansgate to the east, which runs north to south across Manchester, and Blackfriars Street to the West.
- 1.7. The Site is well-connected and is within a 15 minute walk from three train stations (Victoria, Deansgate and Salford) and multiple tram and bus stations.

The Proposed Development

- 1.8. The proposed Description of Development is as follows:
"Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c)), with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works".
- 1.9. The application is subject to an Environmental Impact Assessment (EIA) and is therefore accompanied by an Environmental Statement. Table 1.1. below summarises the proposals.

Table 1.1. Proposed Development

Details of Proposed Development	
Floorspace	• 11,054 sqm GIA (or 12,455 sqm GEA) total floorspace, comprising: - o 10,015 sqm of office floor space (Use Class E(c)); - o 635 sq m of Restaurant (Use Class E(b)); and - o 349 sqm of Basement provision for Bin Storage, cycle facilities plant and lift cores - o 55 sqm BOH areas (for office / restaurant)
Cycle Parking	80 cycle spaces – Office 16 cycle spaces - Visitor

Application Documentation

- 1.10. A full suite of supporting documents has been submitted as part of the Application. A summary list of submission documents and drawings is included in Table 1.2 below:

Table 1.2. Application Documents

Application Documentation	Author
Air Quality Assessment	Miller Goodall
Application Forms, Certificates and Notices	Deloitte
Application Site Location Plans	Squire and Partners
Archaeology Assessment	CIVIC
BREEAM Pre-Assessment	Crookes Water Consulting
Circular Economy Statement	Crookes Walker Consulting
Crime Impact Statement	Greater Manchester Police
Design and Access Statement	Squire and Partners
Ecological Report	Penny Anderson
Environmental Standards Statement including Energy and Carbon Statement and Proforma	Crookes Walker Consulting
Flood Risk Statement and Drainage Strategy (SuDs)	Renaissance
Framework Travel Plan	Curtins
Geo-environmental Assessment (Desktop)	Renaissance
Green and Blue Infrastructure Statement	Deloitte LLP
Landscape Plans	Planit
Landscaping Strategy (within DAS)	Planit
Lighting Strategy (within DAS)	Squire and Partners
Local Labour Agreement	Beaconsfield Commercial Ltd
Noise and Vibration Assessment	Miller Goodall
Outline Demolition and Construction Environmental Management Plan	Bridge Head Consultancy
Planning Statement	Deloitte LLP
Plans, Sections and Elevations (Existing and Proposed)	Squire and Partners
Waste Management Strategy	Curtins

Application Documentation	Author
Socio Economic Report	Ekosgen
Statement of Consultation	Deloitte LLP
Topographical Survey	Survey Operations
Transport Statement	Curtins
TV Survey	Page Power
Ventilation Strategy	Crookes Walker Consulting
Viability Assessment	CBRE
Waste Management Strategy	Curtins
Whole Life Carbon Assessment	Crookes Walker Consulting
Environmental Statement	
Environmental Impact Assessment	Compiled by Deloitte LLP with technical chapters by relevant technical experts
Non-Technical Summary	
Volume 1: Environmental Statement, including:	
Introduction	Deloitte LLP
EIA Methodology & Significance Criteria	
Site Surroundings & description of proposals	
Consideration of Alternatives	
Construction (and Demolition) Management and Programme	Bridge Head Consulting
Heritage	Heritage Architecture
Townscape and Visual Impact Assessment	Chris Brown Associates
Daylight, Sunlight and Overshadowing	GIA
Wind	
Climate Change	Crookes Walker Consulting
Human Health	Enfusion
Type 1 Cumulative Effects	Deloitte LLP (with input from technical consultants)
Summary Residual Effects	

Structure of the Planning Statement

1.11. The remainder of this Statement is structured as follows:

- **Section 2** – Considers the Strategic Context within which the Proposed Development should be considered.
- **Section 3** – Describes the Application Site & its Surroundings.
- **Section 4** – Summarises the Pre-application Consultation which has taken place.
- **Section 5** - Provides an overview of the Proposed Development.
- **Section 6** – Provides a planning assessment of the proposals with regard to the Development Plan and Other Material Considerations.
- **Section 7** – Provides a statement in consideration of Manchester City Council’s planning application validation requirements in respect of tall buildings.
- **Section 8** – Sets out the public benefits associated with the scheme.
- **Section 9** – Concludes by summarising the case for the grant of Planning Permission.

2. Strategic Context

This section provides an overview of the strategic context within which the Proposed Development is brought forward, as set out in the National, Regional and Local strategic priorities. It outlines Manchester's overarching ambitions for sustainable growth, economic prosperity, environmental stewardship, social well-being, and the careful management and enhancement of its rich heritage assets.

Introduction

- 2.1. The City of Manchester is a primary driver of economic and employment growth for the region and has an essential role in helping to re-balance the national economy.
- 2.2. The City's continued growth and its resilience has been due to the implementation of a robust and ambitious economic strategy over the past twenty years, which has created new jobs, opportunities and supported the growth of talent and skills. Furthermore, the City's success is having major beneficial knock on impacts across the wider conurbation, as illustrated by the fact that Greater Manchester saw the biggest increase in productivity of any UK region or mayoralty over the past two decades, cementing its position as the UK's productivity growth capital.
- 2.3. The importance of this economic strategy has been brought into focus since the Covid Pandemic, which brought global economic uncertainty and fundamental changes to ways of working. Immediately after the Pandemic, the city centre and offices saw a massive reduction in footfall, challenging the financial sustainability of many sectors. In response, employers have pro-actively sought to attract workers back to offices through securing occupation of Grade A offices that offer more flexible, high quality, amenity rich and environmentally sustainable floorspace in highly accessible locations. Manchester's ability to meet these requirements has been testament to the City's forward thinking approach that has supported a pipeline of commercial premises that attract market leading occupiers to invest in the City.
- 2.4. Despite the City's effective economic strategy, the supply of new and prime Grade A office floorspace in the City Centre faces significant challenges. Increased construction costs are impacting the viability of many commercial schemes, limiting the delivery of new developments. While refurbishments are increasingly delivering high-quality, Grade A space that meets modern occupier demands for sustainable, amenity-rich environments – reflecting a strong 'flight to quality' trend – the overall quantity of such space remains insufficient. This limited supply, particularly of net additional commercial floorspace, risks constraining the City's economic growth by failing to meet the full spectrum of demand for premium office accommodation.
- 2.5. Due to the reduced delivery rates and significant time period between planning approval, construction and opening of new buildings, there is now a pressing need for new employment floorspace to be brought forward as a fundamental component of future proofing the City's economic strategy.
- 2.6. Within this context, the One North Parade Site sits within the St Mary's Parsonage Strategic Regeneration Framework Area (SRF), which the Council has identified as an commercial quarter, which will be critical to future growth. The Site is specifically identified as being appropriate for office development and there is therefore a strategic need to optimise the economic potential of the Site. The delivery of prime office development on this Site will therefore serve to meet strategic objectives and catalyse further investment in the area, which will support the ongoing sustainable growth of the city centre and helping to underpin its role as a principal economic driver for the city region.

The remainder of this section considers the Site's economic, environmental, social and heritage context by reviewing Manchester's strategic ambitions, economic growth forecasts, environmental and social goals, site specific frameworks and other strategic priorities such as heritage.

Manchester's Strategic Ambitions

Together We Are Greater Manchester: Greater Manchester Strategy 2025-2035

- 2.7. The Together We are Greater Manchester (TWGM) Strategy defines its vision for Greater Manchester as *"A thriving city region where everyone can live a good life"*. It seeks to create a new form of economic growth where no one is left behind and *"lay the foundations for even more businesses to set up here and for existing ones to succeed, attracting and retaining the world's top talent"*.
- 2.8. To achieve this vision, the TWGM strategy identifies the need to grow the Greater Manchester economy and making sure people live well, as two 'interlocking focus areas'. This overarching approach integrates economic growth with social well-being, emphasising the importance of high-quality jobs, homes, and employment sites, alongside increased productivity and innovation.
- 2.9. To deliver the vision, the Strategy includes workstreams to provide a clear line of sight to high quality jobs and ensure Manchester is a great place to do business. The TWGM Strategy identifies an ambition to *"kickstart a further decade of growth for Greater Manchester, delivering homes and employment sites on a scale and pace not seen this century, increasing productivity and innovation and ensuring our city region remains a great place to invest and do business"*.
- 2.10. The Strategy also highlights the region's diverse sector strengths, including health innovation, life sciences, and a focus on scaling up the low-carbon economy, underscoring a commitment to sustainable and inclusive development.
- 2.11. The Proposed Development meets the Strategy's aim to grow the Greater Manchester economy while making sure people live well.

Our Manchester Strategy 2025 to 2035 (2025)

- 2.12. The Our Manchester Strategy further refines this vision at the city level, aiming for residents to be 'valued and respected', to 'share in a growing and more equitable economy that brings jobs and prospects which develops new technology and boosts public services and quality of life'. It also prioritises 'clean and green' neighbourhoods, a commitment to 'reduce Manchester's carbon emissions and improve public transport', and the maintenance of its 'world-renowned sport and culture'.
- 2.13. To deliver on this vision, the Strategy defines 12 priorities which are grouped into three themes "Our People", "Our Neighbourhood" and "Our City". Our City includes having a growing economy that provides jobs and equal opportunities for everyone, one that adapts to climate change and rapidly reduce carbon emissions.
- 2.14. The Proposed Development, through its sustainable design, contribution to high-quality employment, and enhancement of public realm, directly aligns with these multi-faceted strategic priorities, ensuring economic progress is balanced with environmental responsibility and social benefits.

Manchester's Economic Context

- 2.15. Over the last twenty years, Manchester City Council has driven the physical and economic renewal of the City Centre through the development and implementation of strategic frameworks for sustained regeneration, investment, and service improvement to ensure that Manchester maintains its position as the nation's leading City Centre location. The success of this approach sees Manchester successfully compete as an international investment location and visitor destination through sustainable and inclusive growth economically, environmentally and socially.
- 2.16. Employment growth in Manchester has outperformed that of other major northern cities like Leeds, Liverpool, Newcastle upon Tyne and Sheffield. Manchester also accounts for 29% of jobs across the ten local authorities within Greater Manchester¹.

¹ Socio-Economic Report; GM Insights July 2025

- 2.17. Manchester's city centre is a focal point for employment, accommodating of 200,000 jobs (47% of all jobs in Manchester as a whole and 14% of all jobs across Greater Manchester), and between 2015 – 2023, city centre employment grew by almost 63,000 jobs, a 44% increase².
- 2.18. In terms of productivity, the city centre generated £15.4 billion in Gross Value Added (GVA) in 2022 (48% of Manchester's total output) an increase of 38% since 2018, outpacing growth across Manchester (37%), Greater Manchester (26%), Regional (22%) and national (17%) averages³.
- 2.19. Manchester's strong economic performance is forecast to continue⁴. Manchester is forecast to record the joint highest level of employment growth across UK towns and cities over the next three years, averaging 1.3% growth per annum, which is almost double the national average of 0.7%. Manchester is also forecast to achieve a 2.1% average annual GVA growth between 2025 and 2028 – outpacing London, the East (1.7%), and the UK average (1.6%)⁵.
- 2.20. Additionally, between the 2011 and 2021 national census, the population of Manchester increased by 9.7%, from just over 503,100 to around 551,900. By 2030, almost 600,000 people are expected to live in the City, representing an increase of 10.8% from 2016⁶. Total employment is also forecast to grow at 0.6% per year equating to a net increase of 183,000 jobs between 2017 and 2030⁷.
- 2.21. A significant proportion of this employment growth is driven by Business, Financial and Professional Services growth (accounting for 45% of the net increase in the total number of jobs in Greater Manchester up to 2037) and are sectors with a higher-than-average GVA.
- 2.22. Manchester's City Centre and wider region are experiencing robust economic growth, primarily driven by several high-performing sectors crucial for its continued development. These include the Digital and Technology sector, encompassing AI, data analytics, cybersecurity, and fintech, which contributes significantly to the economy and positions Manchester as a leading tech hub. The Creative and Media industries also thrive, supported by a vibrant cultural scene and numerous agencies. Furthermore, Financial, Professional and Business Services remain a cornerstone, with Manchester being a major regional centre for corporate finance and business services. Emerging as key growth areas are Life Sciences and Health Innovation, leveraging the city's strong academic and healthcare infrastructure, alongside Advanced Manufacturing and Engineering, which is evolving with a focus on innovation and sustainable technologies. The burgeoning Net Zero/Green Technologies sector further underscores Manchester's commitment to a future-focused, diversified economy, all benefiting from a supportive ecosystem of universities, collaborative spaces, and strategic investments. Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets. The City is a leading business location and remains a top place in Europe for foreign direct investment outside of London.
- 2.23. The redevelopment of the Site therefore will continue to support employment growth and ensure it remains a leading business location.

² Socio-Economic Statement; GM Insights July 2025

³ Socio-Economic Statement; GM Insights July 2025

⁴ EY (2025) – Regional Economic Forecast 2025

⁵ Socio-Economic Report; GM Insights (July 2025)

⁶ Office for National Statistics. June 2021. Data and analysis from Census 2021.

⁷ Greater Manchester Combined Authority. Economic Forecasts for Greater Manchester. February 2020.

Office Market Context

- 2.24. There is planning policy support for Grade A office space within the City Centre. The Manchester Core Strategy (2012) sets out that Manchester City Centre is the focus for economic and commercial development where high density offices are supported⁸. Places for Everyone (2024) sets out that at least 2,019,000 sq m of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on the City Centre.
- 2.25. Manchester's Economic Strategy – Investing in Success (2023) sets out that the *“current economic scale of the city centre is not proportionate to its potential; it only accounts for 13% of total employment in the city region”* therefore the *“expansion of commercial space in the city centre is crucial for fostering economic growth....The city needs to make strategic decisions regarding land use, balancing commercial, residential, and retail spaces effectively. The city centre will need to expand outwards and upwards utilising land on the fringes for more productive purposes, and retrofitting existing buildings where possible. This strategic development of commercial spaces is essential for attracting firms that operate in high value-added service sectors, contributing to the overall economic prosperity of the city”*.
- 2.26. As such Priority One includes a commitment to expanding the city centre and adding high-density commercial and residential space in appropriate locations.
- 2.27. Market evidence substantiates the need for new Grade A office space. The Deloitte Manchester Crane Survey (2024) identifies there is a ‘flight to quality’ within the Manchester office market, with shifting demand since the COVID pandemic for highly sustainable, well designed and amenity rich Grade A office floorspace. This trend is being driven by a desire to occupy space that will retain and attract the best talent, support post-pandemic work models and demonstrate commitments to the environmental, social and governance (ESG) agenda. This is in line with City's strategic ambitions.
- 2.28. This 'flight to quality' is intrinsically linked to Manchester's strategic drive for sustainability and enhanced urban living. Modern Grade A office spaces, such as that proposed, are not only economically vital but also crucial for meeting the city's ambitious climate change targets and for attracting and retaining talent that values high-quality, amenity-rich, and environmentally responsible workplaces. By providing such infrastructure, the Proposed Development directly supports Manchester's long-term economic strategy while simultaneously advancing its environmental and social objectives.
- 2.29. The strong demand for Grade A offices will also be maintained as employees return to work and Manchester is increasingly considered as one of the UK's accessible and productive labour markets, which is resulting in increasing numbers of businesses looking to invest in the City.
- 2.30. The principle of commercial office is not only established on the Site by its existing use and office location, but there is also a clear need and case for increasing the quantum and quality of Grade A offices thereby contributing to the outward and upward expansion necessary to attract high value-added service sectors in Manchester City Centre. This will be supported by active ground floor uses that are accessible to the local community.
- 2.31. The Proposed Development provides 10,015 sqm of high-quality Grade A office space on a strategically important underutilised brownfield site, ensuring Manchester can continue to attract and retain high-productivity occupiers and talent, contributing to the City's long term economic strategy while meeting sustainable and social goals.

Heritage Preservation

- 2.32. Beyond economic growth, Manchester's strategic priorities are deeply rooted in preserving and enhancing its unique character and heritage. The city recognises the value of its historic environment, not only for its cultural significance but also for its contribution to place-making and long-term sustainable development.

⁸ Manchester City Council. Manchester Core Strategy 2012 – Policy SP1 ‘Spatial Principles’ and Policy CC1 ‘Primary Economic Development Focus: City Centre and Fringe’.

- 2.33. The Proposed Development, situated within the Parsonage Gardens Conservation Area and in proximity to numerous Grade II listed buildings, is therefore conceived within a strategic framework that demands a sensitive and high-quality design response, balancing the need for modern infrastructure with the imperative to respect and enhance the historic fabric of the city centre. This approach is guided by policies such as Places for Everyone Policy JP-P2: Heritage and the specific objectives of the St Mary's Parsonage SRF, which mandates careful consideration of heritage assets."

Environmental Goals

- 2.34. Manchester's strategic vision extends beyond economic growth to encompass ambitious environmental and social goals, which are integral to sustainable development.

Manchester Climate Change Framework 2020-25 (2022)

- 2.35. The Framework sets the vision that by 2025 Manchester will be playing its full part in limiting the impacts of climate change, with everyone who lives, works and studies here benefiting from the health, wellbeing and economic benefits that will come as a result.
- 2.36. The Framework sets four core objectives to achieve this: staying within its carbon budgets; climate adaptation and resilience; health and wellbeing; and inclusive, zero carbon and climate resilient economy.
- 2.37. The Framework also identifies the need to retrofit existing domestic and non-domestic buildings as an urgent action for buildings (existing and new) within Manchester.
- 2.38. The Proposed Development is designed to meet climate policies, targeting BREEAM 'Excellent' and a 5 star NABERS UK rating, offering state-of-the-art amenities and flexible floorplates.

Biodiversity Strategy and Action Plan 2022-30 – the City of Manchester's Nature Recovery (2022)

- 2.39. The Strategy seeks to champion the role that nature plays in addressing many of the challenges which wildlife and residents face, including climate change, poor health and wellbeing, pandemics and air quality. The Plan seeks to protect and recover habitats throughout the City, increase the understanding, connection and love for nature, and encourage everyone to recognise their role in Manchester's nature recovery.

Great Outdoors: A Green and Blue Infrastructure Strategy for Manchester 2015-25 (2015)

- 2.40. The Strategy recognises that parks, river valleys, gardens, street trees, green roofs and canals are an essential part of creating a successful, liveable city. The 2025 vision is that high quality, well-maintained green and blue spaces will be an integral part of all neighbourhoods, with access for communities and workers, and stimulating business investment.

Greater Manchester Combined Authority - Net Zero Design Guidance

Design Guidance for Net Zero: Guidance for applicants on how to design to achieve Net Carbon Buildings (March 2025)

- 2.41. The Greater Manchester Combined Authority (GMCA) Design Guidance for Net Zero (DGNZ) provides guidance on how to design buildings to achieve the net carbon zero ambitions and outcomes established within Places for Everyone policies JP-S2 'Carbon and Energy' and JP-S3 'Low Carbon Heat'.
- 2.42. In order for applicants to comply with Policies JP-S2, JP-S3, all new buildings therefore should be designed and built to be Net Zero Carbon in operation and should comply with the Net Zero operational requirements.
- 2.43. The DGNZ establishes several measures to improve energy efficiency and embodied carbon, low carbon heating and cooling, renewable energy generation, for differing building types and uses which must follow the energy hierarchy. This guidance ensures that new developments meet the City's environmental goals of achieving net zero carbon.

