

The Trilogy, Manchester Planning Statement

MREF III Manchester Property Sarl

14 October 2025

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1.0 Introduction

1.1 This Planning Statement ('the Statement') has been prepared by Lichfields on behalf of MREF III Manchester Property Sarl ('the Applicant'). It accompanies a full planning application for alterations to the Trilogy, 27 Ellesmere Street, Manchester, M15 4RU ('the Site').

1.2 The purpose of this Statement is to assist Manchester City Council ('the Council') in its consideration of a full planning application for:

"Demolition of structures and erection of a ground and first floor extension, an additional storey to Block A to deliver 8no. additional apartments (Use Class C3), alterations to the internal courtyard to include 3no. work from home pods and a multi use pod, landscaping, boundary treatment and associated works"

1.3 The Trilogy was one of the first Build to Rent ('BTR') developments to open in Manchester and has been operated by Allsop on behalf of the Applicant since it opened in 2019. The Proposed Development seeks to strengthen the Site's current offer though increasing the amenity provision for existing residents, whilst enhancing the building's relationship with Ellesmere Street through an improved active frontage at ground level.

1.4 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990, this Planning Statement considers the Proposed Development's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.

Scope of application

1.5 In addition to this Statement, the application is accompanied by the following documents:

- 1 Completed application form, notices and certificates (prepared by Lichfields);
- 2 Design and Access Statement (prepared by Chapman Taylor);
- 3 A set of detailed plans and drawings (prepared by Chapman Taylor) (see Drawing Schedule at Annex 1 of the Covering Letter);
- 4 Landscape Drawings (prepared by Reform Landscape Architects);
- 5 Heritage Assessment (included within this Statement) (prepared by Lichfields);
- 6 Broadband Connectivity Assessment (prepared by FutureServ);
- 7 Television Reception Assessment (Prepared by Pager Power);
- 8 Noise Assessment (prepared by SRL Consultants);
- 9 Crime Impact Assessment (prepared by AP Martin);
- 10 Fire Statement (prepared by BB7);
- 11 Sunlight Daylight Assessment (prepared by Lichfields);
- 12 BNG Report (prepared by Urban Green); and,

13 Construction Environmental Management Plan (prepared by The OM Group).

Structure of the report

1.6 This Statement is structured as follows:

- Section 2.0: describes the Site and its Surroundings, alongside providing a summary of the relevant planning history.
- Section 3.0: sets out the consultation which has been undertaken in the form of a Statement of Community Involvement.
- Section 4.0: describes the Proposed Development.
- Section 5.0: sets out the Planning Policy context against which this application should be considered.
- Section 6.0: appraises the principle of the Proposed Development and has consideration for the design and layout against the relevant planning policy and other material considerations.
- Section 7.0: assesses the impact of the Proposed Development on the significance of surrounding above-ground heritage assets that may be affected.
- Section 8.0: considers all planning matters relevant to the proposals.
- Section 9.0: provides a conclusion to the development proposed.

2.0 Site and surroundings

The Site

- 2.1 The Site comprises a residential apartment complex which consists of three BTR blocks situated between Ellesmere Street and Chester Road (A56) in Manchester.
- 2.2 The Site is bound to:
- The north by Ellesmere Street beyond which is residential development and the tram line which runs east to west;
 - The east by light industrial uses beyond which is an area of surface car parking;
 - The south by Chester Road (A56) beyond which is a row of shops with residential development above; and
 - The west by 'Institu Architectural Salvage' shop beyond which is residential development.
- 2.3 There are three apartment blocks which sit at 7-storeys (Block C), 8-storeys (Block A), and 11-storeys (Block B) in height and consists of 232no. apartments. The three blocks are connected at ground floor and Block A and B are connected by a shared internal staircase. There are two pedestrian entrances to the building; the main entrance is from Ellesmere Street and secondary entrance from Chester Road.
- 2.4 The internal amenity space for the residents is provided at ground floor and comprises a, gym and small lounge area. The ground floor area also includes the main reception, back of house facilities and a post room.
- 2.5 External amenity space is also provided for the residents in the form of a private internal courtyard between Blocks B and C and a terraced amenity area fronting Ellesmere Street.

Figure 2.1 The Trilogy Existing Blocks



Source: Chapman Taylor

- 2.6 Vehicle and cycle parking is provided in the basement, accessed via Ellesmere Street.
- 2.7 The Site is not located in a conservation area. The closest Conservation Area is the Castlefield Conservation Area, located approximately 60m to the north-east of the Site on the boundary of Hulme Hall Road. There are no listed buildings within the Site. The nearest listed building is the Grade II listed Former Turville Public House (now the 'Insitu Architectural Salvage' shop) immediately adjacent to the western boundary of the Site. The Grade II Listed former Albert Mill, on west corner of junction with Ellesmere Street, is located approximately 30m north of the Site. The Grade II Listed Railway Bridge over the Canal (the east of two at SJ824 972) is located approximately 300m north of the Site. The Grade II* Listed Church of St George and the Grade II Churchyard Wall, Gate Piers and Gates at Church of St George are located approximately 330m east of the Site.
- 2.8 The Site is in Flood Zone 1 and is therefore at a low risk of flooding.

The surrounding area

- 2.9 The surrounding area comprises predominantly residential development. A number of apartment blocks are located within close proximity to the Site with supporting amenities such as a convenience store. Cornbrook tram stop is located approximately 300m north west of the Site. Beyond this is the Bridgewater Canal and the River Irwell, both of which run east to west.
- 2.10 The Site is well connected to Manchester City Centre via various cycling and walking routes into the City Centre.

Planning history

- 2.11 Having reviewed the Council's online planning register, the following applications are relevant to the Site. It is noted that there have been a number of discharge of condition applications associated with the delivery of the Trilogy but these have not been listed below.

Table 2.1 Planning Application History

Application Reference	Description of Development	Decision
121031/JO/2018	Variation of Condition no.'s 2 (Specified Plans) and 23 (car parking layout) attached to consent 110776/FO/2015/C1 to alter the car parking layout within the basement, provide 1 further car parking space, altering the position of bin store, creating 2 stair lobbies, cycle store configuration and motorcycle space location	Approved November 2018
119602/NMC/2018	Non-Material Amendment to approved planning application 110776/FO/2015/C1 to allow: change to external vents from square to circular; inclusion of solid cladding from perforated on Chester Road elevation; and, additional transoms to stair windows on Block A south elevation	Approved May 2018
116542/NMC/2017	Non-material amendment application to planning approval reference 110776/FO/2015/C1 to amend landscaping, external facades/roof/terrace and internal footprint	Approved September 2017
110776/FO/2015/C1	Demolition of existing buildings and construction of residential development (Use Class C3) comprising three buildings with a total of 232 apartments, residential amenity space, public realm and landscaping, access and servicing arrangement, car park and associated works.	Approved April 2016

- 2.12 Since the opening of the building in 2019, a number of other developments have been approved in close proximity to the Site, changing the context of the Site and surrounding area. This includes:
- 139133/FO/2024 – *Erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3a), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and cafe (Use Class E(b)), together with infrastructure, landscaping, and other associated works.* – Approved 26th September 2024
 - 129127/FO/2021 – *Demolition of the existing building on the site and the erection of a residential-led mixed use development within a part 11, part 13 storey building to*

accommodate 237 residential units (80 no. 1-bed apartments, 134 no. 2-bed apartments and 23 no. 2-bed townhouses - Use Class C3), 338 sq. m. of commercial floorspace (Use Class E), car parking (11 spaces) and cycle parking (237 spaces) at ground floor level, new public realm and landscaping, access and servicing arrangements and associated works – Approved 24th August 2021

- *124302/FO/2019 – The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works. – Approved 20th August 2021*

3.0 Statement of Community Involvement

- 3.1 The purpose of this section is to outline the engagement which has been undertaken with key stakeholders, and local residents. Consultation has been undertaken to inform this planning application. This consultation has been in the form of pre-application discussions with the Council, as well as engagement with Ward Councillors for Hulme, the Britannia Basin Community Forum and residents of the Trilogy.
- 3.2 The Council adopted its Planning & Development Statement of Community Involvement ('SCI') in 2018. Appendix 1 of the SCI provides guidance on developer-led early engagement. The SCI states that early engagement has significant benefits to improve the efficiency and effectiveness of the planning system, including the potential outcomes for the community.
- 3.3 The National Planning Policy Framework ('NPPF') states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community¹.

Pre-application discussions with the Council

- 3.4 Informal pre-application discussions have been held with the Council in respect of the Proposed Development. These discussions took place in the form of a meeting, held via teams, with the Local Planning Authority ('LPA') on 22nd May 2025. This provided the LPA with an opportunity to provide any comments on the proposed development. These comments subsequently informed the detailed design of the scheme and are summarised below:
- 1 **Principle of Development:** Generally supported the principle of delivering enhanced amenity provisions for residents however, noted that consideration to the loss of the existing hard standing to the front of the building, and it's intended use, must be considered as part of any application. With regards to the extension to Block A, the Council noted that given the age of the building the reasons for the inclusion of an additional floor would need to be clearly evidenced.

Response: Section 6 of this report considers the loss of the existing hard standing and how the Proposed Development seeks to enhance the existing public realm located on Ellesmere Street. Section 6 of this report also has consideration for the extension to Block A and the need for the additional apartments.
 - 2 **Design, Layout and Massing:** Any extension to Block A should reflect the existing materiality and should not look like an extension to the building.

Response: As set out in Section 6, the Proposed Development has been designed to match the existing materiality to ensure the additional floor seamlessly blends with the existing building.
 - 3 **Housing Mix:** The inclusion of studio / 1 bedroom apartments within the additional floor of Block A was not supported with 2 beds being the preferred option. In line with policy there should be no more than 33% 1-beds in a scheme.

¹ Paragraph 40 NPPF

Response: As set out in Section 4 below, the proposed mix is as follows 33.2% 1-bedroom apartments, 51.3% 2-bedroom apartments and 15.5% 3 bedroom apartments.

- 4 **Community Engagement:** Public engagement with Ward Councillors and the Britannia Basin Community Forum should be undertaken.

Response: As set out below, public consultation was undertaken from Wednesday 23rd July until Friday 25th July 2025 where the Ward Councillors for Hulme, the Britannia Basin Community Forum and residents of the Trilogy were invited to view the proposals and provide feedback.

- 5 Confirmed that a TV Reception Assessment and Construction Management Plan would need to be submitted with the planning application.

Response: a TV Reception Assessment and Construction Management Plan is submitted with the application.

Public consultation

- 3.5 Ward Councillors for Hulme, the Britannia Basin Community Forum and residents of the Trilogy were invited to provide their feedback on the Proposed Development.
- 3.6 An in-person consultation event was held on Wednesday 23rd July 2025 (between 16:30 and 19:30) in the foyer of The Trilogy. The Ward Councillors and members of the Britannia Basin Community Forum were notified of the consultation via email on 15th July 2025 and residents of the Trilogy were notified via a leaflet (**Appendix 1**) which was uploaded to The Trilogy's resident's forum.
- 3.7 The event was attended by representatives from Chapman Taylor Architects and Lichfields. The consultation boards (**Appendix 2**) were placed in the foyer from Wednesday 23rd July until Friday 25th July 2025. A comments box was provided alongside the consultation boards where people could leave their written feedback. Additionally, a QR Code was provided on the consultation boards which directed residents to an online page where they were able to leave feedback.
- 3.8 Cllr Wright attended the event who generally supported the enhancement of the external space along Ellesmere Street but noted that having an external space for all local residents, not just The Trilogy would be favourable. There were no attendees from the Britannia Basin Community Forum to the event.
- 3.9 A total of 24 responses to the development proposals were received. 16 responses were received via the comments box and 8 comments were received via the online comments form.
- 3.10 Overall, respondents were generally supportive of the proposals and were in favour of the delivery of enhanced residential amenity space. Limited responses related to the provision of an additional floor on Block A. The key areas comments related to included:
- Support the provision of additional outdoor and co-working spaces;
 - Support the provision of a bigger gym; and,
 - Understanding how the delivery of the development will happen whilst the building is still operational.

