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PLANNING PORTAL REFERENCE: PP-14468474

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PHYSICAL WORKS TO ALTER EXTERNAL ELEVATIONS, CREATE A NEW
ROOFTOP PAVILION, TERRACE AND LIFT ACCESS AND ENCLOSE THE WALKWAY (CLASS E)
ONE PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

Introduction

We write on behalf of, Legal and General Assurance (Pensions Management) Ltd ('the Applicant'), to apply for planning permission for physical works to adapt and enhance the office floorspace at One Piccadilly Gardens.

In accordance with the Town and Country Planning (Development Management Procedure) 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application form;
- The following drawings:
 - Ref: 4336-DLG-ZZ-00-DR-A-0001 – Site Location Plan;
 - Ref: 4336-DLG-ZZ-00-DR-A-0004 – Existing Ground Floor Plan;
 - Ref: 4336-DLG-ZZ-00-DR-A-1104 – Proposed Ground Floor Plan
 - Ref: 4336-DLG-ZZ-07-DR-A-0006 – Existing Level 7 Floor Plan
 - Ref: 4336-DLG-ZZ-07-DR-A-1106 – Proposed Level 7 Floor Plan
 - Ref: 4336-DLG-ZZ-08-DR-A-0007 – Existing Roof Plan
 - Ref: 4336-DLG-ZZ-08-DR-A-1107 – Proposed Roof Plan
 - Ref: 4336-DLG-ZZ-EL-DR-A-0012 – Elevations as Existing (Piccadilly Gardens and Portland Street)
 - Ref: 4336-DLG-ZZ-EL-DR-A-0013 – Elevations as Existing (Picadilly and Parker Street)
 - Ref: 4336-DLG-ZZ-EL-DR-A-1110 – Proposed Elevation (Picadilly Gardens)
 - Ref: 4336-DLG-ZZ-EL-DR-A-1111 – Proposed Elevation (Portland Street)
 - Ref: 4336-DLG-ZZ-EL-DR-A-1112 – Proposed Elevation (Picadilly)
 - Ref: 4336-DLG-ZZ-EL-DR-A-1113 – Proposed Elevation (Parker Street)
 - Ref: 4336-DLG-ZZ-SC-DR-A-0021 – Section as Existing
 - Ref: 4336-DLG-ZZ-SC-DR-A-1121 – Section as Proposed
- Design and Access Statement, prepared by DLG Architects;
- Transport Statement, prepared by Mode Transport; and
- Energy and Sustainability Statement, prepared by Hoare Lea.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The application has been submitted and the requisite application fee (£4,704) paid electronically via the Planning Portal website (Reference: PP- 14468474).

The principle of the development has been agreed with the Local Planning Authority ('LPA') as part of pre-application engagement.

The Application Site

The application site is the office building at One Picadilly Gardens ('the Site'). It is located at the eastern edge of Picadilly Gardens bounded by Piccadilly, Portland Street and Parker Street.

The extent of the Site is illustrated on the Site Location Plan, submitted as part of the application (Ref: 4336-DLG-ZZ-00-DR-A-0001).

The building measures approximately 17,948 sq. m (GIA). The upper floors are used as 'office' floorspace with a range of retail and leisure uses providing activity at Ground Floor level.

The Proposed Development

This application seeks planning permission for a suite of physical works to enhance the office floorspace at the Site. The works are necessary to ensure that this important, office building remains 'fit for purpose' and can help meet the demand from modern occupiers seeking floorspace in Manchester City Centre.

The proposed works include the following:

1. Creation of roof top pavilion (329 sq. m GIA) with associated roof terrace (including high level planting and new PV array) and extended lift;
2. Enclosing the existing walkway to create a new enhanced, office entrance and lobby (creating 241 sq. m GIA of additional floorspace); and
3. Alterations to the external elevations include two new entrance portals.

The roof top pavilion and associated roof terrace will provide dedicated external amenity to meet the 'day to day' requirements of employees at the Site.