Site Specific Ambitions: St Mary's Parsonage Strategic Regeneration Framework (2020)

- 2.44. The St Mary's Parsonage Strategic Regeneration Framework (SRF) was endorsed by the MCC's Executive Committee on 3rd July 2020. The SRF brings together Manchester's strategic, economic, environmental and social ambitions for the St Mary's Parsonage area.
- 2.45. It prioritises the regeneration of the area while seeking the retention and celebration of the area's special qualities and assets, including its heritage assets, public spaces, and green and blue infrastructure.
- 2.46. The Proposed Development is brought forward in direct response to these objectives, aiming to act as a catalyst for the SRF's holistic vision.
- 2.47. The SRF area is in a prime location within Manchester City Centre and benefits from a range of unique assets. It is recognised, however, that the SRF area does not currently maximise its potential to help meet Manchester's strategic objectives. The SRF area is predominantly occupied by small to medium scale commercial office and retail uses with the exception of Century Building (residential). This form is characterised by a mix of building scales, characteristics and surrounding contexts.
- 2.48. The SRF therefore seeks to refocus the priorities of the area in order to establish St Mary's Parsonage as a clearly definable and cohesive City Centre neighbourhood, with a distinctive character and sense of place: *"It will be a commercially-led mixed use neighbourhood, anchored by high quality public space at its heart and a range of leisure and retail facilities to create a vibrant destination that compliments the wider City Centre"*. This includes hosting an eco-system of best in class employment from global businesses to start ups.
- 2.49. St Mary's Parsonage area will be fully integrated and connected into the wider City Centre and will draw activity and support the further expansion of the City Centre's quality activity into the area. This will make the most of its positive adjacencies to other successful and vibrant parts of the City Centre and support the growth and enhanced productivity of the City and enabling residents to live well.
- 2.50. The SRF sets out a clear vision for the future enhancement and regeneration of this part of the city centre, through the identification of opportunity sites that will catalyse further investment and drive positive change.
- 2.51. The Proposed Development is located within Character Zone 3: North Parade. The North Parade Character Zone includes large commercial / residential developments surrounding Parsonage Gardens. The area does not provide strong pedestrian connections and largely fails to draw in pedestrian activity from Deansgate.
- 2.52. The existing One North Parade is considered to be in need of investment and does not currently include any active uses at ground floor. It is therefore categorised as a tired-looking building that is no longer fit for purpose with a lack of active frontage and poor streetscape.
- 2.53. In light of this, One North Parade is seen as a *"pivotal opportunity to catalyse the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF area"*.
- 2.54. The Site is deemed as suitable for hotel or commercial proposals as part of the identified need for the future use of the building to draw people in and engage with Parsonage Gardens to support the growth of activity and vitality to the local area. Any future proposals are expected to include publicly accessible active frontage that may include ancillary retail or leisure uses at ground floor.
- 2.55. Paragraph 7.7. sets out that the starting point for considering any proposals for the Site will be to:
"consider the potential to retain and re-use the existing building. An essential initial piece of analysis therefore will be to robustly interrogate its historic and cultural significance...it will be essential to analyse the building's economic potential with regard to the long term sustainability of existing uses, taking into account rates of occupier retention, rents, marketing activities, management costs and viability, as well as potential alternative uses".
- 2.56. The conclusion of the above exercise may result in the need to consider the relative merits of alternative options including façade retention and redevelopment options.

2.57. The ambition is to deliver a proposal that will enhance the vitality and viability of the site and the wider Parsonage Gardens SRF area by:

- Positively contributing to the character and quality of the Conservation Area as a whole;
- Introduce a long term economically viable re-use of the Site;
- Activate Parsonage Gardens and the surrounding streets acting as a catalyst for further regeneration;
- Reinforce the sense of enclosure of the northern edge of Parsonage Gardens;
- Support Manchester's Zero Carbon ambitions;
- Deliver opportunities and amenities that will benefit local people;
- Carefully consider the site's relationship with the existing residential use at Century Buildings in terms of impact and amenity.

2.58. The Proposed Development has a critical part to play in delivering the SRF and Manchester's strategic ambitions, acting as a catalyst to transform the St Mary's Parsonage area. Key to this redevelopment of an underutilised office building will be the addition of a critical mass of high-quality grade A office space and within the following stage, will seek to deliver the related investment in public realm and pedestrian routes.

3. Site Description and Context

This Section describes the Site, its context in relation to the surrounding area and its suitability for the Proposed Development.

Site Description

- 3.1. The Site is approximately 0.1 ha and comprises existing office buildings at One North Parade and Five Parsonage. The buildings are divided by Back College Land, which is owned by the Applicant and used for ad-hoc occupier parking.
- 3.2. The Site is bound by 3 Parsonage Chambers and Blackfriars House to the north, College Land to the east, Parsonage Gardens to the south and Parsonage Street to the west.
- 3.3. One North Parade and Five Parsonage were built in the 1890's for warehouse use and are currently in use as offices. The buildings are respectively 5 and 4 storeys.
- 3.4. The existing buildings are identified as Non Designated Heritage Assets that sit within the Parsonage Gardens Conservation Area. In this respect, the existing buildings have been identified as having heritage significance and make a positive contribution to the Conservation Area. The historic significance of the buildings has been considered by Historic England and deemed not to be sufficient to merit a statutory listing, as evidenced by the fact that both buildings are subject to a Certificate of Immunity from Listing.
- 3.5. Whilst the Site is in a prime location for commercial office development, the existing buildings are highly constrained and are incapable of viable refurbishment to meet modern occupier requirements. As such, the existing office floorspace is outdated and its attractiveness to potential occupiers will continue to diminish in the context of the increasing demand for higher quality office space.
- 3.6. At the time of writing, the offices are partially occupied by a range of businesses, although the Applicant has confirmed that these are short-term leases on substantially reduced rates, in an effort to maintain the occupation of the building and reduce financial losses associated with holding a vacant commercial premises. It is understood that the reduced rent levels fail to provide surplus profit, which would be needed to underpin a major refurbishment programme. Indeed, viability testing has demonstrated that the rental levels achievable in this building following refurbishment would not be sufficient to justify the cost of undertaking those works. It is also understood that any increase in rents or more restrictive / longer term leases would present the very real risk of a long-term vacant building. The Site provides very limited active frontage and does not successfully engage with the surrounding streetscape. College Land and Back College Land have a 'back of house' character with little pedestrian activity and the potential for anti-social behaviour. The presence of commercial bins on the streets and lack of façade activation makes the side of the park closest to One North Parade feel uninviting and unwelcoming to users.

Surrounding Context

- 3.7. The surrounding area is defined by the endorsed SRF and presents both a variety of assets and constraints. This combination establishes an important context to which future development proposals should respond, supporting the objective to maximise the area's full potential as a thriving, commercially-led quarter over the long term.
- 3.8. The area's assets include its adjacency to the River Irwell, its heritage assets and Parsonage Gardens; a unique green space for the City Centre at its very heart.

- 3.9. The Site falls within the Parsonage Gardens Conservation Area (CA) (designated June 1985) and is within the setting of a number of statutorily listed buildings, including Arkwright House, Century Buildings, Kendal Milne and Church House. The Parsonage Gardens Conservation Area Appraisal establishes a series of key considerations and principles for future proposals in the context of the heritage asset and states:

“Development control in Parsonage Gardens is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Where the replacement or refurbishment of buildings is contemplated, property owners and developers should be aware of the characteristics which make buildings interesting and ensure that the proposals are designed to respect and relate to them. Building heights vary considerably within the conservation area and heights of proposed developments should be determined by their immediate surrounds and not greatly exceed them.”

- 3.10. The Appraisal also addresses the importance of Parsonage Gardens, stating:

“The square of Parsonage Gardens itself is surrounded by a rich mixture of buildings of various ages and styles which are relatively harmonious in their relationships with one another. Where redevelopment proposals are put forward the City Council would be seeking designs which reinforce the harmony rather than reduce it. This would involve buildings which are predominantly solid material such as brick, stone and terra cotta, fenestrated by small vertically-proportioned openings.”

The existing area includes a number of elements that make negative contributions to the quality and character of St Mary’s Parsonage area, such as the dominance of on-street parking; highly visible and obstructive on-street refuse storage; constrained pavement widths and poor integration with the surrounding city core. These elements are all identified within the SRF as matters that should be addressed by future proposals. The wider SRF area is bound by three prominent routes within the City Centre: Blackfriars Street and Bridge Street which provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge from within the SRF area that passes over the River Irwell, landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between the two cities.

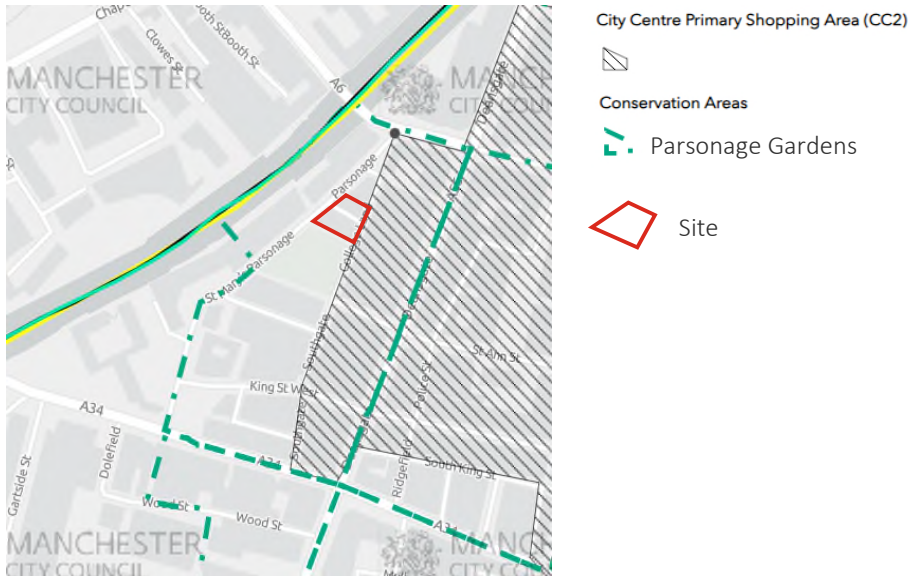
- 3.11. The surrounding area has also seen significant change over the past decade. As one of the first signs of regeneration and modernisation of the area, Century Buildings (Grade II Listed Building) was converted to a residential building, which included a thirteen story contemporary extension facing onto Parsonage Gardens. In recent years, Arkwright House (Grade II Listed Building) has also been refurbished and extended for offices, whilst planning permission has been approved for Alberton House (19 storey commercial office), Kendal Milne (remodelling and extension of Grade II Listed Building and 14 storey new build office) and Reedham House (remodelling and 14 storey extension of Grade II Listed Building). A resolution to grant planning permission was received for Albert Bridge House (redevelopment of a Non-Designated Heritage Asset) to deliver a part 17 / part 37 / part 49 storey mixed use development in October 2025.

Site Specific Designations

City Centre

- 3.12. The Site is located within Manchester City Centre. It is adjacent to the City Centre Primary Shopping Area as shown on Figure 3.1: Manchester City Council Proposals Map overleaf.

Figure 3.1 – MCC Proposals Map Extract



Heritage and Listed Buildings

3.13. The Proposals Map above also sets out that the Site is located within the Parsonage Gardens Conservation Area (CA). It is also located within close proximity to the following Grade II listed buildings:

- To the North, Blackfriars Bridge (Grade II – ID 1279490);
- To the Northeast, Haywards Building (Grade II – ID 1210025);
- To the East, Bartons Building (Including Barton Building Arcade) (Grade II* – ID 1200850);
- To the Southeast, Deansgate (Grade II – ID 1200851);
- To the South, Arkwright House (Grade II – ID 1246660);
- To the Southwest, 31 and 33 King Street West (Including 3 Smithy Lane) (Grade II – ID 1282988);
- To the Southwest, 3 Mary's Parsonage (Grade II – ID 1283044); and
- To the West, National Buildings (Grade II – ID 1254470).



Figure 3.2. Parsonage Road Conservation Area boundary in red with Listed Buildings in blue (Source: MCC Parsonage Gardens Conservation Area Map).

- 3.14. The CA seeks to retain and enhance the existing characteristics special architectural and visual qualities. The CA also requires development proposals to be aware of the surrounding characteristics of the area and ensure buildings are designed to respect and relate to them and notes that whilst building heights vary considerably, the heights of proposed developments should be determined by their immediate surroundings and not greatly exceed them.
- 3.15. The St Mary's Parsonage Strategic Regeneration Framework (SRF) states that the existing buildings are considered *"to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of its visual contribution to the enclosure of Parsonage Gardens"*⁹. As such, the existing buildings, One North Parade and Five Parsonage, have been assessed as Non Designated Heritage Assets (NDHA).
- 3.16. The Applicant submitted requests for Certificates of Immunity (Col) from listing for both 1 North Parade and Five Parsonage.
- 3.17. The Secretary of State for Culture, Media and Sport decided not to add the buildings to the List of Buildings of Special Architectural and Historic Interest and the buildings are consequently subject to the following Certificates of Immunity from Listing (COI):
- One North Parade (former New Exchange Buildings), 1 and 2 North Parade, Manchester, M3 2NH, (Certificate of Immunity No. 1482041): 08/02/23 – 07/02/28; and
 - Five Parsonage, Manchester, M3 2HS (Certificate of Immunity No.1490955): 06/02/25 – 05/03/30.

⁹ St Mary's Parsonage Strategic Regeneration Framework (2020)

Environmental Designations

Air Quality

- 3.18. The Site falls within an Air Quality Management Area (AQMA) which covers most of Manchester City Centre and an Air Quality Assessment has been prepared and is submitted in support of this application.

Archaeology

- 3.19. The development partially falls within the Area of Medieval Manchester, however, extensive post-medieval and later activity across the proposed development area has likely removed the majority of any evidence of medieval occupation¹⁰.

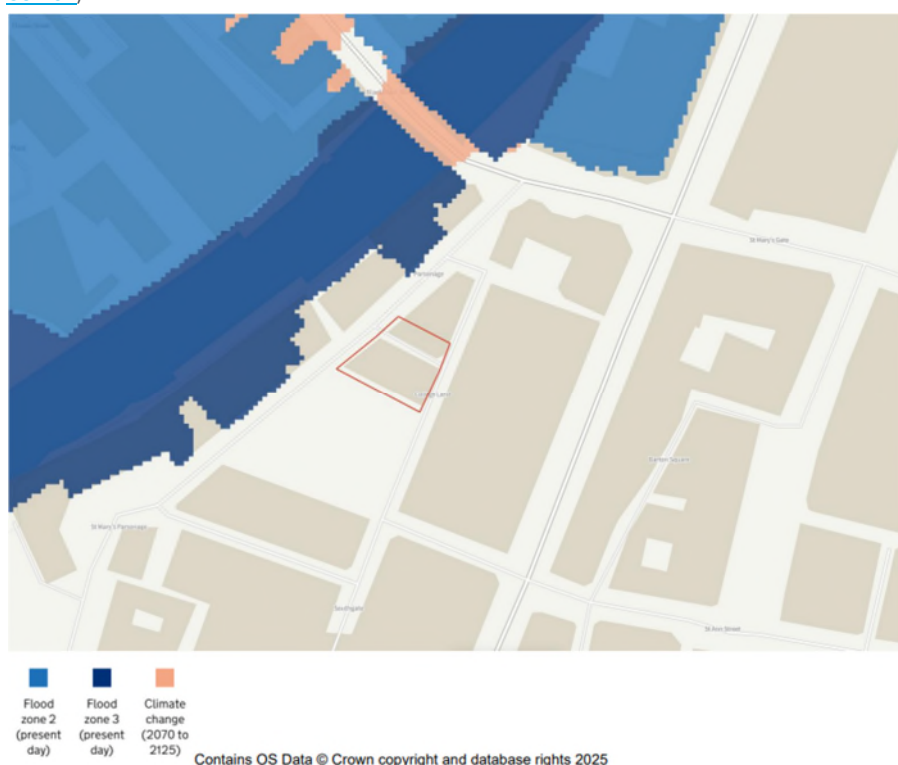
Ecology

- 3.20. The Site is not located within a statutory or non-statutory nature conservation site.
- 3.21. There are no trees or vegetation on site, and it is considered 'poorly suitable' to support other protected species and has been assessed as 'likely absent'.¹¹

Flood Risk and Drainage

- 3.22. The Environment Agency has classified the Site as falling completely within Flood Zone 1 (land assessed as having a low probability of flooding) with the land having less than 0.1% (1 in 1,000) chance of flooding from rivers or seas, as shown in Figure 3.3 below. The below map also confirms that the Site falls outside of the climate change scenario predictions (2070-2125) therefore there is no change to the flood risk of the Site in the future.

Figure 3.3. Environment Agency Flood Risk Zones Map for Planning – September 2025 (Source: [Map – Flood map for planning – GOV.UK](#))



¹⁰ One North Parade, Archaeological Desk-Based Assessment; Prepared by Beaconsfield Commercial Limited (May 2025)

¹¹ Preliminary Roost Assessment for Bats and Nesting Birds; Prepared by Penny Anderson Associates (May 2025)

Figure 3.4. Environment Agency Surface Water (1 in 100) Flooding Map for Planning – September 2025 (Source: [Map – Flood map for planning – GOV.UK](#))



- 3.23. Figure 3.4 above shows that the Site is at a low risk of surface water flooding. As per above this is for a small section of the Site only.

Transport and Accessibility

- 3.24. The Site benefits from a variety of multi-modal public transport connections, as consistent with its central location within Manchester City Centre. Manchester Victoria and Salford Central train stations located approximately a 10-minute walk north from the Site and Manchester Piccadilly is located approximately 21 minute walk to the west of the Site. Together these stations offer excellent rail connectivity to regional and national destinations, ensuring convenient access to the wider UK rail network
- 3.25. There are also further connections to the tram network, accessible within an 8-minute walk of Exchange Square Tram stop, which is served by the Metrolink Pink Line and within an 11-minute walk is the St Peter's Square Tram Stop, which is served by the Metrolink Blue, Green, Navy, Pink and Purple Line; providing direct and efficient access across Greater Manchester.
- 3.26. The Site is located within a 2-minute walk from the Barton Arcade bus stop on Deansgate, which is served by routes 8, 67, 67A and 100 and is also within a 5-minute walk of the St Mary's Parsonage stop on Bridge Street, which provides access to a network of services, including the Free Bus (Route 1) and routes 35, 36, 37, 38, 50, V1, V2, V4 and X39.
- 3.27. Pedestrian Access is supported by the established footpaths and crossings with the major routes running along Parsonage and St Mary's Street.

Parsonage Gardens

- 3.28. The Site is located immediately adjacent to Parsonage Gardens.
- 3.29. The St Mary's Parsonage SRF identifies Parsonage Gardens as a vital piece of open green space and the 'heart' of the district. However, the SRF states its current state of disrepair, underuse and lack of coherent landscaping is all seen to contribute to a lack of urban focus. This is emphasised by the current ground floor buildings at the perimeter of the gardens which do not currently create a safe, active and vibrant environment.
- 3.30. The SRF sets out the public realm objectives for Parsonage Gardens. This includes the provision of ground floor active uses that are sensitive to the character of the Gardens, attract activity and generate vibrancy and vitality to work and create an enhanced public space.
- 3.31. In order to re-invigorate the Gardens, the SRF sets out the gardens need a redesign and sensitive restoration of the landscaping that should include a strong concept, integration of curated lighting, seating and wayfinding. The Gardens would also benefit from the introduction of features and furniture.

- 3.32. The perimeter of the garden requires extensive renovation and restoration to promote ease of access and guarantee better supporting active uses.
- 3.33. In light of the SRF ambitions, the Applicant has met with MCC's Regeneration Team as they seek to develop a masterplan and delivery strategy for improvements to Parsonage Gardens.
- 3.34. An initial meeting was held on 12 August 2025, however, these discussions are still at an early stage and will therefore be subject to further consultation.
- 3.35. The progression of a design and the delivery for Parsonage Gardens is subject to discussions with MCC and the outcome of the masterplan and funding strategy.
- 3.36. The Applicant recognises the important role of these proposals as a catalyst for the surrounding area and is committed to engaging with MCC and other third party landowners to work together to improve Parsonage Gardens for all users.

Planning History

- 3.37. A planning history search for the Site has been undertaken using MCC's Planning Public Access Portal. The Site has a limited planning history within the context of the current Development Plan. The planning permissions of most relevance for the Site are set out in the table below. These comprise primarily of change of use applications for the basement and different floors of the building. Historic applications also sought the demolition of Five Parsonage or the conversion of One North Parade to residential.
- 3.38. The planning history indicates that for a sustained period of time, landowners have been seeking alternative uses to improve the operational viability of the building, however, none of these opportunities were progressed. It highlights the ongoing viability challenges of the buildings.

Table 3.1. Planning History

Reference	Location	Development	Status
022324	5, The Parsonage, City CENTRAL	Demolition of existing building and use of cleared site as a temporary surface car park for the office users of the adjoining building, (1, North Parade)	Approved 05/09/1984
024747	5, The Parsonage, City CENTRAL	Use of land as a car park for staff at 1, North Parade, after demolition of existing building	Refused 04/09/1985
032248	1-2, North Parade, Parsonage Gardens, City CENTRAL	Change of use of basement premises from workshop/office to restaurant and alterations to elevations and roof	19/01/1989
034098	1/2, North Parade, Parsonage Gardens, city CENTRAL	Change of use of basement and part of ground floor to licensed premises, with elevational alterations	Approved 17/05/1989
050213/FU/CITY1/96	1 North Parade Manchester M3 2NH	Change of use of part of second floor offices to a specialist centre for dental implantology	Approved 23/08/1996
107139/P3JPA/2014/C1	1-2 North Parade Manchester M3 2NH	Prior approval for change of use of part ground, 1st, 2nd and 3rd floor offices to Class C3 (residential) comprising 71 apartments.	Approved 11/12/2014
109345/FO/2015/C1	Part First Floor 1 North Parade Manchester M3 2NH	Use as a beauty training academy and commercial salon (Sui Generis)	Temporarily Approved (expiring 01/05/15) 30/10/2015
114390/JO/2016	1 North Parade Manchester M3 2NH	Variation of condition 1 attached to previously approved planning permission 109345/FO/2015/C1 to allow for continued use of part of first floor as beauty training academy and commercial salon (Sui Generis) after 1 May 2017 for a further 18 months	Temporarily Approved (expiring 01/11/2018)
124301/FO/2019	Second Floor 1 - 2 North Parade Manchester M3 2NH	Change of use of part of 2nd floor from offices (Use Class B1) to beauty training academy (Use Class D1) for temporary period until 31 July 2020	Temporarily Approved (expiring 31/07/20) 17/10/2019

4. Pre-application Consultation

The following Section summarises the pre-application consultation and engagement that has been undertaken in preparing this Planning Application.