3.11

In response to the public consultation the following is noted:

- The area to the north of the building, located along Ellesmere Street, will comprise amenity space which will be available for use by all local residents. As set out in section 4 below, this will include a mixture of seating and new soft landscaping.
- The Application is supported by a Construction Environmental Management Plan (prepared by The OM Group) which sets out how the building will operate during construction.

4.0 **Proposed Development**

4.1 This application seeks full planning permission for the:

Demolition of structures and erection of a ground and first floor extension an additional storey to Block A to deliver 8no. additional apartments (Use Class C3), alterations to the internal courtyard to include 3no. work from home pods and a multi use pod and associated landscaping and boundary treatment.

4.2 The Trilogy currently comprises 232no. apartments, distributed across three apartment blocks and set around communal internal and external residential amenity spaces in the centre of the buildings. As one of the first BTR developments in Manchester, there is a need to enhance the existing amenities on site to bring the building up to date with newer BTR offerings.

Ground floor extension and internal amenity space

4.3 The Proposed Development will deliver a new ground and first floor extension, located between Block A and Block C fronting onto Ellesmere Street. The ground and first floor extension has been designed to create distinct, intentional spaces which will include a new reception area, co-working space for residents, a larger gym and multi-purpose studio space, and larger parcel room. The ground floor will include a 153.8sqm extension which will extend into the existing hard landscaped area facing Ellesmere Street. Two current residential units at the ground floor of Block A will be removed to create a resident's gym and a flexible multi-purpose studio. In order to facilitate the Proposed Development, the existing glazed reception area will be removed.

4.4 At first floor level, a wellness-focused glazed corridor will link Blocks A and B to a new private dining room located above the existing single storey glazed area which links Block C to Block A and Block B. This space will open onto a shared roof terrace positioned above the ground floor extension. To align the first floor extension with the existing building a small section of curtain walling at ground floor, facing the courtyard, will be replaced.

4.5 The internal amenity space proposed will increase from 255sqm to 708 sqm.

External amenity space

4.6 The Proposed Development also includes alterations to the existing external communal amenity space located between Block B and Block C. This will include dog washing facilities, new seating areas, work from home pods and an events pod. The internal courtyard will be enhanced with a series of pavilions, separated by a number of co-working spaces and outdoor amenity spaces.

4.7 The existing public realm located on Ellesmere Street comprises a terraced area of hard landscaping. Amendments to the hard and soft landscaping is proposed fronting onto Ellesmere Street to create a more accessible and functional space for both residents and the general public. The proposed landscaping seeks to enhance the character of Ellesmere Street with extensive planting and provide greater opportunities to sit as this area is currently under used. The scheme proposes further additions to enhance the resident

experience which will include a range of lighting and structural features to introduce verticality to the space and create a focal point along the street.

Additional floor to Block A

- 4.8
- Alongside the enhancements to the existing residential amenity space the Proposed Development includes the construction an additional floor to Block A, taking the building from 8 storeys to 9 storeys. The extension will comprise 8no. additional apartments comprising five one-bedroom and three two-bedroom units. The number of apartments within Block B and Block C will remain unchanged. The additional units will see a net increase of 6no. units.
- 4.9
- The proposed extension to Block A closely follows the existing spatial layout of the below floors. This approach enables efficient stacking of services and structural elements, ensuring design consistency and optimised buildability.
- 4.10
- Table 4.1 sets out the existing and proposed new mix of units within the development.

Table 4.1 Proposed Housing Schedule

Existing units			Proposed Units		
No. Bedrooms	No. Units	Mix	No. Bedrooms	No. Units	Mix
1 bedroom	75	32.3%	1 bedroom	79	33.2%
2 bedrooms	119	51.3%	2 bedrooms	122	51.3%
3 bedrooms	38	16.4%	3 bedrooms	37	15.5%
Total	232	100%	Total	238	100%

- 4.11
- The additional floor will integrate within the existing development, through matching materials and design elements. Material choices are subtle, with soft articulations of gold detailing to complement the existing grey-brown brickwork, enhancing the scheme’s character while remaining grounded in its architectural context.

5.0 **Planning Policy Context**

Introduction

- 5.1 This section of the Statement details the planning policy context for the application, describing the Development Plan policies relevant to the consideration of the proposal, as well as providing an account for the prevailing national policy, guidance and other material considerations.
- 5.2 Section 38(6) of the 2004 Act and Section 70(2) of the 1990 Act require that planning applications are determined in accordance with the provision of the development plan unless material considerations indicate otherwise.

Statutory Development Plan

- 5.3 The Statutory Development Plan for Manchester City Council comprises:
- Places for Everyone 2022 – 2039 [PfE] (2024)
 - Manchester Core Strategy [MCS] (2012)
 - Extant Unitary Development Plan Policies
 - Greater Manchester Joint Waste DPD
 - Greater Manchester Joint Minerals DPD

- 5.4 The following policies relevant to the proposed development include:

Places for Everyone [PfE]

- Policy JP-Strat2 (City Centre): sets out that increasingly residential development is playing an important role and notes that generally development will be high density in the City Centre. It continues, setting out that improvements in the public realm and green infrastructure will help enhance the local character and environmental quality of the City Centre.
- Policy JP-S1 (Sustainable Development): notes that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.
- Policy JP - H 3 (Type, Size and Design of New Housing): sets out that residential developments should provide a mix of dwelling types and sizes reflecting local plan policies, masterplans, guidance, and local evidence.
- Policy JP – H 4 (Density of New Housing): requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling, and public transport and the need to achieve efficient use of land and high-quality design. For City Centre development this state a min of 200 dph.

- Policy JP-P1 (Sustainable Places): sets out a number of criteria that development, wherever appropriate, should be consistent with to ensure the city region achieves its aim of becoming a series of beautiful, healthy and varied places.
- Policy JP-P2 (Heritage): sets out that the combined authority will sustain and enhance the historic environment and heritage assets and their settings. Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm.

Manchester Core Strategy [MCS]

- Policy SP1 (Spatial Principles): notes that development in all parts of the City should make a positive contribution to neighbourhoods of choice including:
 - a creating well designed places that enhance or create character.
 - b making a positive contribution to the health, safety and wellbeing of residents
 - c considering the needs of all members of the community regardless of age, gender,
 - d disability, sexuality, religion, culture, ethnicity or income.
 - e protect and enhance the built and natural environment.
- Policy CC3 (Housing): sets out that residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.
- Policy CC 6 (City Centre High Density Development): sets out that City Centre development will generally be high density. It is a location where land should be used to maximise its efficiency. Development will need to have a regard to the Council's approach to tall buildings.
- Policy CC 9 (Design and Heritage): notes that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development should preserve or enhance the heritage assets that have been identified, including listed buildings, conversation areas and scheduled ancient monuments.
- Policy H1 (Overall Housing Provision): sets out that high density developments (over 75 units per hectare) are appropriate in both the City Centre.
- Policy EN 1 (Design Principles and Strategic Character Areas): notes that opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.
- Policy EN2 (Tall Buildings): sets out that tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

- Policy EN 3 (Heritage): requires new developments to be designed to support the Council in preserving, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- Policy DM1 (Development Management): requires all development to have consideration for the effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Other material considerations

5.5 The following are key material considerations relevant to this planning application.

Supplementary planning documents

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)
- Manchester Residential Quality Guidance (2016)
- Cornbrook Strategic Regeneration Framework (SRF) (2013)

National Planning Policy Framework

5.6 The National Planning Policy Framework (NPPF) (December 2024 (Amended February 2025)) sets out the government's planning policies for England and how these are expected to be applied.

Section 5 of the NPPF (Delivering a sufficient supply of homes) states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come where it is needed. The overall aim should be to meet as much of an area's identified need as possible.

Section 12 (Achieving well-designed places) states that good design is a key aspect of sustainable development. Developments should function well, be visually attractive and sympathetic to local character and history. In addition, developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a standard of amenity for existing and future users.

Paragraph 187 of Section 15 (Conserving and enhancing the natural environment) sets out that decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

6.0 **Planning Assessment: Principle and Design**

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

Principle of use

- 6.2 PfE policy JP-Strat 2 recognises that increasingly residential development is playing an important role in the city centre. Policy CC3 (Housing) states that residential development in the city centre shall comprise of apartments.
- 6.3 The Site comprises an existing residential development used for BTR which includes a mixture of internal amenity space comprising of a gym and small lounge area and external amenity space including an external courtyard area and amenity space located on Ellesmere Street. The development was granted planning permission in April 2016 (Application ref: 110776/FO/2015/C1) for 232 residential apartments, residential amenity space, public realm and landscaping.
- 6.4 The Trilogy was one of the first BTR developments to operate in Manchester City Centre. There is now a need to enhance the existing amenities on site to bring the building up to date with newer BTR offerings within Manchester. The proposals therefore seek to enhance, and increase, the current amenity offer within the Trilogy for the benefit of current and future residents. In this context the principle of extending the amenity space to provide enhanced amenity space for the residents is considered acceptable as it is in accordance with the existing use of the Site.
- 6.5 The redesign of the ground floor to provide the enhanced amenity uses, requires the loss of 2no. apartments at ground floor level. In order to mitigate the loss of the apartments, it is proposed to deliver 8no. new apartments through the erection of an additional storey to Block A. There is therefore no loss of residential use.
- 6.6 As set out above, the principle of residential development and associated residential amenity space in this location was established through the 2016 planning permission. In the context of the above, the principle of the proposed use is in accordance with PfE policy JP Strat 2 and CC3 (Housing).

Design and layout

- 6.7 Paragraph 131 of the NPPF sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 continues noting that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 6.8 PfE Policy JP-Strat 2 reflects the requirements of the NPPF and supports improvements in the public realm and green infrastructure in order to help enhance the local character and environmental quality of the City Centre.
- 6.9 PfE Policy JP-P1 supports the delivery of development that is comfortable and inviting, with indoor and outdoor environments which offer high level of amenity that minimises

exposure to pollution; and addresses microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter.

- 6.10 PfE Policy JP-P1 requires development to be visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design. Additionally, it requires development to be durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained
- 6.11 MCS Policy EN1 sets out that opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.
- 6.12 MCS Policy SP1 requires development to make a positive contribution to neighbourhoods of choice through creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents; and, protect and enhance the built and natural environment.

Ground and first floor extension

- 6.13 The Proposed Development includes the erection of a ground floor, single storey, extension and a first floor glazed corridor and private dining area located above the existing single storey glazed area which links Block C to Block A and Block B.
- 6.14 The proposed ground floor extension will extend 153.8sqm into the existing terraced amenity space fronting Ellesmere Street.
- 6.15 The design and layout of the proposed residential amenity space has been informed by the existing development, technical constraints and consultation undertaken with the Council.
- 6.16 The ground floor extension responds to the established scale and height parameters of the Trilogy. It is noted that there will be an increase in the massing at ground and first floor levels, fronting onto Ellesmere Street, to accommodate the enhanced internal amenity provision. However, when considered alongside the existing development and the development being brought forward in the surrounding area the additional massing has been designed to integrate into the existing building.
- 6.17 The proposed extensions at ground and first floor will be carefully designed to complement the existing architecture, drawing from the established material palette with particular attention to tone, texture, and composition. Materials include grey/brown brick and soft articulations of gold detailing to ensure the Proposed Development reflects the existing architectural context.
- 6.18 The proposed extension to the ground and first floor will deliver an improved amenity offer and therefore accords with the principles of section 12 of the NPPF, providing a high standard of amenity for current and future residents which in turn will have a positive effect on the health and well-being of residents. Additionally, the proposed development is considered to accord with PfE Policy JP-P1 along with MCS Policy SP1 and MCS Policy EN1.