The proposal to enclose the walkway will help to clearly identify the two principal access points to the office building (from Portland Street to the east and Piccadilly Gardens to the west). Creating a new internal area will provide a more generous reception and lobby space more appropriate in both size and quality to the scale of office floorspace within the building.

The proposed development will create a net increase of 570 sq. m (GIA) of additional floorspace for use as 'Commercial, Business and Service' operations with Class E.

The alterations to the existing elevations will include two new entrance features that will create a new 'front door' for the office floorspace primarily on the upper floors.

There are a series of internal works that will further enhance the amenity provision and quality of the floorspace at the Site. These include: enhanced operational efficiency. These internal works do not impact the external appearance of the building and therefore do not constitute 'development' requiring planning permission.

A Design and Access Statement ('DAS') is included as part of the submission which provides further detail of the proposed development.

Assessment of the Proposed Development

The starting point for the consideration of a proposal is an assessment against the development plan. If a development accords with the plan, and it is up-to-date, then the decision should be to grant planning permission unless material considerations indicate otherwise.

The development plan comprises: Places for Everyone Joint Development Plan (December 2024) ('JDP'), Core Strategy (July 2012) and the Planning Policies map.

The National Planning Policy Framework ('NPPF') and Planning Practice Guidance ('PPG') are also material considerations.

Below we assess the proposed development against the relevant policy considerations.

Land Use and Office Floorspace

Strategic Objective 2 of the Core Strategy and Policy JP_Strat2 of the JDP makes it clear that Manchester City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity. Manchester City Centre is identified as a Core Growth Area.

Policy JP-J1 seeks to create a thriving, inclusive and productive economy. Policy JP-J2 seeks to ensure there is a diverse range of employment sites and a strong portfolio of prime opportunities in the key growth locations. Paragraphs 6.18 and 6.19 state:

Greater Manchester is generally acknowledged as having one of the strongest office markets in the country. The scale and quality of the offer is vital to supporting strong and productive sectors such as digital/creative, and business, financial and professional services.

The City Centre is the pre-eminent office location outside London. It will be important to maintain this position, and improve accessibility to the associated job opportunities, for the wider benefit of Greater Manchester, thereby helping to reduce inequalities, deprivation and poverty.

Policy JP-J3 of the JDP and Policy EC2 of the Core Strategy are explicit that the refurbishment of existing office accommodation will be encouraged.

The proposed development will directly contribute towards the strategic and individual policy objectives relating to economic growth and local productivity within the City Centre and the Greater Manchester Region. As set out above, the proposed works are essential to ensure an anchor building in a prominent, gateway location remains 'fit for purpose' in the latest cycle of requirements for modern occupiers.

Section 2.1.3 of the DAS provides a high level summary of the expected amenity requirements in new office developments in Manchester City Centre. It demonstrates that amenity space (such as reception space, touch down points or business lounges) should be at least 10% of Net Internal Area. For context, the existing amenity provision within the building is just 2.7% of NIA.

The risk of not updating and adapting the building to reflect the latest standard for 'Grade A' office space would be one of long term vacancy.

The proposal will help deliver the objective set out at Paragraph 8.2 of the Core Strategy: '*The economic priorities for Manchester are to increase productivity, grow our market and labour force, attract investment, improve skills and provide businesses with the right support*'.

Design

The external changes to the building are relatively minor. They include the introduction of the pavilion structure and access at roof level and the creation of two, new entrance portals for the office floorspace following the enclosure of the walkway. The visual appearance of the building will be almost unchanged from most angles of view.

The design approach and rationale for these two concept elements is set out in detail in Section 3.0 of the DAS and summarised below for ease.

The new rooftop pavilion and vertical extension of the existing firefighting lift will be clad in lightweight, folded metals. They are intended to sit as a 'crown' on top the existing building. The pergola structure will be softer, natural timber reflecting the use of the external terrace and to interact with the soft landscaping scheme. The principal design of the new extensions and the material pallet has been chosen to ensure the development complements the existing building.