- 4.1. This Planning Application has been submitted following extensive pre-application consultation with Officers at MCC, Historic England, Ward Councillors and the local community, amongst others, over the last 5 years.
- 4.2. Consultation has taken place in line with MCC's Statement of Community Involvement.
- 4.3. Further details of pre-application consultations and discussions, together with a summary of how comments have been considered during design development, are set out within the accompanying Statement of Consultation ('SoC').

Pre-application Consultation

- 4.4. Proposals to redevelop the site were first presented to consultees, both statutory and non-statutory, in 2020 and this included a public consultation event in October 2020. The proposal sought the demolition of the existing buildings and the erection of a new office with contemporary design. The proposal comprised a 17 storey building with a ground floor restaurant (as shown in Figure 4.1 below):

Figure 4.1: SimpsonHaugh 2020 Design



- 4.5. The response from the public consultation recognised that the Site was in need of investment and support was received for the wider regeneration objectives. Nonetheless, significant concerns were raised by residents with regard to the loss of the existing buildings, the scale and appearance of the replacement building, its impact on the Conservation Area and potential impact on residents' privacy and sunlight.

- 4.6. Subsequently, an extensive review and redesign of the proposals took place with a greater focus on the design taking contextual references from the Conservation Area, and exploring the ability to reduce the scale of the proposed development whilst maintaining quality and deliverability. The professional team has explored a range of design options; having rigorously assessed them with the objective of directly supporting the Council's strategic objectives set out within the SRF, with a view to progressing a viable scheme that delivers overarching regeneration outcomes. Central to the strategy has been the objective to robustly address local environmental considerations and respond to feedback from the first public consultation.
- 4.7. In summary, Squire and Partners incorporated the following changes to the design of the Scheme:
- Reduction in height from 17 to 14 storeys and lowering the total roof height from the 2020 Scheme.
 - A mansard-style roof was also introduced, which recessed the top three floors to further reduce the mass and perceived height from street level.
 - Revised articulation of the façade, including carefully proportioned vertical openings alongside recessed building corners to soften the prominent edges of the building and facilitate pedestrian movements around the building at ground level.
 - Creation of a visually interesting and contextually responsive building geometry that reduces the building's perceived scale and integrates sensitively within the urban existing fabric.
 - The use of elevation materials such as red brick and stone to reinforce the building's connection to its surrounding context.
- 4.8. During design development, extensive pre-application discussions have been held with the Local Planning Authority and Historic England regarding the demolition and redevelopment of the Site. As part of engagement over this period, the Applicant submitted options appraisals, alongside viability, marketing and heritage evidence to both the LPA and Historic England. Full details of the pre-application discussions with Historic England are set out within Section 6, Heritage of this Planning Statement.
- 4.9. Following this period of extensive engagement, a further round of pre-application public consultation was undertaken in 2023 presenting the redesigned scheme which forms the basis of this Planning Application.
- 4.10. Since this consultation period, the design and professional team have undertaken extensive design coordination and refinement of the architectural details, although the scale, massing and architectural approach remain fundamentally the same as the scheme that was presented for public consultation. With the benefit of further detailed design development, the proposals form a truly contextual, high quality and deliverable development proposal.
- 4.11. A summary of the pre-application consultation undertaken for the redesigned scheme is provided below:
- Local Planning Authority (LPA) – Ongoing liaison with the LPA including meetings in May 2020, June 2020, June 2022, March 2023, April 2023, June 2023, July 2023, October 2024, February 2025, May 2025, August 2025 and September 2025.
 - Ward Councillors – A briefing meeting was held with Deansgate Ward Councillors ahead of the public consultation event for the revised proposals. Further updates were also provided ahead of submission of the application, and they have been notified of the submitted scoping and forthcoming application.
 - Local community groups – a meeting was held with representatives from the Century Buildings on 6 July 2023 as part of the consultation events. Further updates were provided for key milestones, such as the submission of the Scoping Report to MCC in August 2025, and a meeting was held with representatives of Century Building on 12 August 2025 to refresh them on the proposals, confirm the status of Certificates of Immunity from Listing relating to each building, and outline the planning process.

- Public Consultation Event – the public consultation for the revised proposals ran from Monday 26 June – Sunday 16 July 2023. Leaflets promoting the consultation event covered 762 addresses and was posted on 26 June ahead of the drop in event on 6 July 2023. A consultation website was also set up to provide a platform for the proposals to be viewed at , which included a dedicated email address for people to submit feedback or questions.
- Historic England – Meetings were held with Historic England to discuss the emerging proposals and the range of options considered. Evidence was submitted and independently assessed and this culminated in the conclusion that no further options analysis was required and that the Applicant should progress with submission of a planning application. This confirmed that comprehensive redevelopment is the only viable and deliverable option for this Site.

- 4.12. The feedback received on the re-designed scheme included recognition that the design was an improvement on the previous proposal and that the building looked like it was meant to be in the area. Some concerns regarding the proposed height and massing were still received, which included suggestions for the design to be the same height as the Century Buildings. Some concerns from residents related to removal of the existing building, loss of light, loss of privacy, impact on Parsonage Gardens and construction impacts.
- 4.13. All comments received have been reviewed and considered by the Applicant in the context of site specific design, policy and viability constraints. The Proposed Development directly responds to and mitigates concerns raised during the public consultation and pre-application discussions. This demonstrates a genuine commitment to stakeholder feedback and the creation of a high quality development.
- 4.14. Further details are provided within the Statement of Consultation, submitted with this Application.

5. Proposed Development

This section summarises the key elements of the Proposed Development and should be read in conjunction with the submitted application drawings, Design and Access statement and all other supporting materials.

Overview

- 5.1. The Site is a strong location for commercial office development, backed by existing planning policy and guidance. The existing offices are outdated and do not meet occupier requirements, nor do they meet the quality of offices expected from businesses within Manchester City Centre.
- 5.2. The Proposed Development seeks to deliver a sustainable, exceptionally high-quality and contextual mixed-use office development. The Applicant has listened to feedback from the public consultation including substantially reducing the height of the building and fundamentally changing the architectural design. The changes that have been made during the design process respond to comments and feedback from statutory consultees such as Historic England.
- 5.3. The Proposed Development's design focuses on improving the Site's relationship to the surrounding area and responds to the surrounding heritage designations and architectural vernacular to establish a distinct and welcoming destination. The design follows a rigorous assessment with the objective of directly supporting the Council's strategic objectives set out within the SRF, with a view to progressing a viable and deliverable scheme that delivers overarching positive and catalytic regeneration outcomes. Central to the strategy has been the objective to robustly address local environmental considerations, in respect of mitigating potential impacts on residents, designated heritage assets and the Gardens.
- 5.4. The Proposed Development is committed to achieving very high standards of environmental performance, targeting a BREEAM 'Outstanding' rating (with a commitment to meeting BREEAM Excellent as a minimum) and a 5-star NABERS UK rating. This commitment underscores its role as a leader in sustainable development and directly contributes to Manchester's zero-carbon ambitions.
- 5.5. Unlike the compromised structural layout of the existing buildings, the proposed office floors are designed with structural columns positioned along the perimeter to enable flexible, open-plan layouts that can easily be adapted to meet the needs of a range of future tenants, supporting long-term sustainable use.
- 5.6. The introduction of a vibrant, publicly accessible ground-floor restaurant is a key feature of the proposal. The objective to secure a high quality restaurant occupier is in direct response to the ambition to enhance the neighbourhood's mature F&B offer with operational characteristics that will ensure compatibility with the amenity of surrounding residential buildings. The Applicant's objective has consequently directly informed the brief for the layout of this element of the proposals, including large windows at ground floor. It will activate the street frontage, drive increased footfall creating natural surveillance of Parsonage Gardens, promote a strong connection between the internal and external spaces, and support the building's role as a social and commercial hub in the centre of Manchester addressing a key objective of the SRF.
- 5.7. The Proposed Development is to be car-free, promoting active and sustainable modes of transport. High-quality end-of-journey facilities (including cycle storage and shower amenities) are integrated into the design to encourage cycling as the primary means of commuting alongside walking and public transport.

The Proposed Development

- 5.8. The Proposed Development will comprise the demolition of all existing buildings on-site to deliver a 14 storey (c 91.550m AOD) office building comprising c 10,015 sqm GIA of office space with c. 635 sqm GIA ground floor restaurant space.

Table 5.1. Proposed Development

Proposed floorspace and use	
Site Area	0.1 ha
Proposed Development Height	14 storeys (89.345m at Roof Height or 91.550m at Roof Overrun)
Total Floorspace (sqm)	12,445 GEA 11,054 GIA
Office floorspace (sqm GIA)	10,015 sqm
Restaurant Floorspace for (sqm GIA)	635 sqm
Plant (sqm GIA)	349 sqm
BOH areas for office / restaurant (sqm GIA)	55 sqm
Use	Ground floor commercial (Use Class E(b)) Office development above (Use Class E(c))
Parking	Maximum number of car parking spaces = 0 Maximum number of cycle spaces = 80 (office), 16 (public)

Use and Amount

- 5.9. The Proposed Development aims to deliver a high-quality mixed-use grade A office building in Manchester City Centre. The Proposals comprise:
- 1 basement level with plant rooms and end of journey facilities;
 - Ground Floor restaurant area and an office reception space;
 - Double-height mezzanine level accommodating an extension of the restaurant and additional office space;
 - 12 levels of office space, designed for flexibility; and,
 - Roof level with dedicated plant space, PVs and blue roof.

Proposed Ground Floor

- 5.10. The ground floor accommodates the building's public-facing functions, including; a restaurant, the office reception, and essential servicing areas that support the overall operation of the building.
- 5.11. The restaurant has been designed to be fully open to the public with large glazing on all primary elevations, to enhance visual permeability and create a strong connection between the interior and public realm. This will create an active the street frontage and contribute to passive surveillance; helping to discourage antisocial behaviour and improve the overall safety and vibrancy of the area.
- 5.12. The Proposed Building maintains key entrances on both Parsonage and North Parade, but these are substantially improved by providing level access into the building and increased glazing that provides visual permeability that enhances vitality of surrounding streets and spaces, whilst also increasing passive surveillance that will be beneficial in terms of safety and security in local area.

- 5.13. The office is served by one main entrance along St Mary' Parsonage. The restaurant benefits from an entrance on North Parade, purposefully orientated towards Parsonage Gardens, encouraging interaction with the public realm and reinforcing the connection between the building and its green setting. The location of the entrances will activate both frontages of the building, providing visual permeability and enhancing the vitality of the surrounding streets and increasing passive surveillance.
- 5.14. For cyclists and active commuters, end-of-journey facilities located in the basement are accessible via a dedicated entrance on College Land.
- 5.15. In addition, separate and discrete access points have been incorporated for essential building services, including fire escapes, restaurant deliveries, bin storage, and UKPN access, ensuring that operational needs are met without compromising the public-facing character of the building.
- 5.16. The Waste Management Strategy will be secured by planning condition and ensure all refuse bins are stored securely within the basement of the building and that these will only be moved and presented at the loading bay on the designated day(s) for refuse collection. The Waste Management Strategy has also been future proofed to allow for refuse collection directly from College Land, in the event that an improved bin storage strategy can be implemented by owners of other buildings.

Proposed Mezzanine

- 5.17. The proposed floorspace for the mezzanine are as follows:
- Mezzanine office NIA: c. 250 sqm; and
 - Restaurant NIA (Including GF + M1): c. 604 sqm.

Proposed Typical Office Floors

- 5.18. The open-plan layout allows for maximum flexibility, enabling future tenants to tailor the space to suit their specific operational and space needs.
- 5.19. Whilst the interior fit-out is not included within this application, the design intent is to deliver Grade A office space, featuring high-quality finishes, modern facilities and a distinctive architectural quality.

Proposed Upper Levels

- 5.20. The mansard roof results in a reduced floor area on the top two levels, however, these floors still accommodate well-proportioned office spaces and contribute to the distinctive architectural character of the building.

Proposed Roof

- 5.21. The roof includes a blue roof system to provide rainwater attenuation, contributing to the sustainable management of the building. The roof also accommodates a dedicated plant enclosure to house the building services and equipment. Roof access will be limited for maintenance only.
- 5.22. The plant area is set back from the building's perimeter to minimise the visual impact and ensure it cannot be seen from street level.

Proposed Basement & End of Journey Facilities

- 5.23. The basement level accommodates key support functions for the building, including end-of-journey facilities for cycle users, a dedicated parcel room, and plant space.
- 5.24. As part of the building's commitment to delivering Grade A office space, the end-of-journey facilities are designed to meet the highest standards and provide showers, lockers, WCs and secure bicycle storage to support sustainable and active travel.
- 5.25. Ventilation systems are distributed throughout the basement to ensure consistent air flow and good air quality, with exhausted discharging through the ground floor façade.

Façade

- 5.26. To ensure the façade design of the proposed building is responsive to the surrounding architectural character, a facade study was undertaken on the most significant buildings around the Site (including listed and non-listed buildings).

- 5.27. As a result, the proposed development has been carefully developed to ensure the design responds to the surrounding context in terms of scale, façade composition and materiality and contributes positively to the architectural continuity of the area.
- 5.28. The design directly responds to its context through adopting the following:
- classical tripartite composition with an articulated base, middle and top;
 - repetitive grouping of vertically proportioned windows which become progressively smaller on the upper floors to reinforce the building's vertical hierarchy;
 - the integration of triple-height arched openings spanning the ground floor to the first floor;
 - solid vertical elements to divide the elevation into repetitive bays and provide a sense of rhythm;
 - incorporate a carefully considered palette of solid materials, including red brick and light buff stone, to reflect the surrounding historic buildings in the area; and
 - different materials are applied across the base, middle and top sections of the façade. This material strategy has been designed to both ground the building in its historic setting and ensure that it contributes to the conservation area.

Scale and Massing

- 5.29. The St Mary's Parsonage SRF sets out:

"In terms of scale, within the heart of Parsonage Gardens, the design of development proposals will need to respond to the mid-rise datum of buildings in this zone. In considering scale, amenity issues will also be a key consideration particularly in relation to the area's most sensitive receptors, namely the existing green space where opportunities for sunlight penetration should be maximised and also in relation to the existing residential uses. The effect on the character of the Conservation Area and the setting of listed buildings will be key considerations to address as part of any future planning applications. It will also be essential for development to contribute towards the enhancement and animation of the public green space in order to help revitalise the Conservation Area. The consideration of scale of any proposals will therefore be expected to balance the direct impact on the setting of heritage assets, the overall contribution to enhancing the long term sustainability and vitality of the Conservation Area".

- 5.30. The Architects have carefully considered the height of the Proposed Development within the Site's existing context within the Conservation Area. The Proposed Development respects the prevailing scale of surrounding buildings and avoids excessive height that would dominate the streetscape.
- 5.31. The height of the building has been reduced as a result of feedback from consultation with statutory and non-statutory consultee, decreasing from 17 to 14 storeys (91.550m AOD (Roof Overrun)).
- 5.32. The design reduces visual impact from street level through the introduction of a setback mansard style roof, for the top three floors which is characteristic of the area and softens the building's proportions when viewed from the street by lowering its perceived height and ensure it integrates sensitively within the existing urban fabric, rather than dominating the streetscape.
- 5.33. The corners of the building have also been recessed to further soften the visual impact and improve key edges.
- 5.34. The building's height (89.345m AOD (roof height), rising to 91.550m including the roof overrun) has been informed by its immediate surroundings. The parapet height, only 5 metres higher than the adjacent Century Building, further demonstrates this considered approach to contextual scale.
- 5.35. Overall, the Proposed Development has reduced in scale and massing throughout the design process resulting in stepped massing and articulated corners that contribute to a visually interesting geometry that reduces the building's perceived scale and integrates it sensitively within the existing urban fabric.

Transport and Access

- 5.36. The Site is in a highly sustainable accessible location and is car-free. This supports Manchester's sustainable transport agenda and climate change objectives.

- 5.37. The pedestrian and cycle access have been prioritised throughout the scheme, with the proposal including publicly accessible bicycle stands and high-quality end-of-journey facilities, such as secure cycle storage, showers and changing areas.
- 5.38. There are a number of publicly available car parks situated within a 6 minute walk, which provides provision for 1,030 vehicles (including disabled parking bays and Electric Vehicle) (EV) charging bays) and so it is considered there is adequate opportunity for off-site parking if required by future staff and visitors.
- 5.39. A Transport Assessment has been submitted in accompaniment of this application. Chapter 5 of the Transport Statement details the Sites Accessibility by Sustainable Modes of Transport, which will be used to guide travel patterns for future occupants.

Approach to the building

- 5.40. Any works to the pavement outside the building boundary line will be designed and delivered in accordance with the standards required by the Local Highways Authority, which are to be agreed via a S278 agreement.
- 5.41. Both the retail and office entrances are to provide level access from the pavement and the main entrances will be clearly signposted. Doors are to be power assisted or automatic opening, operated by a wheelchair accessible push button or key fob and all thresholds will be flush throughout.

Wheelchair Accessible requirements

- 5.42. All approaches will be fully compliant with the requirements of Building Regulations Access to and use of buildings: Approved Documents Part M.
- 5.43. Accessible office provision for disabled persons will be provided in accordance with the Building Regulations, BS8300 and the Equality Act 2010. Disabled access to the offices will be via the office reception with direct level access from street. The main entrance doors will be power assisted. The entrance will have a flush threshold.
- 5.44. The proposal provides 1 unisex wheelchair accessible WC on each floor. An accessible WC and shower will be provided in the basement in the changing and shower area.

Signage will be clear, legible, and consistent both internally and externally. Access for Emergency Vehicles

- 5.45. Emergency vehicles including fire tenders and ambulance vehicles will arrive via Parsonage along the west side of the building. The dry riser inlet is no more than 18m from the fire tender access.

Safety and Security

- 5.46. The development has been designed in accordance with Building Regulations Part Q and a Crime Impact Statement has been submitted with the planning application.
- 5.47. People entering via the North Parade entrance on the southern elevation will have direct access to the restaurant located at ground level and can ascend the central feature stair to the mezzanine level. Additionally, there is a connection between the restaurant and the office reception which provides a seamless and legible route through the building.
- 5.48. In addition, a dedicated basement lift connects the ground floor to the end-of-journey facilities below, allowing users to bring bicycles into the secure storage area and access lockers, showers, and changing rooms.
- 5.49. All lifts ensure a fully accessible vertical circulation throughout the building.

Servicing, Deliveries and Waste

- 5.50. The servicing strategy for the building has been designed to ensure functionality and minimise disruption.
- 5.51. For office deliveries, a dedicated loading bay is proposed in front of the office entrance, providing a short and direct route through the reception area.
- 5.52. Restaurant kitchen deliveries are to be managed via College Land, utilising the existing service route infrastructure, while keeping back of house activities away from the main public-facing elevations.

5.53. For refuse, two potential strategies have been considered:

- **Current Proposed Strategy:** On collection days, bins would be manually transported from the basement store to the loading bay in front of Arkwright House by the management team and the refuse vehicle would collect them. Following this, the management team will move the bins back to the storage room in the basement.
- **Preferred Strategy (currently not feasible):** Ideally, refuse vehicles would access College Land and park near the refuse store entrance, allowing for minimal bin movement and a more efficient collection process. However, this is not currently viable due to the obstruction of College Land by unmanaged waste from surrounding businesses. At present, many of these businesses lack dedicated bin storage and leave waste containers on the street, blocking vehicle access.

5.54. Efforts will be made where possible, to work with neighbouring stakeholders and the Local Authority to improve waste management practices along College Land, which could enable the more efficient strategy to be implemented in future.

Figure 4.2: Site Access and Bin Collection Strategy



Building Management

5.55. The office reception area will have a 24hr personnel presence and there will be a full security system including CCTV cameras covering all entrances to the building.

Landscape Proposals

5.56. External areas will be upgraded with high-quality natural paving, including flags, setts and kerbs, to create a durable and visually cohesive streetscape. The improvements will also include dedicated cycle stands; to encourage sustainable transport and enhance accessibility for cyclists. Together these interventions will elevate the public realm, fostering a more inviting and functional urban environment.

Landscape Design Strategy

5.57. The proposed design enhances the external areas of One North Parade whilst prioritising functionality, accessibility, and sustainable mobility. The key strategies include:

- **Retained Parking & servicing:** Existing Parking bays along St Mary's Parsonage are to be preserved to accommodate drop off and building servicing; ensuring minimal disruption to daily operations.
- **Universal Accessibility:** Level access is maintained across the Site, guaranteeing seamless mobility for all users in compliance with inclusive design principles.

- **Cycling Infrastructure:** New cycle stands are positioned near entrances to promote sustainable transport, encouraging visitors and occupants to choose eco-friendly travel operations.