External amenity areas/public realm

- 6.19 PfE Policy JP-Strat2 sets out that improvements in the public realm and green infrastructure will help enhance the local character and environmental quality of the City Centre.
- 6.20 PfE Policy JP-P1 requires developments to incorporate high quality and well managed green infrastructure and quality public realm and landscaping.
- 6.21 MCS Policy EN1 sets out that opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes. It continues, setting out that developments should also contribute positively to the experience of all at street level.
- 6.22 MCS Policy SP1 requires development to make a positive contribution to neighbourhoods of choice through creating well designed places that enhance or create character and to protect and enhance the built and natural environment.
- 6.23 A Landscape Masterplan has been prepared by Reform and accompanies this application. Consideration of the proposed landscaping is also had within the submitted Design and Access Statement prepared by Chapman Taylor.
- 6.24 Enhancements are proposed to the existing private external amenity spaces located between Block B and Block C and the public realm located to the north of the building onto Ellesmere Street.
- 6.25 The existing communal ground-floor amenity space which is located between blocks B and C will largely be retained and redesigned to improve the space. This includes new work from home pods, multi-use pod and designated facilities for dogs, to further enrich the resident experience.
- 6.26 3no. work from home pods are proposed and will provide space for a single person to work. The work from home pods will comprise a timber frame with timber shingle cladding and a corrugated steel roof. The pods will comprise a pitched roof with a ridge height of 3m. Sited on the existing hardstanding, within the internal courtyard, the pods will be positioned to look out onto the courtyard, ensuring that the ground floor apartments which face onto the courtyard are not overlooked.
- 6.27 The proposed multi use pod will comprise of the same materials to be use for the work from home pods. The multi use pod is proposed to have a sloping roof, at its highest point it will sit at 3m in height and at its lowest point will sit at 2.7m in height.
- 6.28 Whilst the proposed ground floor extension will see the loss of approximately 153.8sqm of the external amenity space fronting Ellesmere Street, enhancements are proposed to this under used area providing an enhanced area of public realm. Currently, the space to the front of the building offers residents, and members of the public limited opportunity to sit and utilise the space comprising of a terraced area of hard landscape located within a setback between the buildings. The Proposed Development therefore seeks to introduce a mixture of soft and hard landscaping which will deliver a space that can be used by all. The proposals have been designed to link into the wider public realm surrounding the Trilogy and will allow for safe access by all. Given the high quality design of the proposed amenity

spaces, it is considered to represent a significant betterment to the visual appearance and usability of the Site.

- 6.29 A mixture of soft landscaping which includes tree and ornamental planting species. This seeks to introduce climate resilience, biodiversity and visual amenity which is currently absent from the space. High-quality hard landscaping will be provided to match to integrate with the existing development and its surroundings.
- 6.30 The landscaping proposals create a high-quality, visually attractive public and private amenity space. The improved amenity offer accords with the principles of section 12 of the NPPF, providing a high standard of amenity for current and future residents which in turn will have a positive effect on the health and well-being of residents. Additionally, the proposed development is considered to accord with PfE policies Policy JP-Strat 2 and PfE Policy JP-P1 along with MCS Policy SP1 and MCS Policy EN1.

Additional floor to block A

- 6.31 MCS Policy EN1 (Design Principles and Strategic Character Areas) notes that opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and rail routes.
- 6.32 The proposed additional floor will increase the height of Block A from 8 to 9 storeys bringing the block to the same height as Block B. The proposed extension to Block A has been carefully designed to complement the existing architecture, drawing from the established material palette with particular attention to tone, texture, and composition. The additional floor provides a seamless and thoughtful continuation of the original design. Material choices are therefore intentionally subtle, with soft articulations of gold detailing to complement the existing grey-brown brickwork, enhancing the scheme's character.
- 6.33 The additional floor follows the footprint and proportions of the existing block, ensuring visual consistency and structural efficiency. The massing strategy reinforces the architectural rhythm of the development without overwhelming the existing form, maintaining a balanced relationship with the surrounding context.
- 6.34 It is therefore considered that the Proposed Development accords with MCS Policy EN1.

7.0 Heritage Impact

- 7.1 As required by Paragraph 207 of the Framework, MCS Policies CC9 (Design and Heritage) and EN3 (Heritage) and UDP Policies DC18 (Conservation Areas) and DC19 (Listed Buildings), this section of the Statement assesses the significance of surrounding above-ground heritage assets that may be affected, including an understanding of their setting and how it contributes to significance. It then considers the impact that the proposed development would have on these assets.

Historic development

- 7.2 The Site sits in an area to the south-west of the City Centre which has seen much change in the past two centuries. In the mid 19th century the Site (along with most of the land north of Chester Road) was undeveloped, though industrial development and workers housing was present to the south of Chester Road by this stage. By the turn of the 20th Century, the Site and surrounding area had been rapidly developed as part of the industrialisation of Manchester. The land to the north of Ellesmere Street was built out as mills and factories whilst the land to the south (including the Site) predominantly comprised of terraced workers housing. Following the industrial decline and bombing during two world wars, largescale demolitions were undertaken from the 1960s, clearing the Site and much of the land to between Ellesmere Street and Chester Road. Modern commercial and light-industrial buildings were subsequently developed, generally of low quality. In recent years the area has seen residential-led regeneration, comprising a mixture of conversions and new build development. These have increased height and density whilst improving the quality of the built environment. The 'Trilogy' scheme on the Site, approved in 2016, represents part of this transformation. The area continues to develop to this day, with several further planning applications approved in recent years as noted in Section 2..0.
- 7.3 As a result of this wholesale transformation, the heritage assets in the area derive comparatively little significance from their setting and are therefore generally less sensitive to further changes within their setting.

Above-ground assets within proximity to the site

- 7.4 There are no World Heritage Sites, Registered Battlefields, Registered Historic Parks and Gardens or Scheduled Monuments within the Site or within the immediate area.
- 7.5 The Site is not within a Conservation Area. The following Conservation Areas are located within 350m of the site boundary:
- Within the boundary of Manchester City Council, Castlefield Conservation Area [CCA] is located approximately 60m to the north-east of the Site.
 - Empress Conservation Area [ECA], within the boundary of Trafford Metropolitan Borough Council, is located approximately 220m to the south-west of the Site; and,
- 7.6 There are no listed buildings within or adjacent to the Site boundary. The following Listed Buildings are located within 350m of the site boundary:
- Grade II Listed Former Turville Public House (List Entry Number: 1283069), immediately adjacent to the western boundary of the site;

- Grade II Listed Former Albert Mill (List Entry Number: 1200817), approximately 20m to the north of the Site.
- Grade II Listed Railway Bridge over Canal (List Entry Number: 1283078), approximately 140m to the north of the Site;
- Grade II Listed Hulme Barracks (List Entry Number: 1247392), approximately 175m to the south of the Site;
- Grade II* Listed Church of St George (List Entry Number: 1208640) and associated Grade II Churchyard Wall, Gate Piers and Gates at Church of St George (List Entry Number: 1197789), approximately 330m east of the site;
- Grade II Listed Brindleys Weir (List Entry Number: 1255540), approximately 315m to the south-west of the Site; and,
- Grade II Listed Hulme Lock Branch Canal (List Entry Number: 1208196), approximately 340m to the north-east of the Site.

Heritage Impact Assessment

Castlefield Conservation Area

- 7.7 Castlefield Conservation Area [CCA] lies east of Hulme Hall Road, around 60m north-east of the Site. A key feature is the Roman Fort from which it takes its name. With the opening of the Rochdale Canal in 1804, Castlefield became the hub of the canal network, prompting the development of numerous warehouses. The rail network soon followed, further supporting the movement of goods.
- 7.8 The former warehouses, canals and viaducts within Castlefield's form a striking townscape which serve as a reminder of Manchester's industrial past. Several of the listed buildings within the CCA have been refurbished and converted for residential and office use, in addition to leisure uses.
- 7.9 The wider setting of the CCA has seen much change. High-rise development at Deansgate Towers and Great Jackson Street adjoins the CCA. This development rises to 64-storeys. The construction of these buildings has altered the setting of the CCA, which is now surrounded by high-rise developments. Several other permissions for tall buildings within the setting of the CCA have been granted, some of which are under construction.
- 7.10 The Site lies outside the sensitive core of the CCA. The proposed alterations and extension are to the south-west of the existing building, away from the CCA, and are unlikely to be directly visible even from its closest point. They will appear in kinetic views along Ellesmere Street, but as the Site currently makes a neutral contribution to the CCA's setting, the visual change will be minor.
- 7.11 It is considered that the effect on the setting of the CCA will be neutral, and its significance will be preserved.

Empress Conservation Area

- 7.12 The Empress Conservation Area [ECA] is located approximately 220m from the Site, and is separated from the ECA by the A56, a car dealership, and the Botanica development, which ranges between 9-17 storeys.
- 7.13 The ECA has historic significance due to its role in the development of the Stretford area during the industrial expansion of the 19th century. The architectural value within the ECA is derived from the former industrial buildings such as the Essence Factory, Trafford Press Building, Veno Building, Empress Building and 384 Chester Road, in addition to a range of workers' accommodation. As stated in the ECA SPD, the southern part of the ECA holds the greatest historic value.
- 7.14 Within the southern part of the ECA, the former Essence Factory (Grade II Listed) serves as a key focal point. This is the tallest building in the Conservation Area, and has strong streetscape presence and interesting roofline. The immediate surroundings of the Essence Factory have remained largely unchanged for over a century, flanked on either side by lesser, but still significant, industrial buildings.
- 7.15 Beyond this area, the setting of the Conservation Area has undergone wholesale change and there are already a number of much taller buildings within sight of the Conservation Area. The wider setting is therefore less sensitive to change.
- 7.16 Given the separation distance and intervening Botanica development, the proposed development will most likely not be seen from the ECA, particularly not from the more sensitive southern portion, which is a considerable distance from the Site. Even if the proposed extension is visible, it would simply be read in the context of existing developments around it, and would not challenge the primacy of these buildings on Chester Road.
- 7.17 Overall, it is considered that the effect on the setting of the ECA will be neutral, and its significance will be preserved.

Former Turville Public House (Grade II)

- 7.18 The Grade II Listed Former Turville Public House immediately adjoins the Site to the south-west. It is estimated that the Turville Public House was erected c.1870. The Turville Public House identified in the listing description as an 'unusual and distinctive' building, with a 'fanciful Italianate' architectural style.
- 7.19 The building derives its value predominantly from its historic use, distinctive Italianate architectural style, and prominent corner plot.
- 7.20 The existing Trilogy building plays a neutral role in the setting of the public house. The upward extension and other alterations would not affect the important aspects of the asset's significance or interrupt its prominent corner plot location. The setting and significance of the former Turville Public House will therefore be preserved.

Former Albert Mill (Grade II)

- 7.21 Albert Mill is located to the north east of the Site on Ellesmere Street. Built in 1869, it is a mid-Victorian cotton mill of modest scale and architectural ambition compared with

Manchester's earlier and larger spinning mills. Its distinctive Lombard frieze, corner site, and trapezoidal plan give it some visual presence, while features such as timber floors suggest it was used for a specialised branch of textile production rather than heavy spinning. Although not among the city's most impressive or technologically advanced mills, it represents the diversification and continued growth of Manchester's textile industry in the later 19th century.

7.22 The setting of the mill has undergone significant change, with a number of large new-build developments now within its immediate surroundings. The rear of the mill adjoins schemes including the Trilogy as well as Castlefield Locks and Excelsior Works. Remnants of the historic street pattern and the mill's relationship with the canal remain positive aspects of its setting, while new developments have drawn on the industrial typology through brickwork and architectural detailing.