The two new entrance portals will be double height to provide visibility within the host building when approaching from the east or west. They include chamfered and tiled reveals and a case surround which will complement the existing brickwork and metal materials of the host building. A minimal planar glazing system will be used to maximise visibility in and out of the new lobby space.

Visualisations of the proposals are included at Section 4.0 of the DAS.

The proposal has also been designed to ensure it meets objectives relating to sustainable forms of development. The Energy and Sustainability Statement, prepared by Hoare Lea demonstrates that principles of good design have been adopted to ensure that the development minimises the use of resources and optimises operational efficiency.

The proposed development meets the requirements of high standards of design required by Policy CC 9 of the Core Strategy.

Access

The building is in a highly sustainable location given its proximity to the principal and secondary transport hubs within the City Centre. It follows that development at the Site should be optimised to make best use of the land.

There are no changes proposed to any vehicular access (for car parking or servicing) to the Site.

The proposed development will however comprise the 'major redevelopment' of the existing walkway. The walkway provides the only point of access to the office floorspace as well as acting as a secondary link between Portland Street and Piccadilly Gardens. The constraints in terms of visibility and actual access are illustrated in Sections 2.2.2 – 2.2.4 of the DAS.

The proposed physical works will enclose the floorspace to create two visible and dedicated access points for the office floorspace as well

The Transport Statement prepared by Mode Transport demonstrates that the proposed closure of the existing walkway will not have any material impact on accessibility or permeability. Figures 1.2 and 1.3 of the Transport Statement demonstrates that the primary pedestrian routes (both in terms of scale and desire lines) are to the North (Piccadilly) and South (Parker Street) of the building. There are no pedestrian crossing points that align with the walkway and therefore almost all movements would be able to take place using the primary routes around the building without being any less commodious.

Subject to the approval of this application and the grant of planning permission, the Applicant will initiate the process to 'stop up' the walkway formally and under the terms of the existing Walkway Agreement.

Amenity

The Site is located within an area of the City Centre that is active during both day and night time hours. Previous noise surveys carried out at the Site or within the vicinity of the Site have found background noise levels to be around 45 – 50 dB LA90. The high background noise level demonstrates that the proposed development (including a new external, roof top terrace) poses no risk of unacceptable impacts to existing levels of amenity.

Biodiversity

There are no existing habitats or biodiversity at the Site and therefore the proposed development falls below the minimum threshold required to trigger the mandatory 10% net gain required under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Irrespective of the above, the proposed roof terrace will include a substantial area of planting which will contribute towards urban greening and biodiversity creation. The development accords with Policy JP-G8 of the JDP.

Summary and Conclusion

This application seeks planning permission for a series of physical works to adapt and enhance the office floorspace in the building at One Piccadilly Gardens in Manchester.

The proposed development will facilitate a significant level of private sector investment into the building to ensure it remains fit for purpose and can meet modern occupier needs. The proposed works will provide: enhanced external amenity, an enlarged and improved reception and lobby area and clearly defined entrance points. The proposed development will also deliver enhanced 'end of trip' facilities and a series of improvements that will deliver operational efficiency.

As part of this application we have demonstrated:

1. The roof top pavilion, lift and external terrace does not generate any unacceptable visual impacts;
2. The enclosure of the walkway does not have any material impact on strategic or more local access and permeability; and
3. The other physical works proposed to the elevations adopt a design and materiality that is sensitive to the existing building.

Overall, the proposed development will significantly enhance the quality of the office floorspace at the Site and will help to meet a series of strategic policies linked to employment land supply and local economic productivity set out in the development plan. The proposed development will also provide additional amenity (contributing towards health and well-being) and

The proposal represents 'sustainable development' by improving the economic, social and environmental conditions of the area.

We conclude that the proposed development accords with the development plan and all other material considerations. We respectfully requested that the application is approved and planning permission is granted without delay.

We trust the information provided above and within the enclosed documents are sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Tim Price or Katie Parfett at these offices.



Yours faithfully

A handwritten signature in black ink, which appears to read "Savills", written in a cursive style.

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