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- 5.58. The proposed development is designed to meet high sustainability standards, to align with both national and local policy.
- 5.59. The scheme targets a 5 star NABERS UK rating and a BREEAM 'Excellent' certification, with the potential to achieve an 'Outstanding' rating.
- 5.60. A review of the scheme's sustainability performance demonstrates a strong alignment with Manchester City Council's policy and guidance on sustainability goals and includes several key commitments across; Water Efficiency, Sustainable Transport, Green and Blue Infrastructure and Waste Management.

Fabric-First Approach

- 5.61. The proposed building is designed with a strong emphasis on sustainability, adopting a fabric-first approach to enhance its overall thermal efficiency and environmental performance. This strategy prioritises the optimisation of the building envelope – through high-performance insulation, airtight construction and efficient glazing – before relying on mechanical systems.
- 5.62. In improving the thermal performance of the building fabric, the fabric-first approach offers several key benefits:
- Reduced energy demand for heating and cooling;
 - Lower operational carbon emissions;
 - Improved indoor comfort and temperature stability;
 - Long-term cost savings through reduced energy consumption; and
 - Enhanced building durability and lower maintenance requirements.
- 5.63. This approach supports the delivery of a low-energy, high performance building that aligns with current and future sustainability standards, while also contributing to occupant well-being and long-term value.

Energy & Net Zero Carbon Strategy

- 5.64. The building will exceed the requirements of Building Regulations Part L (2021) through a combination of:
- A fabric first approach with enhanced thermal performance beyond regulatory standards;
 - High efficiency mechanical and electrical systems with smart controls;
 - Localised comfort controls to optimise occupant wellbeing and reduce energy waste;
 - Integration of air source heat pumps for both space and water heating, significantly reducing the building's carbon emissions; and,
 - Energy modelling will be undertaken to demonstrate performance improvements beyond Building Regulations Part L.

6. Statutory Legislation, Development Plan and Material Considerations

The following section sets out the Statutory Legislation, Development Plan and Material Considerations and assesses the Proposed Development against these.

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) states:
“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 6.2. The Planning (Listed Building and Conservation Areas) Act 1990 sets out in Section 66 that when considering granting planning permission that affects a listed building or its setting, the LPA should have special regard to preserving the building or its setting or its features of special architectural or historical interest. Section 72 of the Act sets out that when considering proposals that may affect the setting and character of a conservation area that the LPA shall have special regard to the desirability of preserving or enhancing the appearance or character of the conservation area.

Development Plan

- 6.3. This chapter details the relevant documents that make up the Development Plan such as guidance and material considerations and relevant strategic objectives, that are relevant to the proposed development. This comprises three levels of adopted policy and guidance at National, Regional and Local levels.
- 6.4. A detailed assessment of the Proposed Development against the relevant policies included within the Development Plan and material considerations are provided within this section of this Statement.
- 6.5. The adopted Statutory Development Plan for the Site and Proposed Development is comprised of the following:

Table 6.1. Planning Framework

ADOPTED DEVELOPMENT PLAN:			
REGIONAL	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL	Manchester Core Strategy (2012) ¹² and 2024 addendum	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)

¹² The Core Strategy was adopted on 12 July 2012, and was updated in March 2024, after the Places for Everyone joint development plan was adopted, as a number of Core Strategy policies have been partially replaced by Places for Everyone (Pfe) policies. These are set out in the Addendum to the Manchester Core Strategy 2024.

MATERIAL CONSIDERATIONS:		
NATIONAL	National Planning Policy Framework (NPPF) (2024)	Planning Practice Guidance (PPG)
	National Design Guide (2019)	Historic England's Guidance Note 4 Tall Buildings (2022)
REGIONAL	Design Guidance for Net Zero (2025)	
LOCAL	Design for Access 2 (2003)	Guide to Development in Manchester SPD (2007)
	St Mary's Parsonage Strategic Regeneration Framework (SRF) (2020)	

6.6. The Proposed Development is assessed with reference to these documents in respect of the following relevant planning considerations:

- **Principle of Proposed Development**
 - Overall case for development
 - Principle of demolition within a Conservation Area
 - Principle of Proposed Uses
- **Townscape and Heritage**
 - Heritage
 - Townscape and Visual Impact
 - Archaeology
- **Design and Appearance**
 - Architectural Quality
 - Accessibility and Inclusive Design
 - Landscaping and Public realm
 - Safety, Security & Designing out crime
 - Waste and servicing
- **Climate Change and Energy**
- **Environmental Considerations**
 - Traffic and Transport
 - Flood Risk and Drainage
 - Noise and Vibration
 - Ecology and biodiversity
 - Ventilation
 - Air quality
- **Microclimate considerations**
 - Wind
 - Daylight / sunlight

- **Other Considerations**
 - o Construction management
 - o Operational management

Principle of Proposed Development

Key policies and guidance:

Places for Everyone Joint Development Plan (2024)

- JPStrat1: Core Growth Area
- JPStrat2: City Centre
- JP-J1: Supporting Long-Term Economic Growth
- JP-J3: Office Development
- JP-P2: Heritage

Core Strategy (2012)

- SP1: Spatial Principles
- EC1: Employment and Economic Growth in Manchester
- EC3: The Regional Centre
- CC1: Primary Development Focus: City Centre and Fringe
- CC2: Retail
- CC6: City Centre High Density Development
- CC7: Mixed Use Development
- CC8: Change and Renewal
- CC10: A Place for Everyone
- EN2: Tall Buildings
- EN3: Heritage
- PA1: Developer Contributions

Saved Unitary Development Plan (1995)

- DC10.1 Food and Drink Uses
- DC18.1 Conservation Areas

Material Considerations

- NPPF (2025)
- NPPG
- St Mary's Parsonage SRF (2020)
- Parsonage Gardens Conservation Area
- Guide to Development in Manchester SPD (2007) and Technical Guidance (2015)
- Design for Access (2003)

The Principle of Redeveloping the Site

- 6.7. At the Regional level, Places for Everyone establishes the ambition to bring forward urban / brownfield land for development. Policy JP-Strat 1 and JP-Strat2 outlines that Manchester City Centre will be the largest source of new jobs in Greater Manchester over the next few decades, being the primary focus for business and retail and offering significant opportunity to maximise the use of previously developed land.
- 6.8. Places for Everyone facilitates the development of high value clusters in key economic sectors of advanced manufacturing, digital and cyber, health innovation, low carbon goods, professional services and logistics. The Proposed Development is aimed at delivering such ambitions through redeveloping the currently out-dated and underutilised structures into premium office space alongside ground floor restaurant space to enable activation of the surrounding SRF area.
- 6.9. At the local level, the Site falls within the City Centre and Regional Centre for which a number of Core Strategy Policies apply with specific reference to the principle of development. Those most relevant to the principle of redeveloping the Site include:
- Policy CC1 'Primary Economic Development Focus' encourages the development of commercially-led high-density office spaces within the City Centre due to its strategic economic location and focus of economic growth within the City and City region. The delivery of significant Grade A office floorspace within the City Centre aligns with the vision set out within this policy.
 - Policy CC2 'Retail' encourages growth of retail provision in the City Centre, outlining that proposals will be assessed against relevant design policies in the Manchester Local Development Framework (LDF) and in particular must respect existing built heritage and public realm. The Proposed

Development aligns directly with the requirements of this policy through the delivery of restaurant space to facilitate ground floor activation and includes sensitive design measures following consultation feedback in respect of the Site's location within the Parsonage Gardens Conservation Area (CA).

- Policy CC6 'City Centre High Density Development' focuses high density development in the City Centre, whereby, scale, massing and height will significantly exceed what is appropriate elsewhere in the City and will have regard to the Council's policy on tall buildings (Policy EN2). The Site's location within the City Centre and within a CA has resulted in careful consideration of the proposed height of the building resulting in a scheme that sits comfortably within its context.
- Policy CC7 'Mixed Use Development' notes mixed-use developments will be encouraged in the City Centre as a means of using land efficiently. The Proposed Development aligns directly with Policy CC7 through the provision of an office-led mixed-use development which provides both a significant quantum of office space as active ground floor uses with the supporting retail and food and beverage.
- Policy CC8 'Change and Renewal' encourages large-scale developments that significantly contribute to the City Centre's employment growth, particularly those within designated redevelopment areas and guided by approved frameworks. New office developments are encouraged to priorities high-quality design that enhances the City Centre's character and functionality, while respecting its heritage. The Proposed Development directly aligns within this Policy through enabling the reactivation of currently underutilised and outdated buildings into a well-designed office-development that contributes to the City Centre employment, accessibility and legibility of the City Centre whilst balancing modern architecture with key heritage considerations.
- Policy CC10 'A Place for Everyone' notes the City Centre will develop as a location which appeals to a wide range of users. The mixed-use nature of the Proposed Development will attract various future users while the delivery of a significant amount of new public realm will create an attractive and welcoming environment for all.
- Policy EC1 'Employment and Economic Growth in Manchester' states that the City Centre is a key location for the most significant employment generating uses and that employment-generating development should demonstrate how it has considered opportunities to provide jobs for local people through construction or use.
- Policy EC3 'The Regional Centre' states that development for employment generating uses including offices and other commercial development will be encouraged within the Regional Centre. The nature of the Proposed Development will generate significant future employment growth, which is detailed in full later within this Section.
- Saved UDP Policy DC18.1 'Conservation Areas' notes the Council will give careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance the character of its designed conservation areas through considering the relationship of the proposals to neighboring buildings and spaces, the effect of major changes to the appearance of existing buildings, the desirability of retaining existing features.
- Saved UPD Policy DC18.1 also states that consent to demolish a building in a conservation area will only be granted where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of the area.

6.10. The NPPF sets out in Paragraph 87 that planning decisions should recognise and address the specific locational requirements of different sectors. These include the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.

6.11. The St Mary's Parsonage SRF identifies the Site as a development opportunity. Overall, the ambition for the Site is to deliver a proposal that will enhance the vitality and viability of the Site and St Mary's Parsonage SRF area.

6.12. The SRF states:

“The site’s immediate availability means that it has the clear potential to form an early phase of development within the area and therefore act as a pivotal opportunity to catalyse the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF area. In line with the SRF’s aspiration for mixed use regeneration, the Site could be suitable for hotel, or commercial proposals.”

6.13. The SRF sets out that the Site could be suitable for hotel or commercial proposals with a need for the future use of the building to draw people in and engage with the gardens to support the growth of activity and vitality to the local area. As such, proposals would be expected to include publicly accessible active frontages that may include ancillary retail or leisure uses at the first floor.

6.14. Within the context of the Site’s existing contribution to the Conservation Area, the SRF sets out the starting point to consider proposals is a staged options assessment to appropriately explore options for future development at the Site, with retention and reuse as the starting point, whilst also robustly interrogating its historic and cultural significance as well as the long term sustainability of existing uses. The SRF recognises that this exercise may result in alternative options such as redevelopment being considered.

6.15. The principle of demolition within a Conservation Area and the redevelopment of the Site has been robustly addressed including an options appraisal as set out on page 38 of this Planning Statement.

6.16. The principle of the proposed uses as part of the redevelopment is set out below.

Principle of Proposed Uses

Office Use

6.17. There is planning policy support for Grade A office space within the City Centre.

6.18. The Manchester Core Strategy (2012) sets out that Manchester City Centre is the focus for economic and commercial development where high density offices are supported. Places for Everyone (2024) sets out that at least 2,019,000 sq m of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on the city centre.

6.19. The SRF identifies the area as being commercially-led and the One North Parade Site as being appropriate for either hotel or commercial office, with active ground floor uses that are accessible to the local community.

6.20. Paragraph 85 of the NPPF requires planning policies and decisions should help create 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 proposed development will support the economic growth and resilience within Greater Manchester and the UK.

6.21. In terms of demand for office floorspace, the Manchester Office Agents Forum (MOAF) reported in April 2025 that the 2025 Q1 was the best performance in a first quarter since 2020, demonstrating continued recovery and demand. MOAF predicts that the remainder of 2025 remains positive and there continues to be healthy occupier demand for new office space, particularly given that they note that new build availability has diminished recently. Additionally, OBI undertook research that demonstrated 70% of transactions in 2024 were for occupiers over 10,000 sq.ft and expanding their floorspace. This further demonstrates the demand for large office floorplates in well-connected locations.

6.22. Furthermore, Manchester’s Economic Strategy – Investing in Success (2023) recognised that the expansion of the commercial space in the city centre is crucial for fostering economic growth as such the City will need to expand outwards and upwards to attract firms that operate in high value-added sectors.

6.23. The existing buildings on site, do not meet modern office standards. The Proposed Development presents the opportunity to re-provide office use but in a modern environment which meets current needs.

6.24. ONP also anticipates the future demand for high-quality, centrally located office space, which will be required in the long-term evolution of Manchester, ensuring the City remains competitive and attractive to businesses to ensure economic prosperity.

- 6.25. In summary, the principle of commercial office is not only established on the Site by its existing use and prime office location, but there is also a clear need and case for increasing the quantum and quality of offices in this location in the context of a planning policy, a range of market drivers and strategic economic objectives.

Retail and Leisure Use

- 6.26. The refurbishment of the Site to provide predominantly office-space with restaurant at ground floor is supported in policy and by the material considerations.
- 6.27. Policy JP-Strat2 'City Centre' notes Manchester City Centre will be the primary focus for *"business, retail, leisure, culture and tourism activity"*, and Policy JP-J4 Identifies Manchester City Centre as at the top of the hierarchy for retail and leisure uses to be enhanced.
- 6.28. Policy CC2 (Retail) states that the *"Council will promote the growth and improvement of retail provision in the city centre"*. Across the city centre, retail will be supported where it would serve a local community or contribute to the area's character. The Council is particularly supportive of the growth of the independent retail sector.
- 6.29. Policy CC8 'Change and Renewal' states that developments which make significant contributions to the City Centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character.
- 6.30. Policy CC10 'A Place for Everyone' notes the City Centre will develop as a location which appeals to a wide range of residents and visitors.
- 6.31. The Proposed Development includes 635 sqm food and Beverage space at the ground floor. This will create active frontages and enhance natural surveillance onto the adjacent Parsonage Gardens public realm and also provide a number of full and part time jobs. The newly created mixed-use floorspace is fully in accordance with the aspirations of Policy CC2 to encourage and support active uses that contribute towards the creation of a vibrant employment destination.
- 6.32. The exact number of employees will depend on the final occupier(s), however will create new jobs.
- 6.33. The provision of active ground floor retail and leisure uses will also add to the areas amenity offer and provide further ground floor activity throughout the day and will bring increased vibrancy and activity to the area. These ground floor activation principles are in accordance with the wider St Mary's Parsonage SRF in creating a thriving and sustainable neighbourhood which is fully integrated and connected to the wider city centre.
- 6.34. The St Mary's Parsonage SRF identifies the Site as within 'Zone 3 North Parade', which should include a mix of uses to attract activity and where possible, include ground floor retail and leisure uses to maximise active frontages. The SRF identifies ONP as a site specific development opportunity which should introduce a long-term economically viable re-use of the Site which activates parsonage gardens and the surrounding streets to act as a catalyst for further regeneration and investment into the area. We therefore consider the proposals to be in accordance with these principles.
- 6.35. The Proposed Development will provide increased activity, through improved accessibility and legibility around the Site and contribute positively to reinvigorating this area of the city. The redevelopment of this building will serve as a catalyst for the regeneration of the wider SRF area and contribute to economic growth within the wider city.
- 6.36. On this basis, the relevant planning policy and material considerations support the office-led use with restaurant being an appropriate ground floor use. The principle of the development in ensuring the re-activation of a currently underutilised site to be brought back into meaningful use and new active frontages introduced is also supported.

Heritage Considerations

Relevant policies and guidance:
Places for Everyone Joint Development Plan (2024) - JP-P2: Heritage Core Strategy (2012) - EN1: Design Principles and Strategic Character Areas - CC6: City Centre High Density Development - CC9: Design and Heritage - EN2: Tall Buildings - EN3: Heritage Saved Unitary Development Plan (1995) - DC18.1: Conservation Areas - DC19.1: Listed Buildings Material Considerations - NPPF (2024 / 2025 revisions) - NPPG - Historic England Tall Building Advice Note 4 (2022) - Guide to Development in Manchester (2007)

- 6.37. Chapter 7 of the Environmental Statement prepared by Stephen Levrant Heritage Architecture assesses the likely Built Heritage impacts of the Proposed Development upon the Site and the surrounding area. This is supported by the Heritage Statement in Appendix 7.1.
- 6.38. Chapter 16 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.
- 6.39. Paragraph 212 of the NPPF requires that when considering the impact of the Proposed Development on the significance of the asset, great weight should be given to the asset’s conservation, the more important the asset the greater the weight should be.
- 6.40. Paragraph 215 of the NPPF 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.”*
- 6.41. Paragraph 216 relates to NDHAs and 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.”*
- 6.42. Places for Everyone Policy JP-P2: Heritage sets out that reference should be made to national planning policy. It also sets out:
- “3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.”*
- 6.43. The Development Plan heritage policies detailed in Places for Everyone Policy JP-P2, Core Strategy Policies CC9, EN3 and retained UDP Policies DC18.1 and DC19.1 maintain the same emphasis as the NPPF, with a focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*.

- 6.44. The NPPF and the associated PPG emphasise the need for a thorough understanding of the significance of heritage assets, to form the basis for the assessment of any development impact. In addition, Core Strategy Policy EN3 evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.
- 6.45. The Site is located within the Parsonage Gardens Conservation Area. It is located in close proximity to Grade II Listed Buildings (as set out within Section 4 of this Planning Statement) and Non-Designated Heritage Assets (NDHA)

Baseline Significance

- 6.46. As a first step to understand the historic context, a detailed Heritage Appraisal was produced by Heritage Architecture regarding the Conservation Area. In addition, condition surveys were undertaken to feed into the assessment as to whether it was a viable option to refurbish the buildings.
- 6.47. An assessment of significance was undertaken based upon the Historic England Assessment checklist. The principal characteristic of the Parsonage Gardens Conservation Area is centred around Parsonage Gardens., which is an area in constant transition, enclosed by a collection of substantial commercial properties which display a variety of architectural styles, scale, massing, forms, heights, materials, architectural features, details and treatments. It is one of the most architecturally diverse Conservation Areas in the City as it does not follow one particular style period of construction or past uses.
- 6.48. One North Parade and Five Parsonage were built in the 1870s by an unknown architect. Both buildings have been extensively altered during a series of adaptations during the 20th century. The buildings were designed to be subservient to the former church, which was been demolished and means there is no longer a continuous frontage enclosing the public open space of Parsonage Gardens. Neither building is the focus of key local views.
- 6.49. One North Parade makes a minor beneficial contribution to the experience and appreciation of the facing Grade II listed Arkwright House and the National Buildings. It makes an imperceptible contribution to the streetscape setting of 3 St Mary's Parsonage. The enclosed nature of the area means that the buildings make no contribution to any other listed buildings within the study area.
- 6.50. The assessment of significance concludes that both buildings make a positive contribution to the special character and appearance of the Parsonage Gardens Conservation Area.
- 6.51. In each of the conservation areas (St Ann's Square Conservation Area, Peter Street / Deansgate Conservation Area and Flat Iron Conservation Area) the existing buildings are considered to have a neutral contribution to the setting owing to the enclosed character of Parsonage Gardens and ultimately, the extent of intervening form limiting views between heritage assets.
- 6.52. In terms of the contribution to the setting of listed buildings within the 250m study area, the existing buildings have been assessed to make a neutral, negligible or minor contribution to the setting of the Listed Buildings.

Potential Heritage Interest of the Site

Certificates of Immunity from Listing

- 6.53. One North Parade and Five Parsonage have been assessed for listing by Historic England following the submission of requests for Certificates of Immunity (Col) from listing by the Applicant for both buildings.
- 6.54. The buildings feature largely unaltered external elevations, which are of low architectural interest, both buildings have been significantly altered internally distracting from their overall significance. The buildings are also of low historic interest for being a late 19th century multi-use warehouse and its medieval associations to the church.
- 6.55. The Secretary of State for Culture, Media and Sport decided not to add the buildings to the List of Buildings of Special Architectural and Historic Interest as set out below:
- One North Parade – Col (1482041) dated 8 February 2023 until 8 February 2028; and
 - Five Parsonage – Col (1490955) dated 6 February 2025 until 6 February 2030.
- 6.56.

Non-designated Heritage Assets

- 6.57. The buildings' local level of heritage interest has also been assessed to establish if the buildings should be considered as non-designated heritage assets (NDHAs).
- 6.58. The assessment concludes that the buildings convey some low heritage interest at the local level and have sufficient heritage interest to be considered NDHAs.