7.23 Despite being located approximately 20m to the south of Albert Mill, the Trilogy building currently plays a neutral role in the setting of the former Mill. The proposed development is largely screened from direct intervisibility with the mill, though it will appear in kinetic views. The degree of visual change will be minimal, and the proposals continue the pattern of high-quality development. The development will have a neutral effect on the mill's setting and its significance will be preserved.

Railway Bridge over Canal (Grade II)

Approximately 160m to the north-east of the Site lies the Grade II Listed Railway Bridge over the Canal, erected c.1850.

Its significance derives from its historic value as a reminder of transport and infrastructure during the Industrial Revolution. The bridge's setting and group value relate to its association with the historic railway and canal.

The Site is not directly visible from the bridge and plays no role in its setting. The proposed development will not be seen from the Bridge.

This relationship will remain unaffected by the proposed development, ensuring that the Bridge's setting and significance are preserved.

Hulme Barracks (Grade II)

7.24 The Grade II Listed Hulme Barracks is located approximately 175m to the south of the Site. The Hulme Barracks were erected in 1817 and comprise the officers' mess with some officers' quarters and quartermaster's house to the former barracks. The building is of a simple Georgian composition. Its significance derives from its moderate architectural interest and its historic associations with men such as Prince Victor Albert, Prince Louis Napoleon, Winston Churchill, and the many royals who dined in the mess.

7.25 The adjoining park and greenspace make an important contribution to the setting of the barracks as they would have been historically associated with the barracks. Beyond this, the area surrounding the barracks is now categorised by residential uses. There are already tall buildings within proximity to the barracks, such as the recently erected Botanica Apartments.

Church of St George (Grade II*) and associated Churchyard Wall, Gate Piers and Gates (Grade II)

- 7.26 The Church of St George and associated Churchyard Wall, Gate Piers and Gates are located approximately 330m east of the Site.
- 7.27 The Church was designed by Francis Goodwin and constructed between 1826 and 1828, with later restoration by J.S. Crowther in 1884. Built in Gothick Perpendicular style, the Church is notable for its tall west tower with octagonal pinnacles and crocketed spirelets, elaborate traceried windows, and a high polygonal apse. Its significance lies in its architectural quality, its intact Perpendicular Gothic detailing, and its historical interest as a prominent 19th-century ecclesiastical building in the area. The interior is reported to include Perpendicular arcades, galleries, and notable monuments such as that to The Hon. George Berkeley Molyneux (d.1841). The building is of high importance.
- 7.28 The associated churchyard walls, gate piers, and gates contribute to the setting of the Church. Dating from the same period, they comprise sandstone ashlar walls with octagonal gate piers featuring traceried Gothic panels and carved shields, and cast-iron gates with Perpendicular-traceried tops. These elements hold historic and aesthetic value in their own right, in addition to sharing group value with the Church itself.
- 7.29 The setting of the Church has seen much change since its original construction, when it was largely surrounded by open land. It is considered that the Trilogy building plays a neutral role in the setting of the Church.
- 7.30 It is apparent from a review of the officer report associated with the original application for the Trilogy, that preserving views of the tower of the Church was considered to be desirable by the Conservation Panel. It appears that the Trilogy apartment complex was designed to preserve the view of St. George's Church from Ellesmere Street, through the three apartment blocks.
- 7.31 It appears that the first-floor extension will block this partial view of the Church from Ellesmere Street. This is not a significant view in historic terms. The view didn't exist from the start of 20th century onwards, because of intervening built development. The view is also limited in scope and has little merit from a townscape perspective. The top section of the tower is visible only from very a limited axis, and is set against a backdrop of various tall buildings, including the Beatham tower and more recent buildings which have been constructed since Trilogy was completed. The Church is subservient to the Beatham Tower in this view.
- 7.32 It is also noted that following the completion of The Trilogy, consent was granted for the erection of a residential-led mixed use development comprising two blocks ranging from 8 to 18 storeys in height, located to the east of the Site. Whilst a very narrow site line to the Church through the building has been partially retained, the approved development would further limit the extent of the views towards the Church and make the Church tower even less prominent in the views that would remain.
- 7.33 Overall, whilst there was a clear design intent at the time, the view is not considered an important one from a heritage or townscape perspective, particularly given ongoing developments which have changed the baseline position.

- 7.34 For the reasons outlined above, it is considered that proposed development will have a neutral effect on the setting of the Church of St George and associated Churchyard Wall, Gate Piers and Gates, and the significance of these assets will be preserved.

Brindleys Weir (Grade II)

- 7.35 Brindleys Weir lies within the administrative boundary of Trafford MBC, approximately 315m to the south-west of the Site. The structure comprises a pear-shaped culvert basin approximately 25 meters long with a drain sump approximately 5m in diameter (now enclosed by 20th century railings). The structure is listed as an important example of ancillary canal engineering associated with James Brindley, one of the most important engineers of the canal era.
- 7.36 The structure is bound to the west by the Bridgewater Canal and to the east by the embankment wall of the railway. The Site plays no role in the setting of the Brindleys Weir. It's setting is largely limited to the Bridgewater Canal, due to its association with the canal, and the fact that the railway embankment largely screens anything else from view.
- 7.37 The proposed development would not be visible from the asset and would not interrupt its relationship with the canal. The setting and significance of the Brindleys Weir will be preserved.

Hulme Lock Branch Canal (Grade II)

- 7.38 The Hulme Lock Branch Canal, constructed in 1838, is approximately 340m to the north-east of the Site. It has historic and engineering significance as a key link between the Mersey and Irwell Navigation and the Bridgewater Canal, supporting Manchester's growth as an industrial centre. Much of the original route, lock pounds, and an early pair of lock gates survive, while 1962 modifications, including a single deep lock, brick and concrete walls, and mechanised gates, demonstrate the evolution of the canal network to maintain commercial use. The canal illustrates both the rapid response to commercial competition in the 19th century and the continued adaptation of waterways into the 20th century.
- 7.39 The structure is a considerable distance from the Site, with no direct intervisibility. The setting of the asset is largely defined by the surrounding canal infrastructure.
- 7.40 The Site plays no role in the setting of the asset and the proposed development would not be seen from the asset. The setting and significance of the Hulme Lock Branch Canal will be preserved.

Conclusion on Above-ground Heritage

- 7.41 In summary, the area surrounding the Site has seen much change in the last century, and the setting of the listed buildings near the Site has undergone wholesale change. High-rise and mid-rise developments are now an established component of the local character. As a result, the setting of the surrounding assets is less sensitive to change.
- 7.42 The Trilogy building forms a neutral component in the setting of surrounding heritage assets and does not have a strong visual or historic relationship with the majority of these assets.

- 7.43 The proposals will result in a relatively minor degree of visual change and to represent good quality development that will be in keeping with the character of the area.
- 7.44 The proposed development and would not adversely the setting of either conservation area or any listed building in close proximity to the Site.
- 7.45 The proposed development is therefore considered to accord with the requirements of MCS Policies CC9 (Design and Heritage) and EN3 (Heritage) and UDP Policies DC18 (Conservation Areas) and DC19 (Listed Buildings).

8.0 Other planning matters

Density

- 8.1 MCS Policy H1 (Overall Housing Provision) sets out that high density developments (over 75 units per hectare) are appropriate in both the City Centre. MCS Policy CC 6 (City Centre High Development) states that development should be high-density and maximise the efficiency of land. PfE Policy JP-Strat 2 recognises that increasingly residential development is playing an important role in the city centre, with development often being of high density. Additionally, PfE Policy JP – H 4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling, and public transport and the need to achieve efficient use of land and high-quality design. In the case of this application, it has a min net density of 200 dph for city centre development.
- 8.2 The Proposed Development includes the delivery of 8no. additional apartment (a net increase of 6 apartments) through the erection of an additional floor located on Block A. The increase in apartments provides a density which maintains the minimum net residential density required within the City Centre ensuring the efficiency of the land is maximised. This is in accordance with PfE Policy JP-Strat 2 and PfE Policy JP-H4 and MCS Policy H1 and MCS Policy CC6.

Housing mix

- 8.3 PfE Policy JP - H 3 (Type, Size and Design of New Housing): sets out that residential developments should provide a mix of dwelling types and sizes reflecting local plan policies, masterplans, guidance, and local evidence.
- 8.4 The proposed mix of the 8no. additional apartments comprises:

Table 8.1 Proposed Mix

Proposed Additional Units		Overall Units within The Trilogy		
No. Bedrooms	No. Units	No. Bedrooms	No. Units	Mix
1 bedroom	5	1 bedroom	79	33.2%
2 bedrooms	3	2 bedrooms	122	51.3%
3 bedrooms	0	3 bedrooms	37	15.5%
Total	8	Total	238	100%

- 8.5 When considering the additional 8no. units alongside the existing units within the Trilogy, the Proposed Development maintains the approved mix of units under application ref: 110776/FO/2015/C1. The apartments will comply with nationally described space standards and be built to an M4(2) standard as required by Policy xxx
- 8.6 MCS Policy CC3 (Housing) encourages proposals which suit a range of occupants, in terms of both the number of rooms and their size. It is considered that the Proposed Development incorporates an appropriate mix (5no. 1-Bedroom and 3no. 2-bedroom apartments) which meets needs in the locality. The Proposed Development therefore accords with PfE Policy JP - H 3 and MCS Policy CC3.

Affordable housing

- 8.7 The Proposed Development of an additional 8no. units falls under the affordable housing threshold set out in Policy H8 of 15 units or more. Therefore, no further consideration is given to the provision of affordable housing.

Sunlight and daylight

- 8.8 MCS Policy JP-P1 identifies that all development, wherever appropriate, should be comfortable and inviting, with indoor and outdoor environments which offer high level of amenity that minimises exposure to pollution; and addresses microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter.
- 8.9 A Daylight, Sunlight and Overshadowing Report has been prepared by Lichfields in support of this application. The study considers daylight and sunlight effects on neighbouring homes and future residents of the Proposed Development. The effect on the sunlight amenity of the enhanced external amenity space has also been considered.
- 8.10 When considering the baseline conditions, 100% of neighbouring windows and rooms meet BRE daylight guidance, and 98% comply with sunlight criteria. When considering the existing development in the context of the consented developments located within proximity to the Site, daylight distribution compliance slightly decreases to 98%, while sunlight compliance remains unchanged. Overall, the impact of the Proposed Development on neighbouring properties is minimal, with most maintaining BRE compliance or levels typical for urban settings.
- 8.11 Daylight and sunlight levels within the residential units of the proposed extension of Block A are appropriate, with the majority of rooms fully meeting BRE UK Annex guidance. Minor deviations occur mainly in north-facing rooms, though key living spaces still receive adequate natural light. Sunlight access reflects typical urban constraints linked to orientation.
- 8.12 The overshadowing assessment shows that the proposed first-floor terrace, located between Blocks A and C, falls short of BRE sunlight guidance on 21st March. However, June 21st testing indicates high sunlight levels, with at least 2 hours of direct sun reaching 98% of the area (97% in the consented scenario), well above the 50% target. Sunlight amenity is expected to increase further through spring and summer.
- 8.13 It is therefore considered that the proposed development accords with PfE Policy JP-P1.

Crime impact

- 8.14 MCS Policy SP1 requires development to make a positive contribution to neighbourhoods including making a positive contribution to the health, safety and wellbeing of residents.
- 8.15 MCS Policy JP-P1 requires developments to be safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.
- 8.16 A Crime Impact Statement prepared by AP Martin accompanies this application. The CIS acknowledges that the Trilogy has a number of existing security measures in place which

will be retained as part of the Proposed Development. This includes key fob access, onsite 24/7 concierge service and CCTV installed at key access points into the building.

- 8.17 The Proposed Development has been designed to provide clearly defined and well-lit private and semi-private spaces and well defined routes benefitting from natural surveillance, allowing residents to be and feel safe, without creating a ‘fortress’ like development.
- 8.18 The design of the development has sought to ensure that incidents of crime and anti-social behaviour are minimised through the design, layout, and proposed landscaping, thus minimising the vulnerability of the development. It is therefore considered that the proposed development accords with MCS Policy SP1 and Policy JP-P1.

Noise

- 8.19 Paragraph 187 of the NPPF sets out that decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution.
- 8.20 MCS Policy DM1 requires development to have consideration for the effects on amenity including noise and includes proposals which would be sensitive to existing environmental conditions.
- 8.21 A Noise Impact Assessment (‘NIA’) has been prepared by SRL Consulting and accompanies this application. The NIA confirms that the main source of noise affecting the development is the road traffic along the A56 and infrequent noise from the tram and railway lines to the north. On this basis the NIA considers the noise levels at the proposed apartments, the noise at the external amenity areas and noise from the gym in relation to the adjacent apartments and other nearby receptors.
- 8.22 In line with the existing development, the proposed extension to Block A will include natural and mechanical ventilation. It is noted that noise levels within bedrooms must not exceed 40 dB LAeq, 8hrs, or 55dB LAFmax more than 10 times during the night. Mechanical ventilation is proposed in all bedrooms which is considered appropriate to control noise break-in.
- 8.23 When considering noise within the external amenity areas the NIA concludes that all external amenity spaces will have noise levels below the upper guidance value of value of ≤ 55 dB LAeq,16hr and is therefore considered acceptable.
- 8.24 In line with the requirements of condition 13 attached to application ref: 110776/FO/2015/C1 the Trilogy was required to be acoustically insulated and treated to limit the breakout of noise within the building. This included noise from the gym which was required to be inaudible in any habitable living spaces. Additionally, the condition required entertainment noise to *‘achieve 10dB below the LA90 (without entertainment noise) at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 42dB and 36dB, respectively.’*

- 8.25 In line with the requirements of the original planning permission an assessment of noise breakout from the gym has been considered, this includes consideration of the use of a sound system. Typical noise levels within the gym are expected to be less than 80dB LAFmax. The Proposed Development removes the two residential dwellings located adjacent to the existing gym however, residential dwellings are located above the gym. Therefore, it is proposed to build up the ceiling of the gym to include:
- A minimum ceiling void of 200mm;
 - 50mm glass wool in the void;
 - Resilient channel system (e.g. GypLyner) or MF system on resilient hangers; and
 - Ceiling of 2 x 15mm dense plasterboard, with each board at least 13kg/m²
- 8.26 This will control the noise levels in the apartments above to around 15dB LAmax for typical gym activities, and around 22dB LAmax where the music system is in use. Therefore, no adverse impact is predicted.
- 8.27 It is therefore considered that the Proposed Development accords with NPPF and MCS Policy DM1.

TV reception

- 8.28 A Television Reception Assessment ('TRA') has been prepared by PagerPower and accompanies this application. The TVA investigates the potential impact of the proposed development upon terrestrial and satellite television reception.
- 8.29 The proposed development is within the coverage area of the Winter Hill television transmitter. The TVR considers that any interference effects to terrestrial television would be limited to approximately 1km of the Proposed Development and within its shadow to the southeast of the Proposed Development.
- 8.30 The TVA states that the modelled shadow zone for satellite television services is between 150m – 950m south east of the Proposed Development. It is acknowledged that a reduction in signal strength may be possible within the shadow zone, based on the proximity to the Proposed Development. However, effects are likely to be low but cannot be entirely ruled out, particularly for the local multiplexes.
- 8.31 The TVA does not identify pre-emptive mitigation. The TVA recommends that any reports of interference are investigated to determine whether they are attributable to the proposed development. If this is found to be the case mitigation will be applied. Section 6 of the TVA sets out the mitigation options for the proposed development.
- 8.32 The proposals are therefore considered entirely acceptable in terms of the impact that they may have on television reception in the surrounding area.

Broadband connectivity

- 8.33 A Broadband Connectivity Assessment ('BCA') has been prepared by Futureserv and accompanies this application.

8.34 The BCA confirms that standard and superfast broadband from Openreach is available at the Site. The building is currently served by ASK4 who provides coverage to the building at 10 Gb bearer with 2 Gb bandwidth, with a 350 Mb speed packages for the end users.

8.35 Following the provision of the required infrastructure within each of the proposed apartments the Site will be well equipped to provide residents a 350Mb speed package, meeting the requirements of national guidance.

Fire safety

8.36 Since planning permission for the Trilogy was granted in 2016 the Government has introduced Planning Gateway One which requires any building over 18m, or 7 storeys to be accompanied by a Fire Statement. As set out above, the Proposed Development comprises the erection of an additional floor to Block A of the existing building taking the block from 8 to 9 floors (29m). A Fire Safety Assessment has therefore been prepared by BB7 to support this application.

8.37 The proposed ground and first floor extension will comply with the latest guidance, this will include automatic detection and alarms and a sprinkler system. The existing escape routes within the building will also be utilised.

8.38 The report notes that if the original building had been built at 9 storeys the same fire safety measures, as those on the lower levels, would have been required. Therefore, the additional floor does not change the safety of the building. It is however proposed that the additional floor will comply, where possible, with the latest fire safety guidance whilst taking into account the existing and occupied nature of the building the structural implications of fully, and the implications on occupants currently living in the building. This will include:

- 1 Automatic Openable Vents ('AOV') within the roof of the common corridor;
- 2 Relocation of existing stair AOV to the top of the extended staircase enclosure;
- 3 Evacuation alert system ('EAS') to be provided on the 9th floor and all units within Block A;
- 4 A category sprinkler system in the common corridors and stairs to BS 9251:2014 standards; and
- 5 Any cladding materials or insulation products will comply with the latest regulations.

Biodiversity Net Gain

8.39 A minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990. Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity requires biodiversity to be protected and a 10% net gain of biodiversity. The application is accompanied by Biodiversity Net Gain Assessment and accompanying metric.

8.40 The BNG Assessment confirms that the proposed development will achieve a gain in habitat and hedgerow units as follows:

- Habitat Units 0.28
- Hedgerow Units 0.25

- 8.41 This equates to a gain of 27.13% habitat units and 64.86% hedgerow units as a result of the proposed development.
- 8.42 As demonstrated in the Biodiversity Net Gain Assessment and accompanying metric, the proposed development is able to achieve more than a 10% net gain in biodiversity and is therefore in accordance with policy JP-G8 and Schedule 7A of the TCP Act 1990.

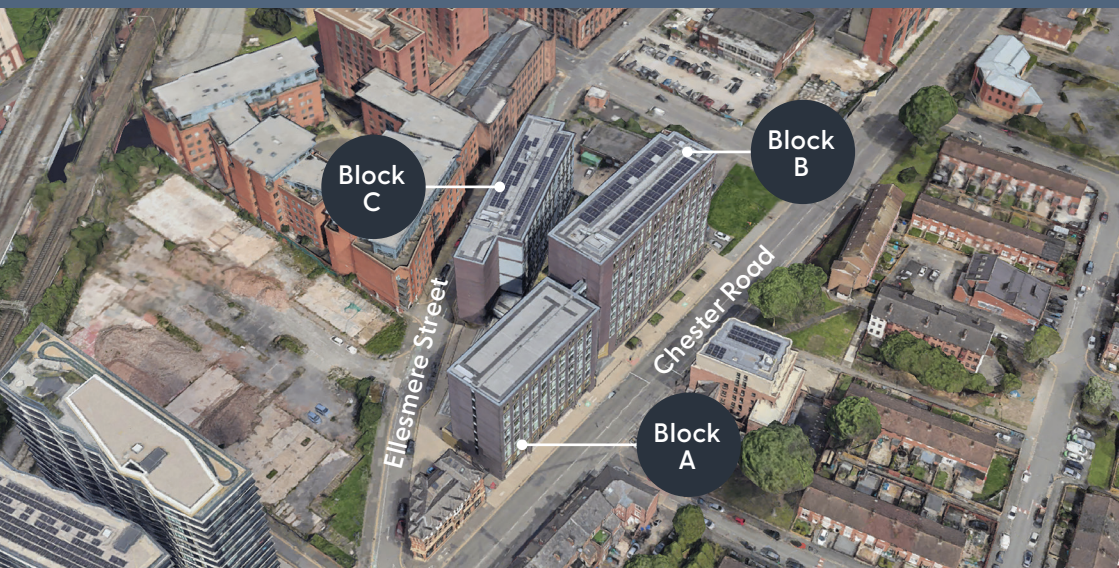
9.0 Conclusions

- 9.1 The Trilogy was one of the first BTR developments in Manchester and there is now a need to enhance the existing amenities on site to bring the building up to date with newer BTR offerings. The Proposed Development seeks to strengthen the Site's current offer through enhancing the internal and external amenity provision for existing residents, whilst enhancing the building's relationship with Ellesmere Street through improved public realm at ground level. The proposals also include an extension to the existing Block A to provide 8no. additional apartments.
- 9.2 The principle of residential development and the provision of amenity space in this location, was established through planning permission ref: 110776/FO/2015/C1 ('the 2016 planning permission').
- 9.3 Overall, it is considered that the Proposed Development will deliver high quality residential amenity space, public realm and additional residential apartments. It is considered that the Proposed Development accords with the Development Plan and has regard to all other material considerations.
- 9.4 Paragraph 11 of the Framework states that if development proposals accord with the Development Plan, they should be approved 'without delay.' As demonstrated throughout this Planning Statement, the proposed development clearly amounts to sustainable development and accords with material policy considerations. The proposed development should therefore be approved without delay.

Appendix 1 Consultation Leaflet

The Trilogy

Manchester



Consultation event

We invite you to view our proposals for The Trilogy, Ellesmere Street which includes enhancing the amenity offer for Residents. We want to hear your views on the proposals before a planning application is submitted.

Members of the team will be available on **Wednesday 23rd July 2025** to take you through the proposals and answer any questions you may have. The proposals will however be available to view until Friday 25th July 2025.

We look forward to seeing you.



Date

Wednesday 23rd July –
Friday 25th July 2025



Location

Ground floor reception of
The Trilogy, Ellesmere Street



Consultant team in attendance

Wednesday 23rd July 2025
4pm – 7.30pm

LICHFIELDS



CHAPMAN TAYLOR



Appendix 2 Consultation Boards

The Trilogy



Improving the quality of amenity available to residents at this award-winning scheme.

3RD
OF 66 IN
MANCHESTER

20-35
AGE
DEMOGRAPHIC

90.9%
OCCUPANCY
LEVEL

4.89
HOMEVIEWS
REVIEWS



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feedback form

Welcome

Welcome to this consultation event on the proposed new and improved facilities and amenity space at The Trilogy. We are looking to submit a planning application in September 2025 after the consultation period has finished.

Proposals Include:

- Better facilities for residents
- A new gym and a flexible multi-purpose studio will be created by reworking two existing apartments.
- A private dining room and a wellness-focused glazed corridor will be added for residents to enjoy.

More Outdoor and Shared Spaces

- A new shared roof terrace with views over the landscaped frontage.
- Enhanced planting and better materials in the courtyard and along the street to create a more attractive environment.