Need for Redevelopment

- 6.59. Further to the assessment of heritage significance, the Applicant followed the requirements of the SRF which sets out that a staged options assessment is required to appropriately explore options for future development at the Site, with retention and reuse as the starting point, whilst also robustly interrogating its historic and cultural significance as well as the long term sustainability of existing uses.
- 6.60. As a critical step of the pre-application process, the Applicant engaged with Historic England via its pre-application advisory service to identify and assess the feasibility and viability of a wide range of potential development scenarios for the Site. This included careful consideration and analysis of 18 alternative options for redevelopment, including the retention and refurbishment of the existing structures (refer to DAS p30) and was informed by in-depth analysis of the existing building; specialist heritage development cost inputs, marketing information as well as viability assessments.
- 6.61. Each option was assessed against the Site's historic and cultural significance, the long term sustainability of the proposals and the principles set out within the St Mary's Parsonage SRF (page 78) which includes:
- Positively contributing to the character and quality of the Parsonage Gardens Conservation Area as a whole;
 - Introducing a long term economically viable re-use of the site;
 - Activating Parsonage Gardens and the surrounding streets, acting as a catalyst to further regeneration and investment in the area;
 - Re-enforcing the sense of enclosure on the northern edge of Parsonage Gardens;
 - Supporting Manchester's zero carbon ambitions and delivering an exemplar of sustainable development;
 - Ensuring that any proposals for the site deliver opportunities and amenities that will benefit local people; and,
 - Carefully considering the site's relationship with the existing residential use at Century Buildings, in terms of impact and amenity. Issues of noise, privacy, sunlight and daylight, for example, will need to be fully assessed and justified as part of any future planning application proposals.
- 6.62. The options that were considered included the following:
- Do nothing – leave the building in current condition;
 - Light touch refurbishment;
 - Refurbishment;
 - Refurbishment and extension (2 floors);
 - Façade retention plus 5 storey new build);
 - Façade retention plus 10 storey new build);
 - New build development – ground plus 9 storeys;
 - New build development – ground plus 11 storeys; and
 - New build development – ground plus 14 storeys.
- 6.63. This work demonstrated that all options from light touch refurbishment, through to more extensive options, would not be viable. The submission of marketing information, also demonstrated that in its current form the building does not otherwise have a viable future as an office building.

- 6.64. On this basis, redevelopment of the Site has been demonstrated as the only option and that proposals also need to be of sufficient scale to support the viability of the proposed development.
- 6.65. A redevelopment option was tabled at discussions with Historic England through a series of meetings in 2023 for their input.
- 6.66. For these meetings, Historic England were presented with a copy of the following documents to aid discussion:
- Comprehensive presentation of analysis and options for redevelopment;
 - Viability Report prepared by CBRE and underpinned by specialist cost consultancy inputs (heritage specialist);
 - Savill's independent review of the Viability Report; and
 - Assessment of key views.
- 6.67. Following these meetings, feedback was received from Historic England on 5 March 2023. In summary, their letter set out the following:
- The loss of the existing buildings would harmfully affect the historic environment of Manchester. This harm would be exacerbated by the scale, form and verticality of the proposed replacement building. However, the Applicant contends that the reuse of the building is unviable and has worked hard to substantiate the evidence.
 - HE welcomes the redesigned building, reducing its height from previous iterations and seeking to adopt a design and materials palette that is more contextual.
 - The current design does not fully resolve HE's concerns regarding the scale and verticality compared with the strong horizontal emphasis of the surrounding buildings.
 - HE recognise that there is no room for further compromise and recommend that the application progresses to submission.
- 6.68. In addition, Historic England reviewed the financial viability appraisal via their expert viability reviewer and MCC also sought an independent review from an independent financial assessor.
- 6.69. Following these independent assessments, the conclusions of the Viability Assessment were accepted by both MCC and Historic England.
- 6.70. An updated Viability Assessment has been submitted as part of the application submission, within which the conclusions have not changed. It concludes that the only viable option is to bring forward the redevelopment of the Site.

Heritage Impact Assessment

- 6.71. The direct (physical alterations of the Site and historic fabric) and indirect (changes to the experience of the Site or setting of other heritage assets) heritage impacts resulting from the Proposed Development has been assessed within the Heritage Statement.
- 6.72. The direct heritage impact of the demolition of both One North Parade, Five Parsonage Gardens and the loss of Back College Lane would result in the loss of two positive contributors to the Conservation Area which are considered to be NDHAs of low heritage significance. Consequently, the magnitude of impact resulting from the Proposed Development would be moderate adverse on the Site components (One North Parade and Five Parsonage Gardens).
- 6.73. A minor-moderate adverse impact on the urban grain and character of the Parsonage Gardens Conservation Area is also identified through the direct impact of the loss of two NDHAs which results in an erosion of its character and appearance.
- 6.74. The degree of change is from the loss of the buildings and the scale of replacement would alter the intrinsic special interest and experience of the designated Parsonage Gardens Conservation Area. However, it is noted that the key characteristics of the Conservation Area which define its tightly enclosed streetscapes opening to the greenspaces will remain and the impact on the setting of the adjacent listed buildings would be relatively minor.

- 6.79. In both Views 5 and 11, the grain of the townscape experienced is materially altered however the Proposed Development is generally seen to sit comfortably within the streetscape and in scale with the surrounding built form while noting that. In View 17, the Proposed Development will increase the prominence of the Site and suggest a destination, having a neutral impact on the ability to appreciate the significance of the heritage assets. Overall, the Proposed Development is considered to have a neutral impact on the ability to appreciate the significance of heritage assets as experienced in the views.
- 6.80. In respect of views 7 and 18 which form a kinetic sequence illustrating the experience of moving west towards the Site along St Ann Street towards the junction with Deanston, the Proposed Development will have no impact on the heritage assets seen or appreciated as part of this sequence of views (including the Church of St Ann).

Overall Heritage Impact

- 6.81. In summary, the Built Heritage Chapter within the ES (Chapter 7) and supporting Heritage Statement concludes that the demolition of the two NDHAs and the resulting minor-moderate adverse impacts identified with regard to Parsonage Gardens Conservation Area, along with minor adverse indirect heritage impacts on the setting of Century (National) Buildings and Arkwright House would give rise to less than substantial harm at the lower to mid-range of the scale, as set out under NPPF Paragraph 215.
- 6.82. As such in line with Paragraph 215 of the NPPF, the less than substantial harm to designated heritage assets should be weighed against the public benefits, including where appropriate securing its optimum viable use. The extensive optioneering exercises and viability assessments have demonstrated that the proposed redevelopment represents the optimum viable use for this site, as no less harmful alternative could deliver the same quantum of public benefits or achieve economic viability.
- 6.83. Paragraph 216 of the NPPF requires the harm to NDHAs to be weighed against the planning merits and regard given to the scale and significance of the NDHAs.
- 6.84. Section 8 of this Statement 'Public Benefits' sets out significant public benefits associated directly with the Proposed Development. This includes economic, environmental, social benefits. This section concludes that the public benefits outweigh the less than substantial harm to the designated heritage assets.
- 6.85. The Proposed Development supports the objectives within the Development Plan and St Mary's Parsonage SRF through the delivery of public benefits. It is considered that the loss of the NDHAs is outweighed by the planning benefits of the Proposed Development.

Townscape

Townscape and Visual Impact

- 6.86. A Townscape and Visual Impact Assessment ('TVIA') assessing the impact of the Proposed Development has been undertaken by Chris Burnett Associates and is submitted in the accompanying ES, Chapter 6 TVIA and Appendices 6.1, 6.2. The following should be read alongside ES Chapter 6 for completeness.
- 6.87. A TVIA assesses the likely effects of the Proposed Development with respect to townscape and visual amenity by assessing key views. This was undertaken separately to the assessment of the Historic Built Environment which as set out above assesses the impact of the Proposed Development on the heritage assets and the surrounding built environment (ES Chapter 7).
- 6.88. The TVIA focuses on a different criteria to heritage. A TVIA assesses the impact of the Proposed Development over a wider area and assesses the impact on the townscape character and visual amenity.
- 6.89. The NPPF (Revised 2025) Paragraphs 131 and 135 set the context for the TVIA in respect of design. This includes ensuring that design is *"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)"* (Paragraph 135c).

- 6.90. For the Proposed Development, the TVIA ES Chapter 6 has examined the impact that the Proposed Development will have on the townscape of Manchester and Salford City Centre immediately surrounding the Proposed Development. The study area comprises an area approximately 1km in radius focussed on the Site. This area is judged to be appropriate given the height of the Proposed Development, the prevailing topography of surrounding area and its location. Outside this zone, townscape and visual effects were considered to be unlikely to be significant due to distance, the effects of urban grain and street pattern and also the proximity of a number of intervening tall buildings.
- 6.91. The TVIA was completed using established methodologies and practices contained in the Guidelines for Landscape and Visual Impact Assessment Third Edition alongside guidance documents from Historic England. Within this, the impact of the Proposed Development on its own was assessed and then in conjunction with consented and committed development in a cumulative assessment.
- 6.92. The assessment was based on Manchester City Centre Zones (as set out within the Manchester Residential Quality Guidance as Neighbourhood Zones) including the Medieval Core, Retail Core and Chapel Street, as shown below in Figure 4.4. It is important to note viewpoints of Parsonage Gardens and St Mary's Parsonage are included within the Retail Core Zone (for reference, 11 of the 18 views are included within this zone).

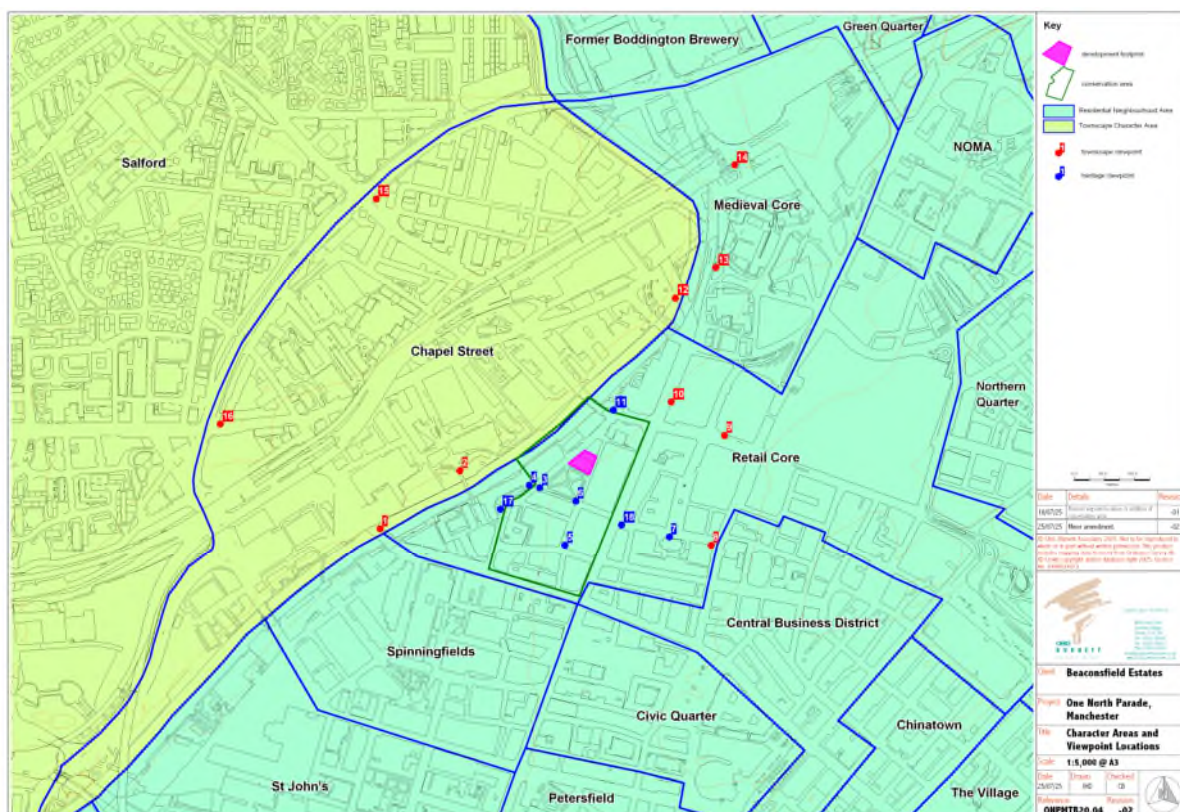


Figure 4.4: Manchester City Centre Zones

Visual Impact

- 6.93. The TVIA assesses 18 viewpoints of the Proposed Development including baseline conditions and the completed development. These were agreed with MCC as part of pre-application discussions. The objective of the assessment process is to identify and evaluate the likely significant effects arising from the Proposed Development for both Townscape and Visual Receptors (significance indicates the importance or gravity of the effect).

- 6.94. A Zone of Theoretical Visibility (ZTV) has been established using 3D modelling. The effects on both townscape and visual receptors is examined in each case. All viewpoints have been subjected to the insertion of an Accurate Visual Representation (AVR) into a baseline photograph so that the extent of both townscape and visual effects can be judged more accurately. In each case the effect of the Proposed Development is compared with the baseline condition or view and an assessment made in terms of receptor susceptibility, value of townscape setting or view, receptor sensitivity and magnitude of effect.

Demolition and Construction Phases

- 6.95. The TVIA sets out that the construction phase effects are predicted to be minor adverse for the duration of the construction period in townscape terms due to site clearance works, stockpiling of demolition and construction materials and the use of construction equipment. These effects will, however, be relatively localised and temporary in the retail core and will not affect other townscape zones. The construction period is transitional and will be in short duration in relation to the lifespan of the Proposed Development itself.
- 6.96. In summary, the effects of demolition, clearance and construction on views is considered to be minor adverse only during the construction period for the Retail Core in townscape terms.
- 6.97. The mitigation identified for this includes high quality hoardings used to limit visual impacts during the construction phase at street level. These will secure and protect the development site itself and limit views of the construction site.

Operational Phase

- 6.98. In summary, the assessment of operational phase effects on townscape character and views sets out that the Proposed Development will not be widely visible during the operational phase due to the scale and location of the development. The Proposed Development will have a localised zone of influence, and the development will not be widely visible across Manchester.
- 6.99. The following effects from the operational phase of development have been identified for townscape receptors:

Effect	Viewpoint
Negligible beneficial	View 1 (Bridge Street), View 13 (Manchester Cathedral)
Minor (beneficial) impact	View 5 (Southgate Street), View 12 (Cathedral Approach), View 14 (AO Arena);
Moderate (beneficial) impact	View 3 (Parsonage Gardens), View 4 (St Mary's Parsonage), View 6 (Parsonage Gardens), View 17 (St Mary's Parsonage)
No impact	View 2 (Trinity Bridge), View 7 (St Ann's Square), View 8 (St Anne Street), View 9 (Markey Street), View 15 (Blackfriars Bridge), View 16 (Chapel Street), View 18 (St Ann Street)

The following effects have been identified for visual receptors:

Effect	Viewpoint
Negligible beneficial	View 1 (Bridge Street), View 13 (Manchester Cathedral)
Minor (beneficial) impact	View 11 (Blackfriars Bridge), View 12 (Cathedral Approach), View 14 (AO Arena)

Moderate (beneficial) impact	View 3 (Parsonage Gardens), View 4 (St Mary's Parsonage), View 5 (Southgate Street), View 6 (Parsonage Gardens), View 11 (Blackfriars Bridge), View 17 (St Mary's Parsonage)
No impact	View 2 (Trinity Bridge), View 7 (St Ann's Square), View 8 (St Anne Street), View 9 (Markey Street), View 15 (Blackfriars Bridge), View 16 (Chapel Street), View 18 (St Ann Street).

- 6.100. In summary the TVIA concludes that only in one third of the cases, the Proposed Development will have significant effects. In all cases, these effects are recorded as beneficial. In the remaining cases the effects are judged to be not significant or to have no effect. This is largely because of the scale of the Proposed Development and its location.
- 6.101. In those cases where the effect is judged to be significant in townscape terms, the beneficial judgement relates to the quality of the design itself and the manner in which the Proposed Development relates to the surrounding buildings in the Conservation Area and the character of Parsonage Gardens.

Cumulative Effects

- 6.102. In terms of cumulative effects, the cumulative schemes that have been assessed have little impact on the operational effects of the Proposed Development. Where there is judged to be a cumulative effect then the effects either remain the same or are diminished.

Archaeology

- 6.103. Core Strategy Policy EN3 Heritage sets out that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment character, setting and accessibility of areas and buildings of acknowledged importance which includes archaeological remains.
- 6.104. Core Strategy Policy DM1 Development Management also sets out that all development should have regard to effects relating to archaeological heritage.
- 6.105. An Archaeological Desk-based Assessment has been undertaken by Civic Heritage. The Assessment sets out the Site has some potential to contain buried archaeological remains of low significance. Remains may include 18th-century houses. Without a programme of mitigation, the proposed development could damage or destroy these remains.
- 6.106. The Archaeological Desk-based Assessment confirms that the proposed archaeological watching brief, agreed with the Greater Manchester Archaeological Advisory Service (GMAAS), represents a proportionate and effective mitigation strategy that will ensure the preservation by record of any encountered remains. The Watching Brief will be required during ground-breaking works (as confirmed during pre-application discussions with Greater Manchester Archaeological Advisory Service (GMAAS). The commitment to undertake a watching brief via a suitably qualified professional will be secured by planning condition to be undertaken during groundbreaking works.
- 6.107. This would offset the harm of the development of the buried archaeological resource. The scope of the archaeological watching brief will be outlined within a Project Design, produced in consultation with GMAAS.
- 6.108. Further excavation may be necessary if significant archaeological remains are encountered during the archaeological monitoring and recording. The scope of any such further investigation will be determined by GMAAS and outlined within an updated Project Design.

Design and Appearance

Relevant policies and guidance:
Places for Everyone Joint Development Plan (2024) - JP-P2: Heritage Core Strategy (2012) - SP1: Spatial Principles - DM1: Development Management - EC1: Employment and Economic Growth in Manchester - CC1: Primary Development Focus: City Centre and Fringe - CC6: City Centre High Density Development - CC8: Change and Renewal - CC9: Design and Heritage - CC10: A Place for Everyone - EN1: Design Principles and Strategic Character Areas - EN2: Tall Buildings - EN3: Heritage Saved Unitary Development Plan (1995) - DC18.1: Conservation Areas - DC19.1: Listed Buildings Material Considerations - NPPF (2024) - NPPG - St Mary's Parsonage SRF (2020) - Guide to Development in Manchester SPD (2007) and Technical Guidance (2015) - Design for Access 2 (2003) - Manchester Climate Change Framework 2020-2025 - Net Zero Design Guidance (March 2025) - Waste and Storage Collection Guidance Note (GD04)

- 6.109. Core Strategy Policy SP1 requires that all development makes a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character.
- 6.110. Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity & enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic City Centre character area, in which the Proposed Development is located.
- 6.111. Core Strategy Policy DM1 Development Management states that development should have regard to the appropriate siting, layout, scale, form, massing, materials and detailing as well as the impact on the surrounding areas in terms of design, scale and appearance.
- 6.112. The NPPF advises that good design is a key aspect of sustainable development. Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments:
- Will function well and add to the overall quality of the area, over the lifetime of the development;
 - Are visually attractive;
 - Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation and change;
 - Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create an attractive, welcoming and distinctive places to live, work and visit;

- Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- 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.

- 6.113. The NPPG also highlights the importance of good design and that planning should drive up standards across all forms of development. As a core planning principle, decision makers should always seek to ensure high quality design through creating places, buildings or spaces that work well for people, look good, last and will adapt to the needs of future generations.
- 6.114. In addition, Guide to Development in Manchester SPD (2007) and Technical Guidance (2015) provides design guidance for developers. Design for Access 2 (2003) is also relevant, as provides guidance on measures that should be incorporated into schemes to increase their accessibility.
- 6.115. The proposed development has been developed by Squire and Partners with extensive experience in designing high quality sustainable buildings.

Architectural Quality & Inclusive Design

- 6.116. The Proposed Development will act as a catalyst in regenerating the wider St Mary's Parsonage SRF area. The Design Team has responded to the Site's prime location within the City Centre and its positioning with the Parsonage Gardens Conservation Area with a design of high quality.
- 6.117. The Proposed Development has been extensively tested and designed to ensure it considers its surrounding spatial context within the Parsonage Gardens CA, reinforced by the appointment of new architects (Squire and Partners) during pre-application discussions. Extensive pre-application discussions were held with MCC, Historic England and the public which inputted in the design evolution, changing the design as it progressed. These changes are set out in more detail within the following sections.
- 6.118. The end design balances modern architectural elements with respect for the Parsonage Gardens CA, achieving a high-quality architectural approach as demonstrated below.