New Homes

- An extra floor will be added to Block A, providing 8 new apartments. Due to the enlarged gym on the ground floor, the overall total of additional apartments in The Trilogy will be 6. These include:
 - 5 x One-bedroom apartments
 - 3 x Two-bedroom apartments



Aerial photo of The Trilogy



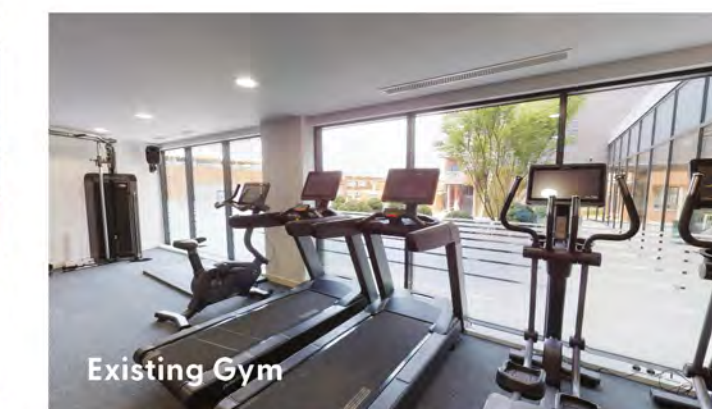
Site Plan



Courtyard View



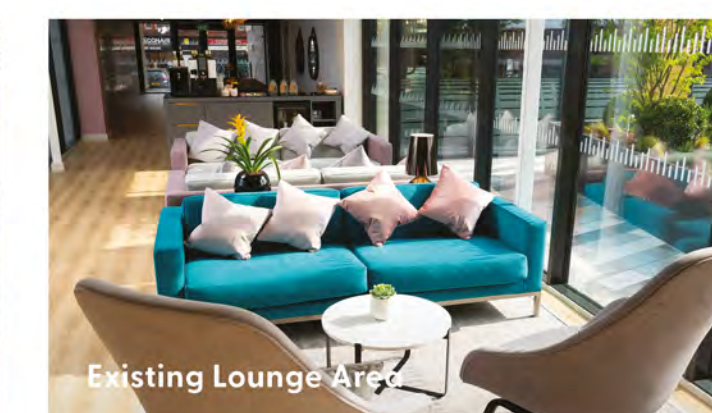
Current outdoor space off Ellesmere Road



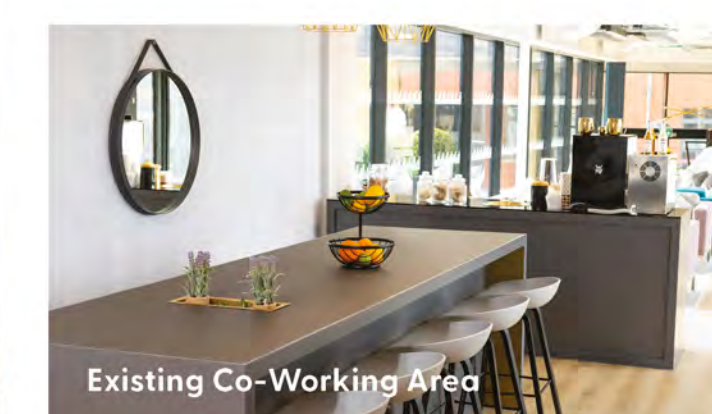
Existing Gym



Existing Post Boxes



Existing Lounge Area



Existing Co-Working Area

Why this matters:

These upgrades are designed to meet modern expectations and help The Trilogy stay competitive in the Build-to-Rent market, offering residents a better, more enjoyable place to live. We welcome your comments on these proposals.



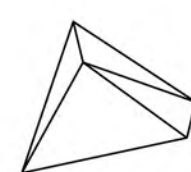
The Team

BARINGS

OWNER

allsop

OPERATOR



CHAPMAN TAYLOR

ARCHITECT

QUARTZ

PROJECT MANAGER /
COST CONSULTANT



Shepherd Gilmour
Consulting Engineers

STRUCTURAL ENGINEER

BB7

FIRE ENGINEER

LICHFIELDS

PLANNING CONSULTANT

re-form

landscape architecture

LANDSCAPE ARCHITECT



THE TRILOGY
MANCHESTER



Look & Feel



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How The Trilogy's design celebrates Local Heritage

The redesign of The Trilogy is inspired by the area's industrial past, particularly the nearby former Cornbrook Brewery, a once-important local landmark. Although the brewery is no longer there, its influence lives on and plays a big role in shaping the new design.

Inspired by History

- The design reflects materials used in old brewery buildings, exposed brick, timber, cast iron, and steel.
- It doesn't copy the past, but instead reimagines it in a way that suits modern living.



Modern Living with a Historic Touch

- Ground floor spaces are designed like a 'social taproom': open, welcoming areas where residents can relax, work, or socialise.
- These spaces are inspired by the friendly atmosphere of old Manchester pubs.

Thoughtfully Designed Outdoor Areas

- The outdoor courtyards are styled as 'brewery yards', mixing industrial features with soft landscaping.
- These areas offer a blend of communal gathering spots and peaceful retreats.

A Unique, Characterful Feel

- Carefully chosen materials, lighting, and details create a warm, authentic vibe that's different from typical modern buildings.
- The aim is to honour the site's history while delivering a stylish, comfortable home for today's city dwellers.

Local Heritage



Enhancing amenity provision on the ground and first floor,
inspired by the rich heritage of the Cornbrook historic area.

Inspiration



Proposed Enhancements

Ground and First Floor Improvements:

- Positioning reception close to the main entrance for better security
- Improved parcel and mail storage
- Enhanced gym and extra multi-purpose space
- Enlarged co-working space
- Private dining and open terrace on the first floor

Proposed First Floor Provision

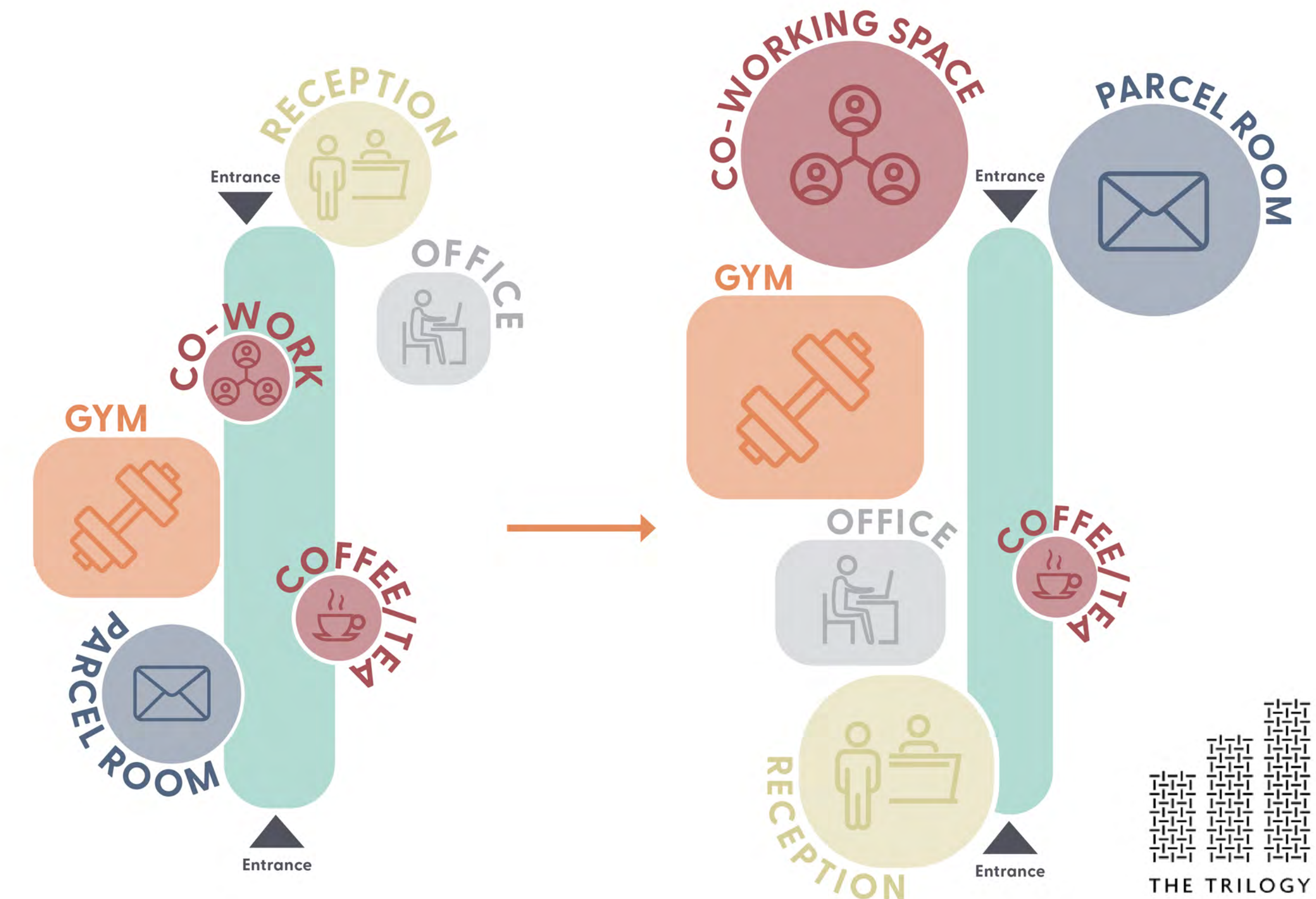


255m²

Existing Ground Floor
Amenity Provision

708m²

Proposed Ground Floor
Amenity Provision



Community Improvements



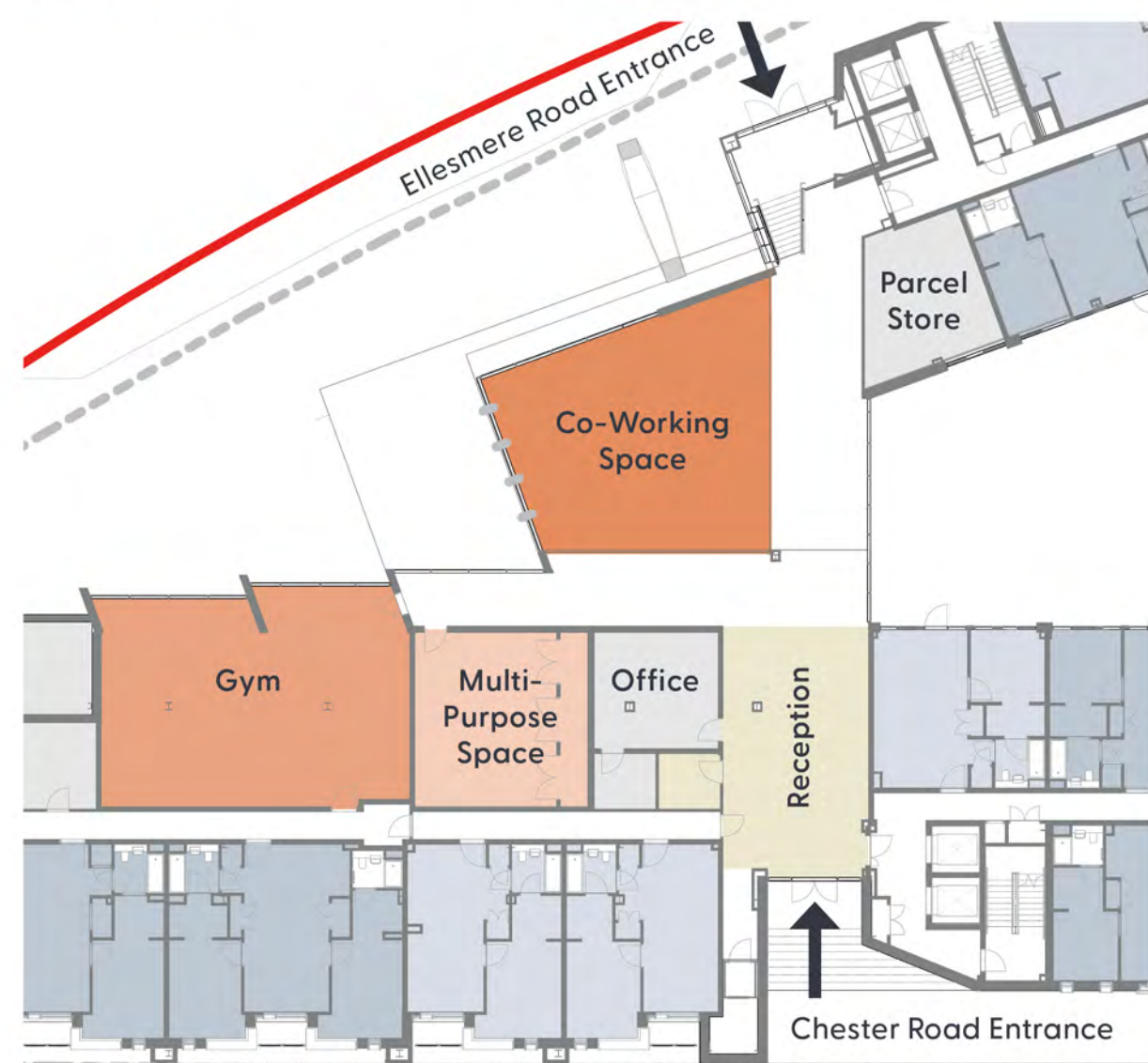
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Plans for Improvements