Scale, Massing and Density

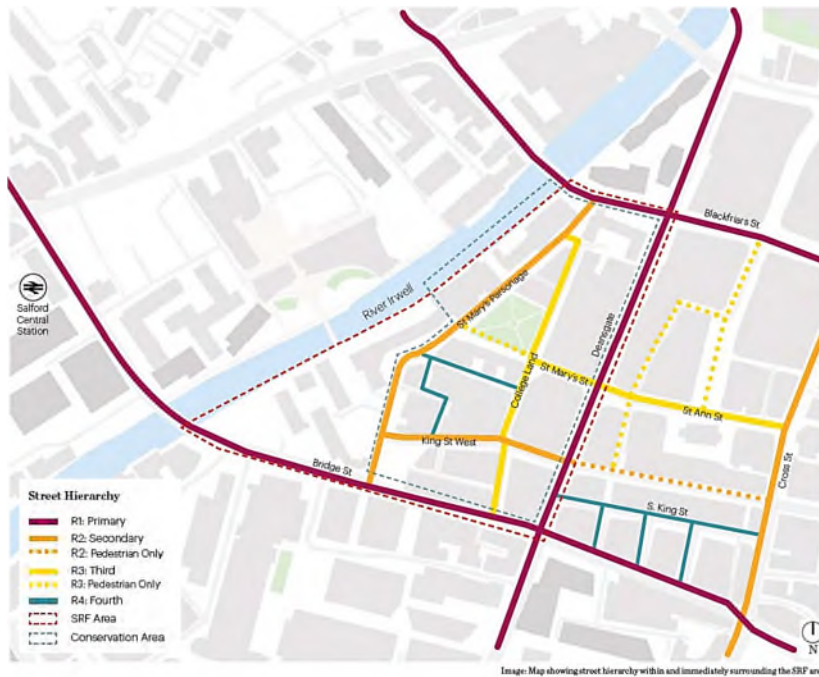
- 6.119. Core Strategy Policies CC1, CC6 and CC7 seek to locate density within the City Centre, where scale and massing of developments would exceed what is appropriate elsewhere.
- 6.120. Policy EN2 states that tall buildings should be located outside of Conservation Areas in sites which can easily be served by public transport nodes. A Tall Building Statement has been provided within Section 7 of this Planning Statement in response to this policy. In summary, the Proposed Development provides a sensitive response to the Conservation Area, one that complements the existing character of the surrounding buildings and the surrounding City Centre context.
- 6.121. The SRF outlines heights and densities for forthcoming developments within St Mary's Parsonage. It states *"in terms of scale, within the heart of Parsonage Gardens, the design of development proposals will need to respond to the mid-rise datum of buildings in this zone. In considering scale, amenity issues will also be a key consideration particularly in relation to the area's most sensitive receptors, namely the existing green space where opportunities for sunlight penetration should be maximised and also in relation to the existing residential uses. The effect on the character of the Conservation Area and the setting of listed buildings will be key considerations to address as part of any future planning applications"*.
- 6.122. As required by the SRF, the Proposed Development is underpinned by an options assessment forming part of the Viability Assessment (as set out within Section 6 – Heritage of this planning statement). This exercise has demonstrated that in order to support the viable delivery of the Scheme, in accordance with Core Strategy Policy EN2, the proposed height is required.
- 6.123. The scale of the building has been thoroughly tested throughout the design process with technical input and assessments from heritage, townscape, daylight / sunlight, wind, and sustainability consultants to have regard to Core Strategy Policy DM1, and the following specific issues including:
- *Appropriate siting, layout, scale, form, massing, materials and detail*

- *Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area”.*
- 6.124. This includes undertaking extensive consultation with both statutory and non-statutory consultees. As set out within the accompanying Statement of Consultation, this includes two rounds of public consultation.
- 6.125. Following feedback from the first public consultation on the earlier iteration of the Scheme, the Scheme was redesigned. The height of the building was reduced from 17 storeys (105.5 m AOD) to 14 storeys (91.550 AOD).
- 6.126. Additional changes to the design included the following measures to reduce the buildings scale:
- A mansard-style roof characteristic of the area. The top two floors were further recessed to establish a more articulated massing, further reduce the visual impact and perceived height from street level and bring the parapet down.
 - Building corners have been recessed. This is to soften the visual impact and offer public realm improvements at key edges.
 - Façade treatments, including carefully proportioned vertical openings and a clearer massing strategy, were introduced to reduce the buildings perceived scale and integrates sensitively within the urban existing fabric and Conservation Area.
 - The use of locally inspired materials such as red brick and stone were added to reinforce the building’s connection to its context.
- 6.127. In summary, the Proposed Development respects the prevailing scale of surrounding buildings and avoids excessive height that would dominate the streetscape. It has been designed to set a benchmark for workplace environments, placing an emphasis on tenant well-being, sustainable design, and architectural quality, contributing to the vibrancy and long-term development of the city centre.

Landscaping and Public realm

- 6.128. The St Mary’s Parsonage SRF sets out that Zone 3, within which the Site is located, is characterised by Parsonage Gardens as a focal point. It states that future proposals will need to be brought forward in this context. The design of Parsonage Gardens will need to be reconsidered and delivered as part of the SRF wide public realm improvement strategy alongside addressing the existing environmental issues.
- 6.129. The SRF sets out that the current One North Parade provides very limited active frontage and does not successfully engage with the surrounding streetscape. There is a need for the future use of the building to draw people in and engage with the Gardens to support the growth of activity and vitality to the local area. Any future proposals on the Site will also be expected to include publicly accessible active frontage that may include ancillary retail or leisure uses at ground floor. This will help re-enforce a sense of enclosure on the northern edge of Parsonage Gardens.
- 6.130. Ground floors should maximise active frontages to help improve security and safety in the area at all times.
- 6.131. The SRF also specifies a public realm improvement hierarchy around the Site (as set out in Figure 5.1 below) to include paving, curbing, lighting, signage, wayfinding, security devises (bollards, public seating and landscape improvements.

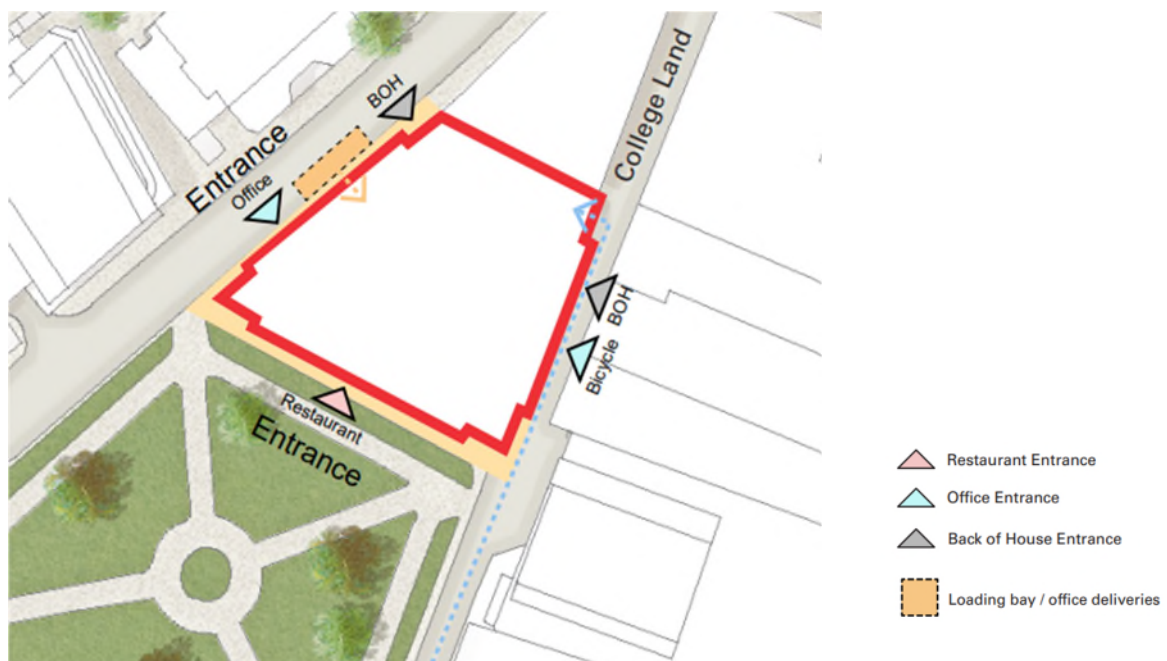
Figure 5.1. St Mary's Parsonage SRF Public Realm Improvements Hierarchy



6.132. As set out within the accompanying Landscape Design strategy the proposals will:

- enhance the quality of surrounding hardscaped areas across the Site to improve overall quality of the immediate surroundings;
- ensuring improved pedestrian access through new entrances; and
- Provision of visitor cycle stands near the commercial entrance (the location of which is shown on the plan below):

Figure 5.2: Proposed Development Site Entrances



- 6.133. The scheme has not only been designed to positively respond to the existing form of Parsonage Gardens, but has also been future proofed to enable the surrounding land to integrate with the form of any future enhancements to the Gardens and surrounding streets.
- 6.134. The creation of active ground floor uses, with large visually permeable windows and a double height restaurant entrance facing onto Parsonage Gardens will also provide additional passive surveillance across the Gardens, helping to increase the safety and security of the area.
- 6.135. In respect of Parsonage Gardens, the Applicant is actively participating in discussions led by the MCC Regeneration Team. Whilst consideration of future opportunities across the wider area of public realm is currently in the early formative stages, the Applicant is committed to continue to be part of the process, alongside other landowners, to identify a route to improving the quality of the local environment.
- 6.136. Within the above context, it is considered that the design, appearance, landscape and public realm are in accordance with policies set out within the Development Plan, and the objectives and key development principles set out within the St Mary's Parsonage SRF.

Safety, Security & Designing out crime

- 6.137. The building has been designed to provide a safe, legible, high quality environment. The Proposed Development will improve the existing condition through careful design at ground level to minimise opportunities for crime such as the lighting strategy and providing an active use of the ground floor increasing surveillance.
- 6.138. A Crime Impact Statement (CIS) has been produced by Greater Manchester Police.
- 6.139. The CIS states the building has been well-designed from a crime prevention perspective and includes a number of features to reduce crime and disorder.
- 6.140. The CIS concludes there are no significant issues to address. Their recommendations include CCTV monitoring and intruder alarm systems, secure cycle provision and security rated external doors.
- 6.141. The Proposed Development will seek to achieve a Secure by Design accreditation.

Waste and Servicing

- 6.142. To comply with relevant policy a Waste Management Strategy has been submitted in support of the application.
- 6.143. The SRF sets out that the St Mary's Parsonage area *"suffers from poorly managed waste and servicing arrangements which has a negative impact on the experience and perception of the streets and public realm"*. This pertains to on-street commercial waste bins along the length of College Land, mainly as a result of the informal servicing arrangement from commercial properties facing onto Deansgate.
- 6.144. The SRF has ambitions to address and manage the servicing and waste arrangements. Discussions have taken place with MCC, however, there is not currently a solution or proposal in place to improve waste collections on College Land. As a result, it cannot be used for collections as the bins do not allow for the required width of collection vehicles. This presents a constraint on the ability of the refuse to be collected directly from the proposed waste store.
- 6.145. As such, the Waste Management Strategy sets out an interim solution for the collection of waste that has been discussed and agreed with MCC.
- 6.146. A private collector would be appointed to collect the waste. A waste storage room is to be provided within the basement of the building. On collection days, the on-site management team will be responsible for moving the bins from the waste storage room to the collection point located at the loading bay on College Land outside Arkwright House. Once the bins have been emptied, the bins will be pulled immediately back to the bin stores by the management team.
- 6.147. The Applicant seeks to continue to engage with MCC and landowners to remove constraints and implement the preferred long term refuse collection solution once agreed.
- 6.148. This waste management and servicing strategy is considered to be in compliance with the aforementioned policy and will continue to evolve in the future in line with the ambitions of the SRF.

Climate change and energy

Relevant Policies and Guidance
Places for Everyone Joint Development Plan (2024) • JP-S1 – Sustainable Development • JP-S2 – Carbon and Energy • JP P-S3: Heat and Energy Networks
Relevant Policies and Guidance Core Strategy (2012) • Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development • Policy EN5: Strategic Areas for low and zero carbon decentralised energy infrastructure • Policy EN6: Target Framework for CO2 reductions from low to zero carbon energy supplies • Policy EN8 – Adaption to Climate Change • Policy EN9 – Green Infrastructure Material Considerations
Material Considerations • NPPF (2024) • NPPG • St Mary’s Parsonage SRF (2020) • Guide to Development in Manchester SPD (2007) and Technical Guidance (2015) • Manchester Climate Change Framework 2020-2025 • GMCA Net Zero Design Guidance (March 2025)

6.149. A Climate Emergency was declared by MCC on 10 July 2019, with the target to make Manchester carbon neutral by 2038. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020- 2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport. The measures include retrofitting buildings to improve energy efficiency, increasing the use of Electric Vehicles, and seeking 100% renewable energy. Whilst this has also not been formally adopted into planning policy, it is a material consideration for development proposals.

6.150. Places for Everyone Policy JP-S2 requires the following measures in developments to reduce greenhouse gas emissions:

- Promoting retrofitting of existing buildings with measures to improve energy efficiency;
- Promotion of use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured;
- Positive approach to renewable and low carbon energy schemes;
- Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree planting and natural flood management techniques;
- Regulated operational carbon emissions in new developments to be net zero, unless it is not financially feasible. Developments are also required to calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions, which needs to be set out in an Energy Statement in accordance with the energy hierarchy. It also requires any residual carbon emissions that cannot be fully mitigated on-site to be offset, in agreement with the LPA, through a financial contribution to a carbon offset fund;
- Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by local plan policies;
- Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the ‘Ene 01 – reduction of energy use and carbon emissions’ category; and

- Include a detailed Energy Statement to demonstrate via site relevant evidence how the development has sought to maximise reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.
- 6.151. The Greater Manchester Combined Authority introduced Net Zero Design Guidance in March 2025. This sets out guidance for applicants on how to design to achieve Net Zero Carbon buildings and the submission guidance for policies JP-S2 and JP-S3.
- 6.152. The Proposed Development includes the demolition of two buildings. This was a result of a comprehensive optioneering exercise.
- 6.153. To comply with adopted policy, climate change has been scoped into the Environmental Impact Assessment ('EIA') and an Environmental Statement ('ES') chapter has been produced. This is accompanied by an Environmental Standards Statement (including Sustainability and Energy & Carbon Strategy (prepared by CWC) alongside a BREEAM Pre-assessment.
- 6.154. This Environmental Standards Statement concludes the following:
- Sustainability Performance – the water consumption of the development will be minimised through the specification of efficient water fixtures.
 - Energy and Net-zero carbon strategy:
 - The development provides good access to a range of outdoor green and blue spaces, demonstrating measures in line with the Green and Blue infrastructure strategy for Manchester.
 - A BREEAM Pre-Assessment has been undertaken assessing the sustainability performance of the building. The development is expected to perform well against the BREEAM Criteria and is targeting an Excellent rating, with an ambition to reach BREEAM Outstanding. This demonstrates an improvement over the requirements of CS Policy DM1.
 - Through the proposed combination of enhanced building fabric (beyond the regulatory compliance standard), efficient mechanical and electrical systems, and controls, the Scheme will achieve compliance with the emissions targets stipulated in Building Regulations Part L (2021).
 - The proposed scheme will benefit from air source heat pumps which meet space and water heating requirements. These systems are extremely energy efficient and will play a significant role in reducing the development's carbon footprint.
 - Local controls will be used to ensure maximum thermal comfort and energy savings and energy modelling to be undertaken to reduce emissions over Part L (2021) of the Building Regulations, demonstrating compliance with CS Policy EN 6 target framework for CO² reductions from low or Zero carbon energy supplies.
- 6.155. The embodied carbon within the lifecycle of the development has also been assessed within the Whole Life Carbon Assessment. This identifies the most significant embodied carbon is associated with the product and construction stages and identifies a series of recommendations for the detailed design phase including opportunities to use recycled aggregate and reduce the volume of concrete through highly efficient design.
- 6.156. It is for the above reasons, that when assessed as a whole, that the scheme is considered to be compliant with national, regional and local policy and material considerations.

Environmental Considerations

Relevant policies and guidance:

Places for Everyone Joint Development Plan (2024)

- JP-C8: Transport Requirements of New Development
- JP-S4: Flood Risk and Water Environment

Core Strategy (2012)

- T1: Sustainable Transport
- T2: Accessible Areas of Opportunity and Needs
- CC5: Transport
- EN14: Flood Risk
- EN17: Water Quality
- DM1: Development Management

Saved Unitary Development Plan (1995)

- DC10.1: Food and Drink Uses
- DC26.1. and DC26.5: Development and Noise

Material Considerations

- NPPF (2024)
- Guide to Development in Manchester (2007)
- Planning Policy Statement 25: Development and Flood Risk Practice Guide

Traffic and Transport

- 6.157. To comply with the above relevant policy, a Transport Statement has been prepared by Curtins in support of this application.
- 6.158. Core Strategy Policy T2 Accessible Areas of Opportunity and Needs sets out that in developments regard should also be given to the need for disabled and cycle parking provision.
- 6.159. Core Strategy Policy CC5 Transport outlines that developers should work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest.
- 6.160. Saved UDP Policy DC 10.1 states that developments with F&B uses should have regard of the availability of safe and convenient arrangements for car parking and servicing and ease of access for all, including disabled people.
- 6.161. Places for Everyone Policy JP-C8 notes the importance of prioritising cycling, walking and public transport routes; ensuring appropriate connectivity to the existing highway network. Part (7) references the importance of ensuring adequate car parking provision, including for disabled drivers. Part (9) references the importance of incorporating enough secure and covered cycle parking to meet long-term demand from occupiers and visitors. Part (14) sets out the requirements for project specific Delivery and Servicing Plan, whilst Part (16) establishes requirements for Transport Assessments and Travel Plans.

Proposed Development - Vehicular Access

- 6.162. The Transport Statement outlines that there would be no car parking and the development would comprise a cycle store with storage in the form of bike racks and end journey facilities in the basement.
- 6.163. A review of baseline conditions and highway safety in the vicinity of the Site has been undertaken and it is not considered that there is an existing highway safety issue that is likely to be exacerbated by the proposed development.

Proposed Development - Pedestrian and Cycle Access

- 6.164. The main pedestrian access into the Site would be along the western, southern, and eastern perimeters, where the ground floor restaurant would have a direct frontage onto Parsonage. Whereas, the reception of the office buildings could be accessed from North Parade and College Land, which leads pedestrians to the stairway and lifts.

- 6.165. Level access into the buildings will be provided for pedestrians and cyclists (all types of users regardless of the level of mobility or visual impairment) across all areas within the Site in the form of ramps and lifts where necessary. There would also be accessible toilets.
- 6.166. Cyclists can also gain access to the building from the east along College Land. There would be a secondary entrance along College Land which leads to a service lift, where cyclists can access the cycle store in the basement. It is proposed that c.80 secure and sheltered cycle parking spaces will be provided within the basement. There will also be 16 publicly accessible cycle spaces provided within the public realm in the form of Sheffield stands. This exceeds MCC's guidance for 1 space per 200 sq m of office uses and 1 space per 50 sq m for restaurant uses.
- 6.167. The Proposed Development is considered to be highly accessible with sustainable modes of transport and the surrounding area exhibits good levels of pedestrian and cycling infrastructure and there are several key public transport modes and interchanges within an acceptable walking distance of the Site. An Interim Travel Plan has been submitted in support of the application which sets out the long-term management strategy for the Site to encourage sustainable transport modes.
- 6.168. The Trip generation forecast has demonstrated that whilst there would be a potential increase in vehicular trip generation at the Site comparing the existing and proposed uses during AM and PM peak hours, however the actual trip generation is anticipated to be less than the forecast due to the car-free nature of the proposed development.
- 6.169. The Transport Statement concludes that following a review of the measures proposed alongside the relevant local and national transport planning guidance, that it is considered that the Proposed Development is in accordance with national and local policy. The scheme is considered not to have an unacceptable impact on highway safety and nor would there be a significant or severe residual cumulative impact on the surrounding highway network. The Site is located within an area which has a range of existing local facilities and plenty of sustainable travel choices within walking and cycling distance.

Construction Phase

- 6.170. Construction traffic management is detailed within the accompanying Transport Statement and Construction Management Plan (Appendix 5.1 of the ES). This identifies that all vehicles will access the Site from Bridge Street turning right onto Parsonage Gardens. This is a result of there being no through access from St Mary's Parsonage. College Land is also not considered suitable for HGV's. All vehicles will exit the Site by performing a three-point turn at the junction with Parsonage Lane and follow the reverse of the vehicle access route.
- 6.171. There will be an on-site construction management team who will direct and manage deliveries and construction traffic, including controlling all vehicles entering and exiting the site. An electronic delivery management system will be used and managed by the construction logistics team, with all deliveries allocated a specific time slot, there will be no allotted holding zones if deliveries are late. This system will be integrated into the traffic management planning and operation.
- 6.172. The quantum of construction traffic along St Mary's Parsonage is expected to be limited. This vehicle management will ensure that vehicles will not pass beyond the One North Parade site and will not turn around on adjoining roads.
- 6.173. Measures will be put in place to protect cyclists and pedestrians including the management of vehicles accessing and egressing the Site and appropriate signage.
- 6.174. There will be no parking provided for construction worker vehicles on the Site, nor will there be any off-site provision. This will be set out in contractors / sub-contractors contract documentation. A Construction Management Plan will be secured by pre-commencement conditions

Flood Risk and Drainage

- 6.175. Places for Everyone Policy JP-S4 requires developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. New developments should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

- 6.176. Core Strategy Policy EN14 notes that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
- 6.177. A Flood Risk Assessment, prepared by Renaissance, is submitted in support of this application. This assessment reviews the potential flood risk impacts on the proposed development and is considered to be proportionate to the degree of flood risk and to the scale, nature and location of development. The FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage, NPPF change allowances and the latest EA flood data available at the time of submission.
- 6.178. The Site falls entirely with Flood Zone 1 (having a less than 1,000 annual probabilities of river or sea flooding (<0.01)) and therefore has a very low risk of flooding from rivers and seas. The Assessment also confirms that the Site falls outside of the climate change scenario predictions (2070-2125) therefore there is no change to the flood risk of the Site in the future.
- 6.179. A detailed Drainage Strategy (Document Ref. ONP-REN-XX-XX-RP-C-00001) has also submitted in support of this application. In accordance with the NPPF the following hierarchy of surface water drainage options has been considered:
- Discharge in the ground (infiltration);
 - Discharge to a surface water body;
 - Discharge to a surface water sewer, highway drain or other drainage system; and
 - Discharge to a combined sewer. The Drainage strategy will include increases in storm intensities of 40% and 45% for the 1 in 30 year and 1 in 100 year events respectively which is consistent with the effects of climate change for a development with a design life of 100 years.
- 6.180. The drainage strategy will include increases in the storm intensities of 40% and 45% for the 1 in 30 year and 1 in 100 year events respectively, which is consistent with the effects of climate change for a development with a design life of 100 years, as outlined in NPPF.
- 6.181. The Flood Risk Assessment concludes that the Site is located within Flood Zone 1 and the probability of flooding of low. The risk of flooding from pluvial, surface water, sewers and reservoirs are also considered to be low but the Site is considered to be at moderate risk from ground water flooding. Ultimately the assessment concludes that the measures proposed are considered to be appropriate under planning practice guidance and that the Site complies with policies set out as part of the Statutory Development Plan, in relation to flood risk.

Noise and Vibration

- 6.182. A Noise Assessment prepared by Miller Goodall, is submitted support of this application. This assessment has been undertaken to predict the potential impact of noise from the fixed plan associated with the office-led development with ground floor restaurant space.
- 6.183. Saved UDP Policy DC26 Development and Noise outlines the Council intends to use the Development Control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
- the effect of new development proposals which are likely to be generators of noise; and,
 - the implications of new development being exposed to existing noise sources which are effectively outside planning control.
- 6.184. UDP Policy DC 10.1 states that developments with F&B uses should have regard of the general location of the use and the effect on the amenity of neighbouring residents.
- 6.185. Policy DM1 of the Core Strategy suggests that developments should have regard to effects on amenity including noise and vibration.
- 6.186. UDP Policy DC 10.1 states that developments with F&B uses should have regard of the general location of the use and the effect on the amenity of neighbouring residents.

- 6.187. The Assessment concludes that, provided appropriate mitigation is undertaken as recommended, the impact of noise associated with the proposed development will be low and that the criteria set by MCC will be achieved. Additionally, with the proposed mitigation measures, the plant installation is expected to be compliant with the requirements for achieving POL 05. It is anticipated that a verification survey before credit will be required and could be secured by condition.
- 6.188. A restaurant is proposed as part of the planning application, anticipated to be operating within typical hours for restaurant uses in this area. It will not be a late night venue / drinking establishment and it can be noted from the description of development that we are not applying for those uses.
- 6.189. The restaurant is located within Manchester City Centre, on the edge of the City Centre Primary Shopping Area. It is within this context that a restaurant is considered to be an acceptable use. The is supported by the SRF which promotes an active ground floor use.
- 6.190. The restaurant will be required to apply for the relevant licensing from MCC, which will stipulate appropriate hours of operation.

Air Quality

- 6.191. Policy JP-S5 of Places for Everyone encourages to take up a comprehensive range of measures to support improvements in air quality and requiring developments to submit relevant air pollution data if they could have an adverse impact on air quality. 6.176. Policy DM1 of the Core Strategy suggests that developments should have regard to effects on amenity including air quality and odours.
- 6.192. The Air Quality Assessment submitted as part of the application has assessed the potential changes in air quality due to the construction and operation of the Proposed Development and whether these potential changes would significantly alter air quality. The Assessment concludes that the proposed development is not expected to have a significant effect on local air quality and the total trip generation is less than 100 AADT (annual average daily traffic flow).

Ventilation

- 6.193. Policy JP-P1 Sustainable Places requires developments to be comfortable and inviting, with indoor environments addressing microclimate issues such as overheating, air quality, sunlight, shade, wind and shelter.
- 6.194. Policy DM1 of the Core Strategy sets out that developments should have regard to effects on amenity including air quality and odours.
- 6.195. The proposed ventilation strategy will provide the recommended ventilation rates and energy conservation measures to comply with the 2021 editions of Approved Document Part L and Part F Volume 2.
- 6.196. In addition, the ventilation strategy and controls strategy will aim to enhance the energy conservation requirements where economically feasible, to minimise carbon emissions associated with ventilating the building.
- 6.197. The ventilation systems will be designed in line with good practice for the avoidance of nuisance noise and enhancement of air quality, for both the comfort and well-being of the building occupants and residents, as set out within the Ventilation Statement.
- 6.198. The ground floor restaurant will comply with the relevant ventilation regulations by incorporating mechanical ventilation systems equipped with heat recovery units. Side mounted louvres will provide air distribution. The design of any kitchen extraction will be integrated into the design of the building and will not have an impact on the amenity of neighbours e.g. from noise of the ventilation or from odours.

Microclimate

Relevant policies and guidance:

Places for Everyone Joint Development Plan (2024)

- JP-P1 Sustainable Places

Core Strategy (2012)

- Policy DM1 – Development Management
- Policy EN2 – Tall Buildings

Material Considerations

- NPPF
- NPPG
- Guide to Development in Manchester (2007)

Wind

- 6.199. Policy JP-P1 Sustainable Places requires developments to be comfortable and inviting, with indoor environments addressing microclimate issues such as overheating, air quality, sunlight, shade, wind and shelter.
- 6.200. Core Strategy Policy EN2 Tall Buildings states that, *“by their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.”*
- 6.201. Chapter 9 of the ES ‘Wind Microclimate’ (supported by Appendix 9.2) summarises the review undertaken by GIA to assess the likely wind microclimate impacts of the Proposed Development upon the Site and the surrounding area within a 400m radius of the Site. The wind effects were tested in CFD and graded against the Lawson Comfort and Safety Criterion.

Baseline

- 6.202. The results show that all locations within the Site and immediate surrounds meet the safety criteria and there are not considered to be wind safety risks in these areas.
- 6.203. In terms of pedestrian comfort, winter comfort conditions range between suitable for sitting, standing and leisure walking across the study area. Summer conditions range between suitable for sitting and standing across the study area. Conditions are windier to the east and west of the Site and calmer to the north and south.
- 6.204. For the baseline scenario, pedestrian comfort conditions are suitable for existing pedestrian uses, including the use of thoroughfares, roadways, building entrances, bus stops, amenity spaces and spill-out seating areas.

Construction Phase

- 6.205. During construction, conditions will gradually change from the baseline conditions to conditions for the completed and operational development. Therefore, construction effects can be inferred from the effects due to the completed and operational development.
- 6.206. Operational wind comfort effects on thoroughfares, roadways, off-Site entrances, bus stops, off-site amenity and off-site spill out seating for the completed and operational development are negligible (not significant), so all demolition and construction wind effects will also be negligible (not significant).

Operational Phase

- 6.207. In terms of strong winds, all locations within the Site and immediate surrounds meet the safety criteria and there are not considered to be wind safety risks in these areas. This is a negligible wind effect (not significant).

- For pedestrian comfort, winter comfort conditions range between suitable for sitting, standing and leisure walking. Summer conditions range between suitable for sitting and standing.
- Conditions for Scenario 2 show a similar overall level of wind conditions to the baseline.
- Conditions for thoroughfares are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use and represents a negligible wind effect (not significant).
- Conditions for roadways are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use and represents a negligible wind effect (not significant).
- Conditions for the principal proposed entrances are suitable for sitting in winter. This is one category calmer than the target condition and represents a minor beneficial wind effect (not significant).
- Conditions for all existing off-Site entrances are suitable for sitting or standing in winter. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).
- Conditions for the amenity within Parsonage Gardens are suitable for sitting in summer. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).

6.208. In summary, the scenario for the Proposed Development within existing surrounds, pedestrian comfort conditions are suitable for existing and intended pedestrian uses, including the use of thoroughfares, roadways, building entrances (existing and proposed), bus stops, amenity spaces and spill-out seating areas.

6.209. Regarding cumulative development, pedestrian comfort conditions are suitable for existing and intended pedestrian uses, including the use of thoroughfares, roadways, building entrances (existing and proposed), bus stops, amenity spaces and spill-out seating areas.

6.210. No additional mitigation measures are required for the construction and operational phases.

6.211. In terms of residual effects all residual construction effects would be negligible (not significant) and operational effects would range from minor beneficial at proposed entrances, to negligible at all other receptors.

Daylight, Sunlight and Overshadowing

6.212. Policy JP-P1 Sustainable Places requires developments to be comfortable and inviting, with indoor environments addressing microclimate issues such as overheating, air quality, sunlight, shade, wind and shelter.

6.213. Core Strategy Policy DM1 Development Management outlines that all development should have regard to effects of amenity including privacy and light. The National Planning Practice Guidance states in Paragraph 007 that:

“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or City Centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”

6.214. Core Strategy Policy EN2 Tall Buildings states that by their very size, tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

Daylight and Sunlight

- 6.215. Chapter 8 of the ES 'Daylight, Sunlight and Overshadowing' assesses the likely significant daylight and sunlight effects of the Proposed Development in accordance with the Building Research Establishment (BRE) guidelines. It is supported by technical appendices in Appendix 8.1 and 8.2.
- 6.216. Daylight is the amount of natural light from the sky from which a surrounding property can benefit.
- 6.217. Sunlight is the amount of direct sunlight from which a surrounding property can benefit.
- 6.218. The assessment of daylight and sunlight effects is based principally on the amount of visible sky before and after the construction of a new development.
- 6.219. Using a 3D model of the Site and surrounding properties and specialist software, the amount of natural light and direct sunlight within the surrounding residential properties (Century Buildings and Edge Apartments) has been assessed both before the construction of the Proposed Development and after it.
- 6.220. The before and after assessment results are then compared and reviewed against the guidance given in the BRE document entitled Site layout planning for daylight and sunlight: A guide to good practice (the BRE Guidelines).
- 6.221. In this specific context, the assessment considers the existing urban character, the nature of the proposed development, and the overall planning objectives for the area.
- 6.222. Based on this contextual evaluation, and acknowledging the non-mandatory and flexible nature of the BRE guidelines, the resultant levels of change and the retained levels of daylight and sunlight amenity are considered to be acceptable and reasonable, balancing the need for new development with the protection of residential amenity.

Baseline Daylight and Sunlight

- 6.223. Baseline (current) daylight and sunlight results have been assessed which concluded that overall there is a reasonable level of baseline daylight and sunlight compliance considering the City Centre context of the Site and the height and density in the immediate locality.

Construction Phase

- 6.224. During the construction phase, the daylight and sunlight effects will gradually change from negligible in the baseline position to that described below in the Operational Phase with the Proposed Development in place.

Operational Phase

- 6.225. The Proposed Development will lead to changes in daylight and sunlight amenity for some surrounding properties. While these changes, in certain instances, will result in retained amenity levels that fall below the numerical target values typically recommended within the Building Research Establishment (BRE) guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011)', it is important to consider the advisory nature of these guidelines.
- 6.226. The BRE guidance explicitly states that it 'should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.' It further acknowledges that 'in special circumstances the developer or planning authority may wish to use different target values,' particularly in dense urban environments where 'a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.'
- 6.227. In this specific context, a comprehensive assessment has been undertaken. This assessment considers the existing urban character, the nature of the proposed development, and the overall planning objectives for the area. Based on this contextual evaluation, and acknowledging the non-mandatory and flexible nature of the BRE guidelines, the resultant levels of change and the retained levels of daylight and sunlight amenity are considered to be acceptable and reasonable, balancing the need for new development with the protection of residential amenity."
- 6.228. The overall effect of the Proposed Development upon the daylight and sunlight amenity within the surrounding residential properties is considered to be no greater than minor adverse (not significant) as set out below in more detail.

Century Buildings

Daylight

- 6.229. A vertical sky component (VSC) method of assessment has been used to assess daylight as directed by BRE guidelines. The results show that as a result of the Proposed Development, the magnitudes of VSC change range from minor to major. The average absolute VSC change is, however, less than 7% and, with the exception of 1 room which will experience a 25.1% no skyline (NSL) change, all of the other rooms will experience negligible magnitudes of NSL change and retain daylight distribution to between 78.2% and 98.9% of the room areas.
- 6.230. Considering the small number of windows/rooms which will experience a moderate magnitude of VSC change the overall effect of the Proposed Development upon the daylight within this property is considered to be minor adverse (not significant).

Sunlight

- 6.231. The sunlight assessment has been undertaken using the Annual Probable Sunlight Hours (APSH) method using a sun indicator in line with BRE guidelines. A total of 132 hours were assessed for sunlight within the Century Buildings.
- 6.232. The results show that any changes to the sunlight amenity within 126 (95%) of the windows will be fully BRE compliant. The magnitude of APSH change to these windows is, therefore, negligible.
- 6.233. The remaining 6 (5%) windows are all located underneath balconies on the return elevation which derive their light across the site due to their location. The Proposed Development will, therefore, cause major magnitudes of APSH change associated with 6 (5%) of windows.
- 6.234. Overall, it is concluded that despite the small number of windows which will, as a result of their inherent architecture, experience major magnitudes of APSH change, the overall magnitude of APSH change is considered to be minor and the overall effect of the Proposed Development upon the sunlight within this property is considered to be minor adverse (not significant).

Edge Apartments

- 6.235. A total of 162 windows were assessed for daylight within this building. The overall effect on daylight change is considered to be minor (not significant).
- 6.236. In terms of sunlight, all windows will be fully BRE compliant, and the magnitude of change is negligible (not significant).

Summary

- 6.237. Overall, it is considered that the Proposed Development will have a minor adverse (not significant) effect on the Century Buildings and Edge Apartments in respect of the reduction in daylight.
- 6.238. In terms of reduction in sunlight there will be a minor adverse (not significant) effect on the Century Buildings and negligible impact on the Edge Apartments.
- 6.239. As a result, no mitigation measures are proposed due to the non-significant effects identified. It is, however, recognised that there will be a negative impact on some residents within Century Buildings and Edge Apartments, albeit when reviewing this within its context this is within the range of what is expected in a City Centre location that are high density with competing uses and need for growth.

Overshadowing

- 6.240. The Proposed Development will not overshadow Parsonage Gardens. The Proposed Development is located to the north of the Gardens therefore no shadow will be cast and there will be no impact on the amenity of users of the Gardens.

Other Considerations

Relevant policies and guidance:

Core Strategy (2012)

- DM1: Development Management
- SP1: Spatial Principles

Construction Management

- 6.241. A Construction and Demolition Methodology and Programme chapter has been included within the ES (Chapter 5). This chapter sets out the best practice for the construction process to minimise the impact of the surrounding area with Core Strategy DM1 and has informed the assessments within the ES Technical Chapters.
- 6.242. The Construction Management Plan (CMP) submitted as an appendix to the chapter (Appendix 5.1), details construction methodologies and best practices to minimise impacts on amenity and the surrounding area. As established within the DAS, the Fabric-First approach and construction methodology chapters further demonstrate the pre-constructed segments of the building are proposed to further minimise disruptions to the surrounding area due to the surrounding area's challenging configuration for construction logistics.
- 6.243. The CMP includes measures to mitigate noise, vibration, dust, and light disturbance, among other environmental considerations. It also addresses waste management, vermin control, and protection of water resources.
- 6.244. Appropriate delivery routes will be established to limit the duration vehicles occupy the network. Diverse routes will be used to distribute vehicle movements, and deliveries will be scheduled outside peak traffic flow hours where possible.
- 6.245. A permit system will be in place for any work requiring outside the boundary or access to utilities.
- 6.246. Hoarding and fencing will be installed along the Site Boundary, designed to mitigate dust and noise.
- 6.247. It is anticipated that a pre-commencement condition is to be attached to any subsequent planning permission that secures a full Construction Management Plan which will clearly define provisions to protect cyclists and co-ordination with nearby developers and the potential forthcoming regeneration works for Parsonage Gardens. This will dictate how workers arrive at the Site via sustainable transport methods as no car parking is proposed for construction workers.
- 6.248. In respect of construction hours, MCC guidance for working hours is 07:30-18:00 Monday to Friday and 08:30-14:00 on Saturday. The working hours will be dictated by MCC and will be the subject of a planning condition which construction will have to adhere to in order to protect the residential amenity of neighbouring properties.
- 6.249. The Applicant acknowledges the close proximity of the neighbouring properties and as such will ensure the working hours are adhered to in order to protect their amenity. Construction working hours will be controlled via planning condition. MCC current guidance for working hours is 07:30-18:00 Monday to Friday and 08:30-14:00 on Saturday which is currently anticipated for the Proposed Development. This will be confirmed by planning condition in due course.
- 6.250. Any planning permission granted will also be subject to a Local Labour Agreement, which will form part of the S106 Agreement.

Summary

- 6.251. This section provides an assessment of the Proposed Development in relation to the Development Plan and other material considerations, based on detail information prepared over an extensive period of pre-application consultation and technical due diligence.

Also, taking into account the further information provided in sections 7 and 8 of this statement, it is considered that the Proposed Development is in accordance with the development plan and relevant material considerations when read as a whole.

7. Tall Building Statement

This section comprises a Tall Building Statement, considering the Proposed Development against the criteria and guidance within Historic England's (HE) guidance on Tall Buildings (2022) and Core Strategy Policy EN2. The HE guidance has been used due to the close proximity of the Proposed Development to Listed Buildings.

- 7.1. Core Strategy Policy EN2 sets out that proposals for tall buildings will be supported where it can be demonstrated that they:
- Are of excellent design quality;
 - Are appropriately located;
 - Contribute positively to sustainability;
 - Contribute positively to place making e.g. landmark, terminating a view or signposting a facility of significance; and
 - Will bring significant regeneration benefits.
- 7.2. Tall buildings must complement the City's existing building assets and make a positive contribution to the evolution of Manchester's skyline and approach views.
- 7.3. Suitable locations include sites within and immediately adjacent to the City Centre. Elsewhere, tall buildings will only be supported where it can be shown to play a positive role in a coordinated place-making approach to a wider area. The height of tall buildings should relate more to the local urban context, rather than the City Centre.
- 7.4. The Applicant / developer must demonstrate that proposals for tall buildings are viable and deliverable.
- 7.5. In response to Policy EN2, the criteria is addressed in turn below.

Excellent Design Quality

- 7.6. In summary, the Proposed Development has undergone extensive consultation (as detailed in Sections 4 and 6) and design development to ensure that it is of exceptional design quality and responds directly to consultee comments.
- 7.7. As demonstrated within Section 6 - Design, the design team has recognised the high profile nature of the Site within the St Mary's Parsonage SRF and Parsonage Gardens CA. In this respect, a significant amount of time has been spent developing and amending the Proposed Development through a number of design stages to deliver a viable development of excellent design quality that responds directly to the local context. Key features include stepped massing, a mansard style roof, carefully proportioned vertical openings, recessed building corners and the use of locally inspired building materials such as red brick and stone.
- 7.8. As a result of these features the Proposed Development, when viewed alongside its neighbours, reads as a considered and contextual response, balancing a modern architectural language with respect for the character of the Parsonage Gardens Conservation Area and setting a high quality benchmark for the SRF area.

Appropriately Located

- 7.9. The Site is located within Manchester City Centre, Parsonage Gardens Conservation Area and within the St Mary's Parsonage SRF.

- 7.10. The Core Strategy sets out that Manchester City Centre is the focus for economic and commercial development where high density offices are supported. As per the Manchester Economic Strategy it is recognised that the expansion of commercial space in the city centre is crucial, with the City Centre needing to expand outwards and upwards utilising land on the fringes for more productive purposes.
- 7.11. Whilst Policy EN2 states that tall buildings should ideally be located outside of Conservation Areas, ONP is identified as a Site Specific Development Opportunity within the St Mary's Parsonage SRF (Zone 3, No.1 North Parade). The SRF sets out ambitions for this site to deliver a mixed-use regeneration (hotel or commercial proposals) that acts as a catalyst for the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF Area.
- 7.12. The SRF sets out that the starting point for considering any proposals for the site will be to consider the potential to retain and re-use the existing building and an options assessment is required. This process has been undertaken and it has been confirmed that the redevelopment of the Site has been demonstrated as the only viable option and that proposals also need to be of sufficient scale to support the viability of the proposed development.
- 7.13. In response to the Site's location within a CA, the proposed design aligns with the SRF's site criteria, positively contributing to the character of the Parsonage Gardens Conservation Area, introducing a long-term economically viable re-use, activating the area, reinforcing the sense of enclosure, supporting zero-carbon ambitions, delivering opportunities for local people, and carefully considering its relationship with existing buildings.
- 7.14. It is recognised that the Heritage Statement identifies less than substantial harm to the Conservation Area, Century Buildings, and Arkwright House at the lower to middle spectrum of the scale, this Planning Statement concludes that the public benefits significantly outweigh this harm, thus confirming the building's appropriate location within the City Centre.