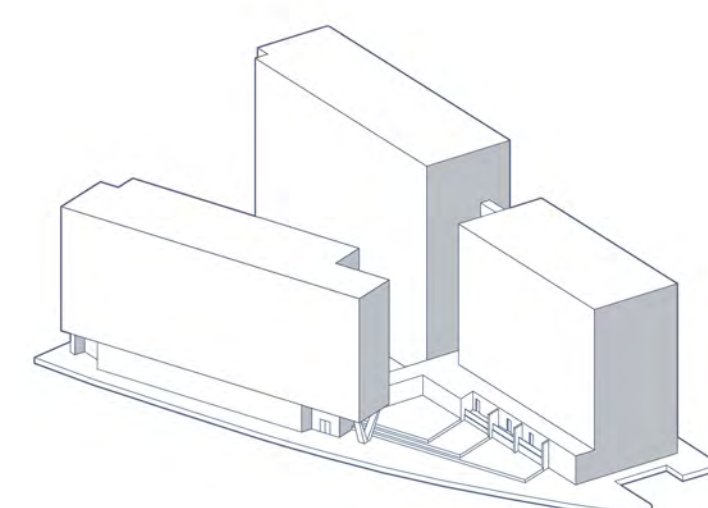
The ground floor and first floor will undergo a remodelling to add much needed extra space for gym, co-working and essential operational needs. The improvements have been considered with enhanced landscape design in mind to ensure that the enhancements are not only internal but the external design will be much improved as well. This shows in plan and 3D form, what these changes will be.



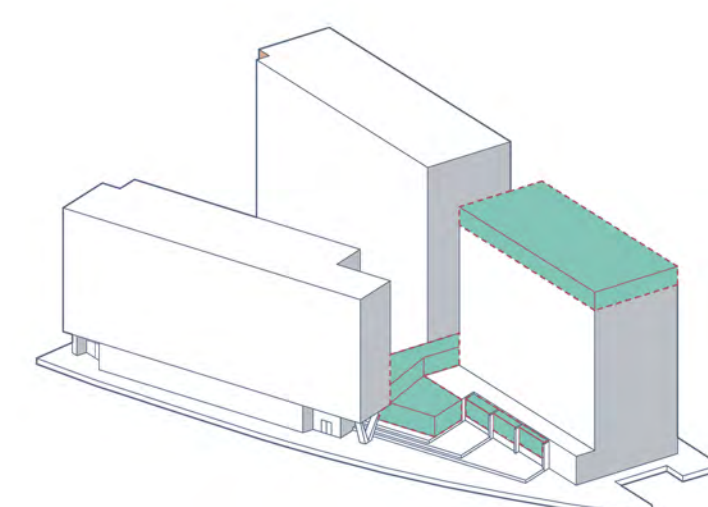
First Floor Plan



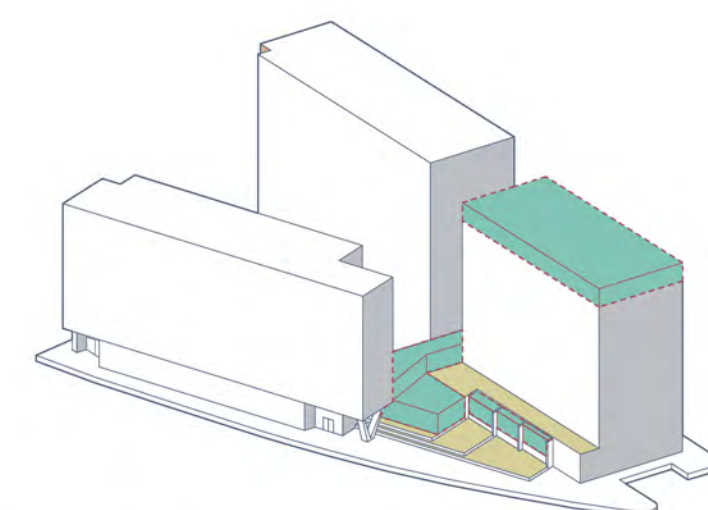
Ground Floor Plan



Existing building



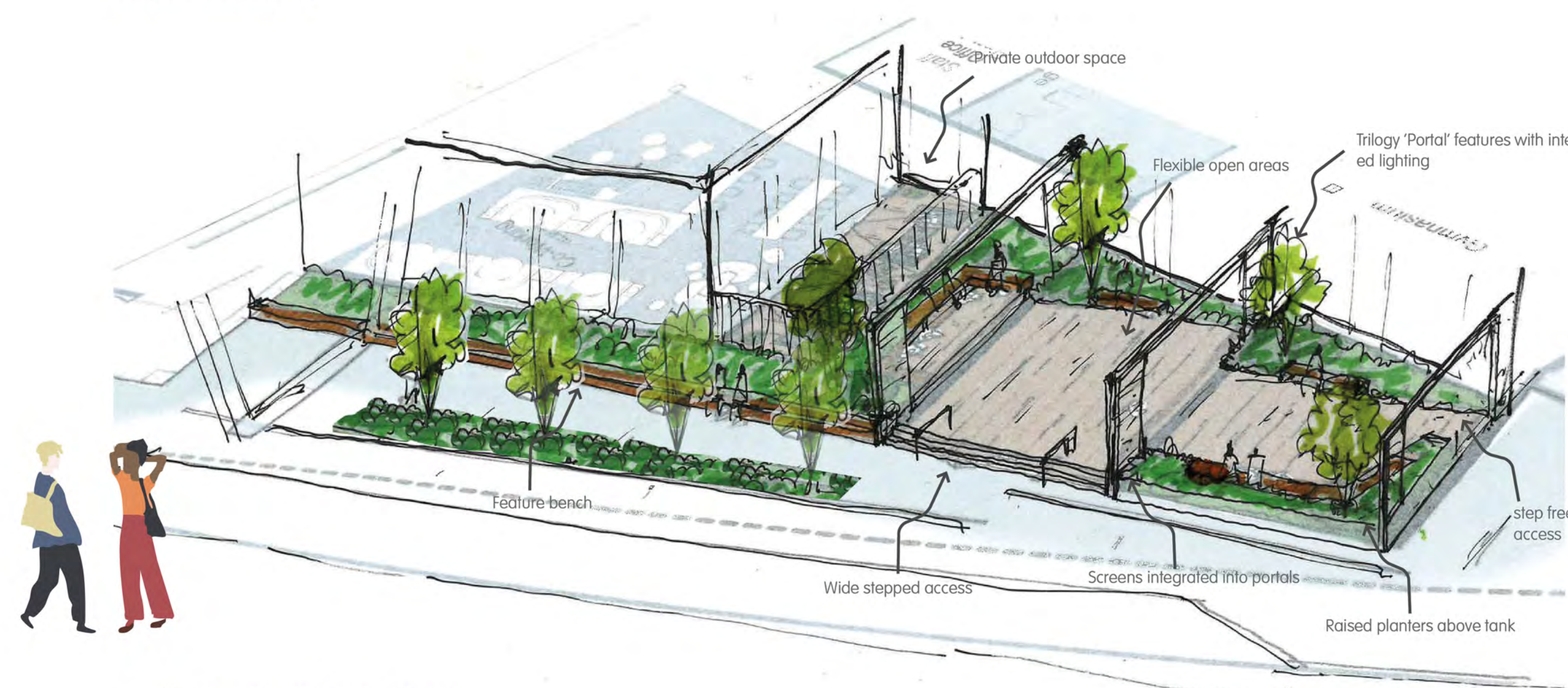
Ground Floor and Top Floor extension



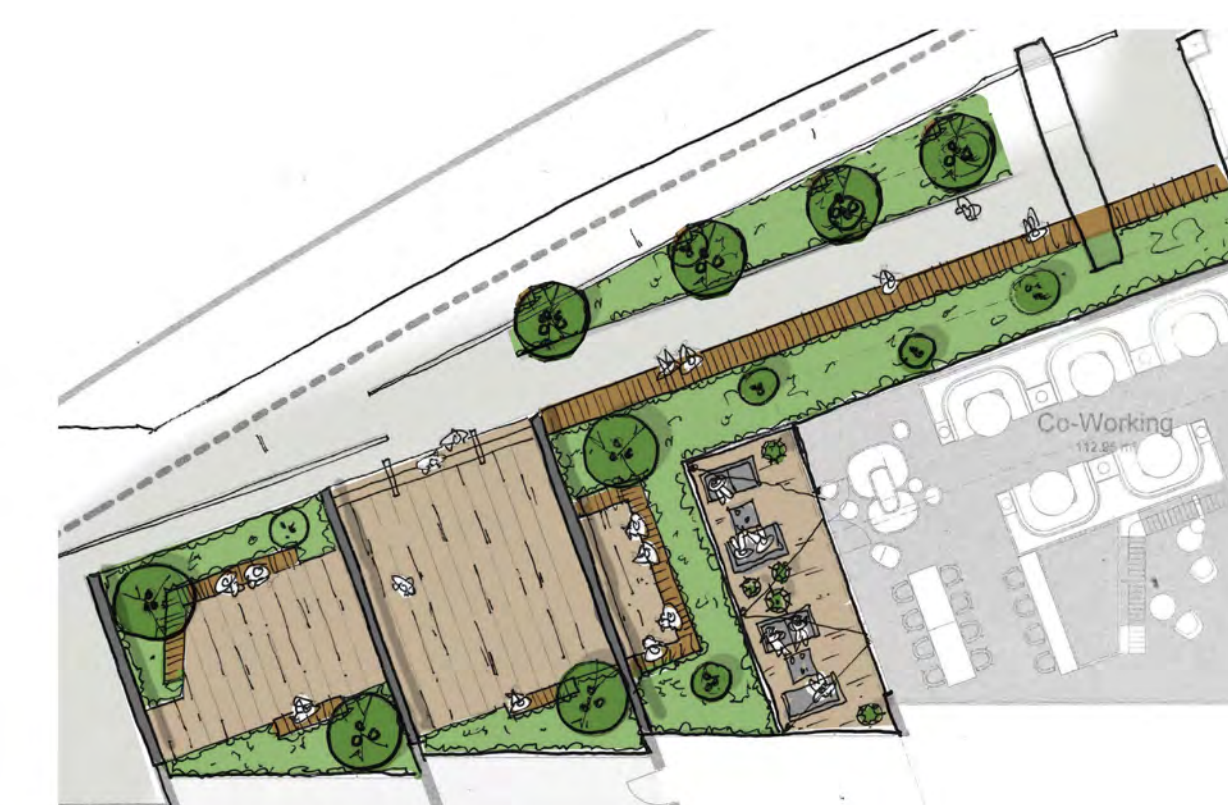
Enhanced landscaping



Extension and Landscaping



Courtyard Landscaping Design Sketch



Courtyard Landscaping Plan Sketch



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Residential Improvements

Block A Extension

A further floor is going to be added to the top of Block A to add 8 new apartments in total.