Contribute positively to sustainability

- 7.15. Sustainability has been intrinsic to the design development. Sustainability has been included at each stage of the development, design, construction and operations to enhance the environmental performance and sustainability of the buildings.
- 7.16. The proposed development will:
- Reduce water demand in line with best practice targets.
 - Minimise unnecessary demolition and construction disturbance through the Fabric-first approach and off-site pre-construction measures.
 - Enable users to reduce waste and improve recycling rates through innovative solutions.
 - Be completely car-free development and provide extensive cycle-parking provisions to support both the office and restaurant users.
 - The Proposed Development will achieve BREEAM Excellent, with ambitions to achieve Outstanding. It is also targeting a 5 star NABERS rating.

Contribute positively to place making

- 7.17. The Proposed development is located at the heart of the St Mary Parsonage SRF area, at the north-western edge of Parsonage Gardens.
- 7.18. The Site is specifically identified in the SRF as providing a site specific development opportunity to act as a catalyst to activate Parsonage Gardens and the surrounding streets for further regeneration and investment in the area.
- 7.19. The Proposed Development replaces two underutilised office buildings that are not fit for modern purpose with much needed new Grade A office floorspace which will help meet Manchester's demand for additional high quality office space.
- 7.20. The Site will re-introduce active ground floor use through the provision of a restaurant. This will bring additional footfall and activity supporting growth in the local area as well as drawing further visitors to Parsonage Gardens. A key part of this is, it will ensure that there are visitors at different times of the day increasing surveillance of this area.

- 7.21. The introduction of this vibrant office-led development with ground floor uses, will act as a catalyst to the SRF area and contribute positively to place making.
- 7.22. This demonstrates the Proposed Development will play a positive role in a coordinated place-making approach to a wider area, as set out within the SRF.

Significant regeneration benefits

- 7.23. The Proposed Development will create transformative regeneration benefits. This includes the provision of much needed premium Grade A office space in the City Centre, on a site identified for commercial use within the SRF. This flexible office space has large floorplates to cater for changing market demand and provide longevity for current and future occupiers.
- 7.24. As set out above, the Proposed Development will act as a catalyst for the delivery of the wider SRF area and realise the vision for a vibrant mixed-use area. It will lead to a range of socio-economic benefits (as set out in more detail in Section 8), including:
- Receipt of local expenditure throughout the construction phase;
 - GVA impact from local expenditure of future workforce;
 - Contribution to the City Centre's leisure / visitor economy;
 - Creation of construction jobs;
 - Commitment to the use of local supply chains where feasible;
 - Creation of office, retail and facilities management jobs through the provision of premium Grade A office space and a new restaurant;
 - Indirect investment into the talent and skills of the city through the job opportunities created;
 - Spin off benefits to nearby hotels and retail;
 - Long term contribution to the public purse - Business rate generation;
 - Contribute towards the growth in productivity of the Greater Manchester Region and contribute to sustainable employment growth;
 - Support the strategic objectives of the City's economic growth strategy and of the St Mary's Parsonage SRF to regenerate a prime location within Manchester City Centre and maximise the area's potential as a commercially-led mixed use neighbourhood
 - Provision of accessible office space;
 - Creation of an enhanced public realm around the perimeter of the building;
 - Delivery of a new active frontage, enhancing vibrancy, safety and security in the local area during the day and evening;
 - Creation of a new destination, which will attract visitors to the area and drive further regeneration aligned with the strategic objectives of the SRF.
 - Serving as a catalytic development that will drive the development of a public realm improvement scheme for Parsonage Gardens through discussions with MCC Regeneration and neighbouring landowners.
- 7.25. These quantified benefits are transformative for the SRF area, directly addressing the Core Strategy, SRF and Economic Strategy's mandate for economic growth and job creation and positioning the development as the catalyst for the area's regeneration.

Deliverability

- 7.26. The Proposed Development has been designed by an experienced team familiar with the issues associated with developing best-in-class buildings, in City Centre locations and with a track record and capability to deliver a project of exceptional quality.

- 7.27. A significant amount of time has been spent developing the proposed development through a number of design stages to design a viable development of excellent quality. Extensive delivery options have been explored culminating in 18 delivery options which proved the current proposals are the viable option. This is set out within the Viability Assessment and shows that it can be delivered.

Summary

- 7.28. Policy EN2 has been met through a comprehensive approach to design development through a thorough and robust understanding of the Site's context including heritage, responding to feedback from pre-application discussions and public consultations and extensive design development. This has resulted in amendments to the design which has created a deliverable scheme of excellent design quality.
- 7.29. The Proposed Development contributes positively to place making by acting as a catalyst for regeneration within the St Mary's Parsonage area, replacing underutilised buildings with much-needed Grade A office space and introducing active ground floor uses like a restaurant. This is expected to increase footfall, vitality, and surveillance in the area. This is in line with the vision of the St Mary's Parsonage SRF.
- 7.30. Finally, it will bring significant regeneration benefits, including the provision of premium Grade A office space, acting as a catalyst for the wider SRF area, and generating substantial socio-economic benefits such as local expenditure, job creation, business rate generation, and an enhanced public realm, all aligning with the city's economic growth strategy.

8. Public Benefits

This Section sets out the economic, social and environmental benefits of the Proposed Development to be weighed against the less than substantial harm identified.

- 8.1. This section comprehensively details the public benefits of the Proposed Development, which, in accordance with NPPF Paragraphs 215 and 216, are presented to demonstrate how they outweigh the identified less than substantial harm (at the lower to middle of the spectrum) to designated heritage assets.
- 8.2. These benefits are linked to the proposed scale, form, and use, and could not be achieved through an alternative, which the Viability Assessment has confirmed is not viable.

Public Benefit		Assessment
Economic		
	Job Creation	ONP will create up to 650 FTE jobs across various sectors (dependent on the end-tenant/users) plus an additional 285 indirect jobs. The development will attract investment, and significantly contribute to the City's overall economic output, whilst acting as a catalyst for the wider SRF.
	Economic Growth	Manchester City Centre is the primary driver of economic growth in the GM region. More specifically, the economic health, vitality and competitiveness of the city which is the focus for the largest regional concentration of financial and professional services in the UK. There continues to be a strong demand for office floorspace within Manchester City Centre. In order to continue to grow the economic output of the GM region, it is considered essential for the city to keep ahead of changes in demand for occupiers for new work space and new working environments. The scheme therefore aims to contribute a substantial proportion of this adaptable accommodation type to encourage the growth of local, national and international business. The Proposed Development provides office floorplates to suit a wide range of occupiers, and commercial restaurant space at ground floor level also provides a range of opportunities for local residents across a variety of skills levels and occupations. It will: • Contribute £67 million annual GVA impact • £26 million annual wage impact • £0.6 million uplift in business rates per annum • £4.2 million in NI and income tax (per annum)

Public Benefit		Assessment
Economic		
	Viable Use of an Underutilised Brownfield Site	Redeveloping underutilised urban brownfield land is a national, regional and local priority. Places for Everyone reinforces this ambition to bring forward brownfield land for development within Greater Manchester. The Proposed Development provides a viable and deliverable use for the Site in line with the Development Plan and material considerations. The Proposed Development seeks the most efficient use for the under-utilised brownfield site through the provision of significant office space within the City Centre and the SRF. It will provide wider regeneration benefits including: • Activation of Parsonage Gardens • Catalyst for further investment • Improved vitality and footfall increasing surveillance over Parsonage Gardens The building is designed to set a new benchmark for workplace environments emphasising tenant well-being, sustainable design, and architectural quality contributing to the vibrancy and long-term development of the City Centre.
	Enhancing Demand for Local Businesses and Services	The provision of high quality Grade A office space being provided within the Proposed Development, offers the potential to set a benchmark in quality and catalyse further investment across the wider St Mary's Parsonage SRF, which has been recognised as an area with significant redevelopment potential. The provision of additional footfall in the area for both the office and restaurant uses will enhance demand for local businesses and services.
Environmental		
	Building Performance	The proposed redevelopment will replace an inefficient building with a building targeting BREEAM 'Outstanding' and a 5-star NABERS UK rating, thereby making a significant and measurable contribution to Manchester's ambitious 2038 carbon-neutral target. This commitment to 'fabric-first' design, low-carbon technologies, and high operational efficiency goes beyond mere compliance, setting a new benchmark for sustainable commercial development in the city centre. This includes the provision of PV and a blue roof.
	Ground floor activation and wider cumulative benefits	This building has been designed to increase active frontages, providing an office entrance on St Mary's Parsonage and restaurant entrance opposite Parsonage Gardens. This will both increase footfall to the area throughout the day, increase surveillance and act as a

Public Benefit		Assessment
Economic		
		catalyst for the regeneration of Parsonage Gardens. It will increase the vitality of the area.
Social		
	Sustainable Transport and Improved Pedestrian Connections	The Proposed development will address the disconnection caused by the current underutilised and inactive frontage, to support a more coherent and navigable local streetscape. It will create an active ground floor and will also remove Back College Land which is not considered to be a pleasant pedestrian experience. The Proposed Development is to be car-free and is providing extensive cycle parking provisions for both office and the ground-floor commercial users (above policy requirements) to promote sustainable and active travel choice and to reflecting its highly public transport accessible location.
	Community Enhancement and Social Interaction	The inclusion of a ground floor restaurant use provides the opportunity for social interaction providing a venue for the community. It will also increase passive surveillance of the area which will in turn provide benefits to the local community, providing a safer environment. The increased passive surveillance and increased footfall will also benefit Parsonage Gardens, making it feel safer and thereby increasing the opportunity of the community to use and enjoy the Gardens as a place for social interaction. This will help drive improvements for Parsonage Gardens, which is an ambition of MCC. The Proposed Development will accommodate a high number of office jobs once operational, which will provide trade for local businesses through lunchtime and evening worker spend.
	Reducing Anti-Social Behaviour	The introduction of active ground-floor use and visible, active frontages will enable better and increased passive surveillance, which will help to deter anti-social behaviour in and around Parsonage Gardens and enable users to feel safer in the surrounding spaces thereby directly addressing a key social objective of the SRF.
Heritage		
	Conservation Area and Surrounding Listed Buildings	The development underwent extensive testing to explore 18 different delivery options as required by the St Mary's Parsonage SRF. This was undertaken to ensure a viable scheme could be delivered, that responds to the Site's location within a conservation area. The Heritage Statement identifies less than substantial harm (at the lower to mid-range) on designated heritage assets. Further details are set out within the preceding Chapters and the Heritage Statement. A review of the public benefits created by the Scheme demonstrates that the public benefits outweigh the harm.

Public Benefit		Assessment
Economic		
		The Proposed Development will bring wider benefits to the Conservation Area. It will be a catalyst in helping to meet the ambitions of the SRF for St Mary's Parsonage. It will encourage investment in the area and will increase activity once the Proposed Development is operational. The Proposed Development will also be a catalyst in the process to improve Parsonage Gardens, with the Applicant committed to working with the MCC Regeneration Team and other landowners to collectively bring about enhancements to the Gardens.

- 8.3. In summary, the Proposed Development provides a viable and deliverable scheme that delivers transformative economic, social and environmental public benefits for the Site in line with Manchester City Council's strategic objectives. The economic benefits of the proposal include job creation, economic growth for Manchester, re-use of an underutilised site and enhanced demand for local businesses and services.
- 8.4. The Proposed Development is located in a prime location for commercial office development. There is a recognised demand for Grade A offices within Manchester City Centre.
- 8.5. The Proposed Development seeks to deliver a sustainable, exceptionally high-quality and contextual mixed-use office development that establishes a new benchmark for office development within Manchester. The proposed offices are designed to enable flexible, open-plan layouts that can easily be adapted to meet the needs of a range of future tenants, supporting long-term sustainable use.
- 8.6. The introduction of a vibrant, publicly accessible ground-floor restaurant is a key feature of the proposal. It will activate the street frontage, drive increased footfall creating natural surveillance of Parsonage Gardens, promote a strong connection between the internal and external spaces, and support the building's role as a social and commercial hub in the centre of Manchester addressing a key objective of the SRF.
- 8.7. Environmentally, the Proposed Development is committed to achieving the highest standards of environmental performance, targeting a BREEAM 'Outstanding' rating (with a commitment to meeting BREEAM Excellent as a minimum) and a 5-star NABERS UK rating. This commitment underscores its role as a leader in sustainable development and directly contributes to Manchester's zero-carbon ambitions.
- 8.8. Socially, the Proposed Development provides a series of benefits which include the provision of accessible office space, new active frontages and enhanced public realm around the Site, a mix of uses including offices and a ground floor restaurant enhancing vibrancy, safety and security in the local area during the day and evening.
- 8.9. In heritage terms, the Proposed Development's design focuses on improving the Site's relationship to the surrounding area and responds to the surrounding heritage designations and architectural vernacular to establish a distinct and welcoming destination within its context.
- 8.10. In conclusion, in line with Paragraphs 215 and 216, these transformative benefits are considered to outweigh the less than substantial harm to designated heritage assets and the loss of the NDHAs.
- 8.11. These benefits are linked to the proposed scale, form, and use, and could not be achieved through an alternative, which the Viability Assessment has confirmed is not viable.

9. Conclusion

- 9.1. This Planning and Tall Building Statement rigorously demonstrates that the Proposed Development at One North Parade represents a vital and meticulously considered response to Manchester's strategic ambitions, offering a sustainable, high-quality, and contextual mixed-use office development. This proposal is the culmination of an extensive pre-application process over several years, marked by proactive engagement with Manchester City Council (MCC), Historic England, Ward Councillors, and, crucially, the local community, including residents of Century Buildings.

Addressing Local Concerns and Ensuring Transparency

- 9.2. We recognise that the Proposed Development will have an impact on the adjoining Century Building, and we have therefore ensured that every aspect has been subjected to robust assessment and transparent reasoning, particularly concerning amenity impacts on local residents. The design has evolved significantly in direct response to public and stakeholder feedback. Initial proposals for a 17-storey building were reduced to 14 storeys, and the architectural approach was fundamentally revised to incorporate a mansard-style roof, recessed upper floors, and a material palette of red brick and stone, reflecting the local vernacular. This iterative design process, detailed in Section 4 and 5, demonstrates a genuine commitment to integrating the development sensitively within the Parsonage Gardens Conservation Area, mitigating concerns regarding scale, massing, and visual impact.

Strategic Imperative and Unlocking Potential

- 9.3. Manchester's continued economic success hinges on its ability to provide modern, high-quality infrastructure. The city centre is a primary driver of economic and employment growth, with a critical need for Grade A office space to meet growing demand and attract high-productivity occupiers. The existing buildings at One North Parade and Five Parsonage are demonstrably outdated, structurally compromised, and fail to meet contemporary occupier requirements or sustainability standards.
- 9.4. A comprehensive 18-option appraisal, including detailed viability assessments independently reviewed and accepted by both MCC's advisors and Historic England, unequivocally concluded that the retention or refurbishment of the existing buildings is not economically viable. Their continued presence perpetuates an underutilised brownfield site that detracts from the Conservation Area and hinders the wider regeneration objectives of the St Mary's Parsonage Strategic Regeneration Framework (SRF). This proposal, therefore, is not merely an aspiration but a necessity to unlock the site's strategic potential and catalyse the transformation of the SRF area.

Heritage

- 9.5. The demolition of the Non-Designated Heritage Assets (which have Certificates of Immunity from Listing) within the Parsonage Gardens Conservation Area has been robustly assessed through the Heritage Statement, Townscape and Visual Impact Assessment ES Chapter (no.4) and the Built Environment ES Chapter (no.5). The heritage impacts of the Proposed Development on designated heritage assets has been classified as less than substantial harm, falling at the lower to middle range of that spectrum, have been weighed against the public benefits of the proposal in accordance with NPPF Paragraphs 215 and 216. This assessment demonstrated the public benefits associated with the Proposed Development overwhelmingly outweigh the harm identified.

Public Benefits

- 9.6. This Proposed Development delivers a compelling array of public benefits, directly aligning with and advancing Manchester's strategic economic, social, and environmental objectives:
- Economic Growth and Job Creation:
 - Significant GVA Impact contributing an estimated £66.7 million annually to the local economy.
 - Job Creation: Creating up to 650 FTE equivalent jobs directly, with an additional 285 indirect jobs, fostering local employment and skills development.

- £0.6 million uplift in business rates, contributing to public services.
- Enhanced Demand: Increased footfall from office workers and restaurant patrons will boost local businesses and services.
- Viable Use of Brownfield Land: Efficiently redeveloping an underutilised site, a national, regional, and local priority.
- Environmental Stewardship and Sustainability Leadership:
 - Zero-Carbon Ambition: Targeting BREEAM 'Outstanding' (with a minimum commitment to 'Excellent') and a 5 star NABERS UK rating, setting a new benchmark for sustainable commercial development and making a critical contribution to Manchester's ambitious 2038 carbon-neutral target.
 - Fabric-First Approach: Prioritising high-performance insulation, airtight construction, and efficient glazing to significantly reduce energy demand and operational carbon emissions.
 - Low-Carbon Technologies: Integration of air source heat pumps and PVs, alongside a blue roof system for rainwater attenuation.
 - Sustainable Transport: A car-free development with extensive, high-quality cycle parking and end-of-journey facilities, promoting active travel.
- Social Enhancement and Community Vibrancy:
 - Catalyst for Regeneration: Acting as a pivotal catalyst for the transformation of the St Mary's Parsonage area, in line with the objectives of the SRF.
 - Increased Vitality and Safety: Provision of increased active frontages and a ground floor restaurant use, bringing increased footfall and surveillance to the area, directly addressing a key social objective of the SRF to deter anti-social behaviour and enhance safety.
 - Improved Public Realm: Creation of an enhanced public realm around the perimeter of the building, improving pedestrian access and contributing to a more inviting urban environment.
 - Community Engagement: The Applicant's commitment to engaging with MCC and other landowners to improve Parsonage Gardens for all users demonstrates a dedication to wider community benefit.

Conclusion

- 9.7. The Proposed Development at One North Parade is a meticulously planned and robustly justified scheme that aligns with Manchester's strategic economic, social, and environmental ambitions. It is the outcome of extensive pre-application consultation, rigorous technical assessment, and a genuine commitment to responding to stakeholder feedback.
- 9.8. The comprehensive viability assessment has unequivocally demonstrated that the retention or refurbishment of the existing buildings is not economically viable, necessitating their replacement to unlock the site's strategic potential as identified in the SRF. While the demolition of the Non-Designated Heritage Assets and the impact on the Conservation Area result in less than substantial harm, falling on the minor-moderate adverse end of that spectrum, the transformative public benefits delivered by this proposal are profound and far-reaching.
- 9.9. These benefits include significant economic growth, substantial job creation, a leading contribution to Manchester's zero-carbon objectives through exemplary sustainable design, and enhanced social vibrancy and safety within the St Mary's Parsonage area. The Proposed Development will provide much-needed Grade A office space, emphasising tenant well-being, sustainable design, and architectural quality, thereby contributing to the long-term development and competitiveness of the City Centre.
- 9.10. The accompanying Environmental Statement has thoroughly identified and proposed mitigation measures for any potential effects on neighbouring receptors, which have been incorporated into the Proposed Development and will be secured via planning condition where required.

- 9.11. Therefore, it is concluded that the Proposed Development is appropriate for the Site, its urban context, and its positioning within the St Mary's Parsonage SRF area. The extensive engagement and iterative design process have resulted in a scheme of exceptional quality that fully considers relevant planning policies. The demonstrated public benefits overwhelmingly outweigh the identified less than substantial harm.
- 9.12. On this basis, in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004), the Proposed Development is in accordance with the Development Plan when read as a whole, and is further supported by material considerations including the endorsed SRF and the NPPF. It is a deliverable scheme that will make a positive and lasting contribution to Manchester's future, and as such, planning permission should be granted. It is therefore concluded that the Proposed Development is appropriate for the Site, its urban context and its positioning within the St Mary's Parsonage SRF area. The extensive amount of engagement and iterations of the proposal have enabled the creation of a scheme of exceptional quality with consideration to relevant planning policies. Public benefits have been demonstrated to outweigh the less than substantial harm identified.
- 9.13. In conclusion, the Proposed Development has been prepared in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and the Planning (Listed Building and Conservation Areas) Act 1990, and it is in accordance with the Development Plan when read as a whole. It is further supported by the assessment of other material considerations including the endorsed SRF for the Site and the NPPF.
- 9.14. It has been demonstrated that the Proposed Development will deliver the overarching economic, social and environmental objectives of sustainable development as a whole. It is a deliverable scheme that will make a positive contribution to Manchester's future.
- 9.15. On this basis, we conclude that planning permission should be granted for the Proposed Development.



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