Both the extension to the ground, first and top floor will utilise the current building material palette to ensure the new elements are harmonious with the existing elements. This design is still being worked on but we are investigating complementary materials and colours.



On site material palette



Grey/brown brick



Gold elements



Light metal elements

Investigating new materials



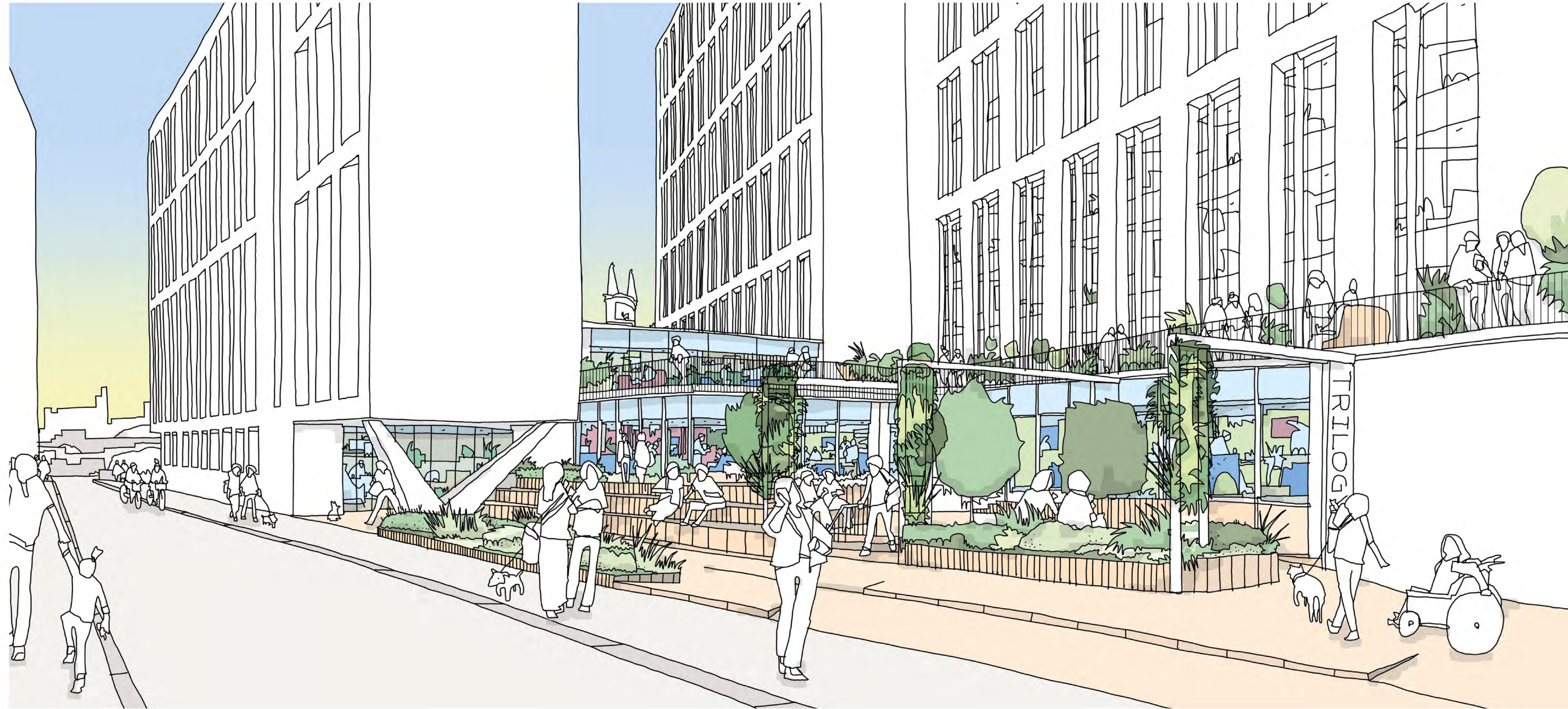
Light silver brick



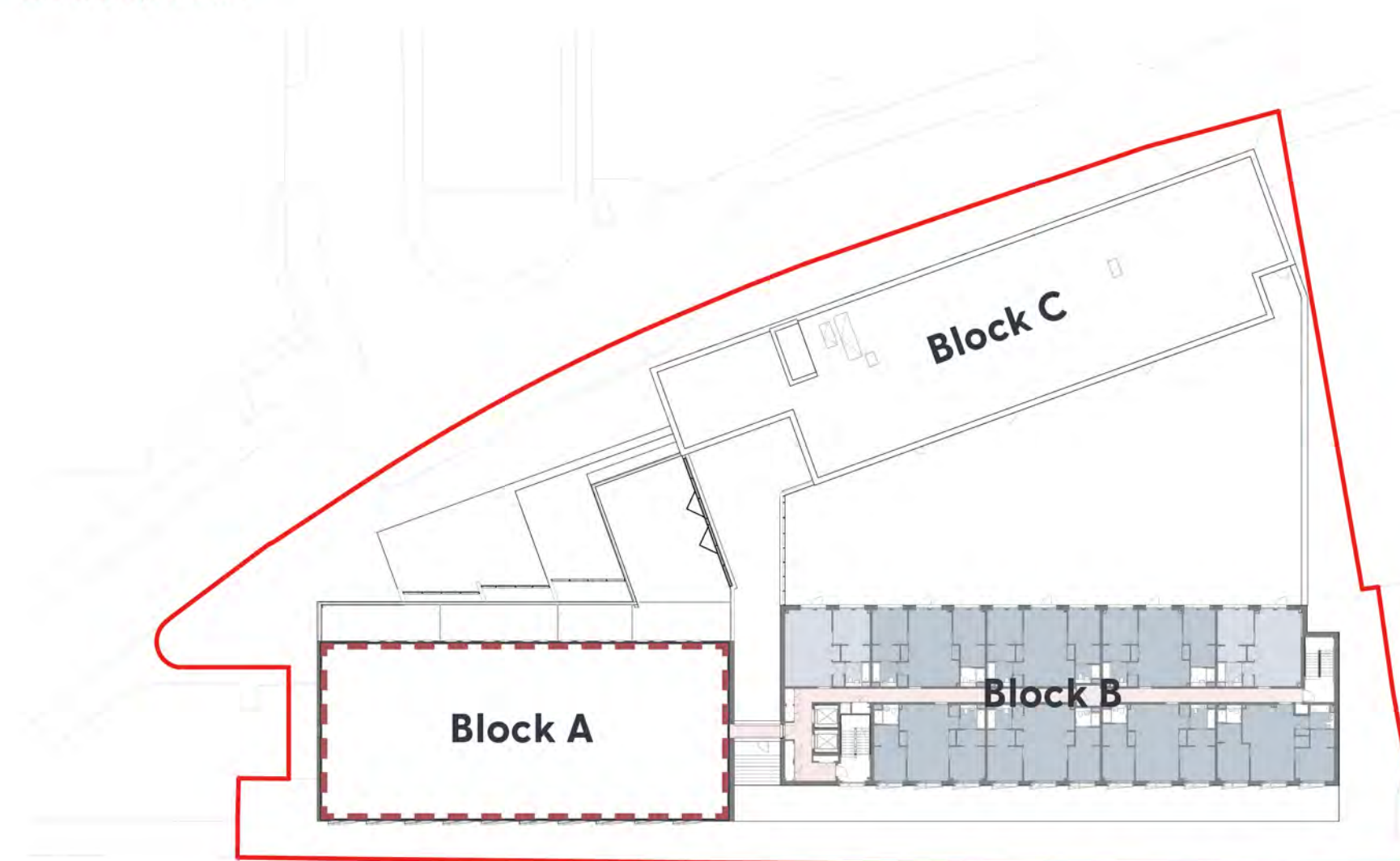
Elegant gold metal elements



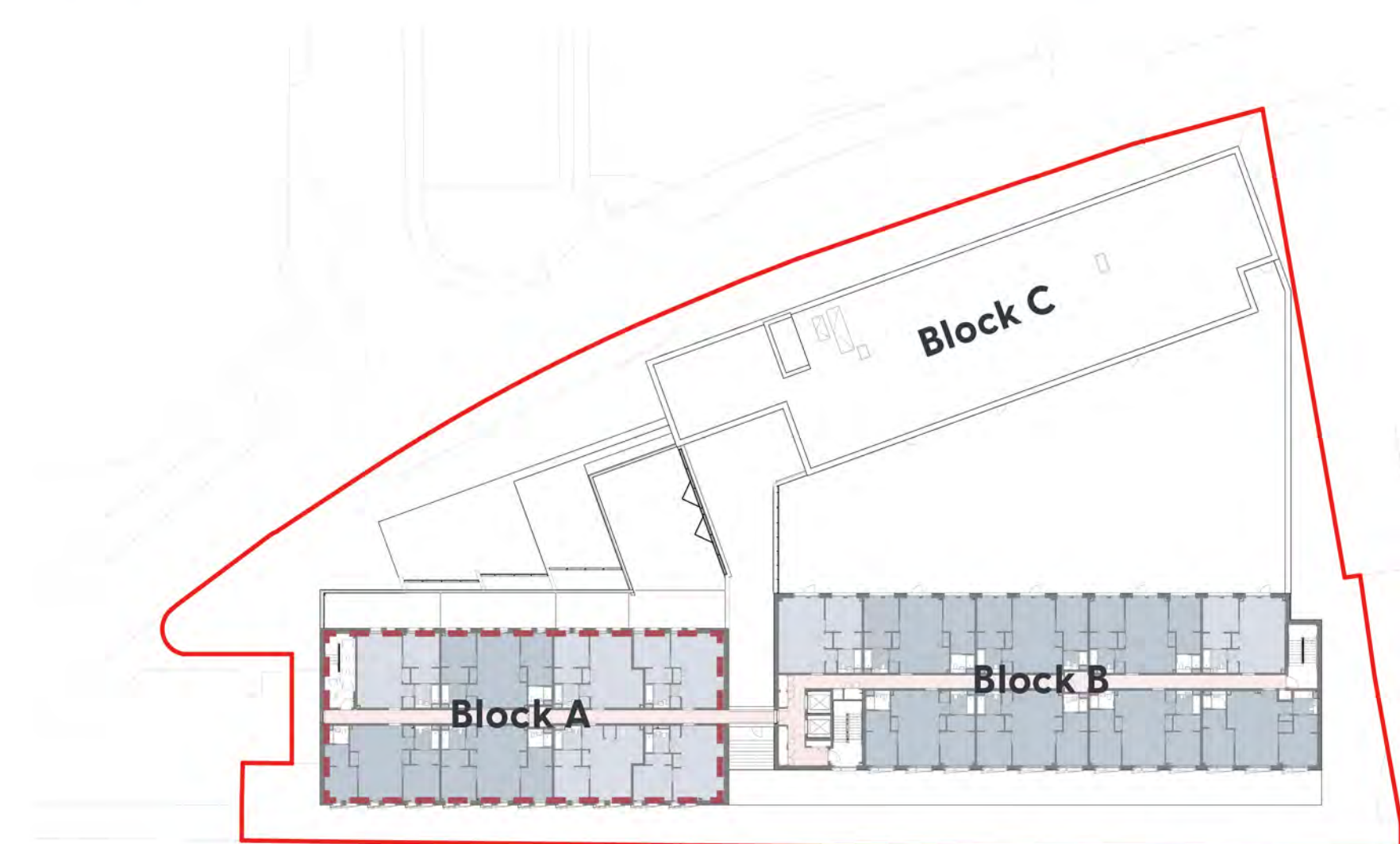
Planting embedded in design



Artist's Impression



Existing 9th Floor Plan



Proposed 9th Floor Plan - Extension to Block A

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk