enabl



Planning Statement

Transmission Building

Client: Aviva Life & Pensions (UK) Limited

Contents

1. Introduction 5

Scheme Description 5
Application Documents 6

2. Site and Surroundings 8

Site 8
Surroundings 8
Planning History 8
Site Designations 11

3. Proposed Development 13

The Concept 13
Description of Development 13
Layout and Design 13
Visual Impact and Roofscape 14
Access and Inclusivity 15
Use and Operational Strategy 15

4. Planning Policy Context 17

Material Considerations 17
Supplementary Planning Documents 23
National Planning Policy Framework (2024) 23

5. Development Plan Compliance 26

Principle of Development 26
Design and Appearance 27
Heritage Considerations 28
Technical Considerations 29

6. Planning Balance 32

Economic Benefits 32
Social Benefits 32
Environmental Benefits 33

34

Document Issue Sheet

Issue Nr.	Document	Status	Issue Date	Parties Sent To	Prepared By	Reviewed By
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1.1	Updated Draft Statement		22/04/2026	KM	AS	KM
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1

Introduction

1. Introduction

1.1 This Planning Statement has been prepared by Enabl on behalf of the applicant, Aviva Life & Pensions (UK) Limited. The statement accompanies a planning application for the proposed development of a roof terrace for the Transmission Building on Atherton Street in Manchester.

1.2 This statement sets out the conformity of the proposals with the development plan and relevant national policy, as well as any other material considerations having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Scheme Description

1.3 The submitted planning application is seeking planning consent for:

> *'Creation of community roof terrace, including lighting, landscaping and other associated works to facilitate the use.'*



Application Documents

1.4 This Planning Statement should be read alongside the Architectural plans / drawings and supporting documents submitted to accompany the planning application. The application documents comprise:

- Noise Impact Assessment, prepared by Murray Acoustics;
- Heritage Addendum, prepared by Adapt Heritage;
- Local Labour Agreement, prepared by Avid;
- Design and Access Statement, prepared by Space Invader Design;
- SuDS Strategy, prepared by WML;
- Visuals, prepared by Ambiente;
- Waste Proforma, prepared by Avid; and
- Planning Statement, prepared by Enabl (this document).

2

Site and Surroundings

2. Site and Surroundings

Site

2.1 The application site relates to the Transmission House building, located in Manchester, fronting Atherton Street to the east and bounded by Grape Street to the south. The building presents a long, slender form extending horizontally across the site and rising to 10 storeys in height.

2.2 Transmission House was constructed as part of the wider redevelopment of the former ITV Granada Studios HQ (Granada House) and is currently in commercial office use (Use Class E(c)(ii)). The ground floor accommodates a mix of retail and workspace uses (Use Classes E(a)/E(b) and/or E(c)(ii)).

2.3 In terms of architectural character, the building features a contemporary façade comprising grey brickwork, bays of capped curtain walling, and intermediate black metal panels. An expanded mesh screen encloses the external escape stair located on the southern elevation.

2.4 At roof level, the building benefits from an existing terrace accessed via the main lift lobby on the northern side, with a secondary external fire escape stair positioned to the south. The terrace is partially occupied by plant equipment enclosed within an off-white louvred structure, accessed via a separate entrance from the northwest lift lobby. The remaining terrace area is largely vacant, comprising paved slab surfacing and enclosed by a glass balustrade.

Surroundings

2.5 The site is located within a highly accessible and mixed-use area of Manchester, characterised by a combination of commercial, cultural, residential, and leisure uses.

2.6 To the west lies Manchester Goods Yard, a significant commercial office development extending to approximately 250,000 sq ft. Beyond this is Aviva Studios, home to Factory International, a major cultural destination.

2.7 To the east, the surrounding context transitions to a more residential character, including properties within Bauhaus on Atherton Street, alongside the Great John Street Hotel. St John's Gardens and further residential areas are located beyond.

2.8 To the south, the area is defined by leisure and cultural uses associated with the Science and Industry Museum.

Planning History

The most relevant planning history for the site is summarised in the table below:

Reference	Address	Description	Decision
109246/FO/2015	Granada House Atherton Street Manchester M3 3GS	*Part redevelopment and part refurbishment of the site to include erection of 8 storey office building (Use Class B1) with rooftop pool and amenity space; conversion of Studios 6 and 12 to event spaces (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); Class A3 (Restaurant and Café uses) and Class A4 (Drinking Establishment Uses); Cinema (studio 2) (Use Class D2); erection of new single storey rooftop bar/restaurant associated with the private members club; replacement of Studio 8 with a pedestrian linkage between Atherton Street and the wider St Johns masterplan area and creation of covered pedestrian link between Grape Street and Quay Street (both linkages to accommodate temporary and pop-up uses (Sui Generis));creation of temporary car parking to rear of Granada House; works associated with access and servicing of wider development; and associated public realm and landscaping works; following demolition of existing buildings and structures including the Annexe Building fronting Atherton Street, Studio 8, the M1 Corridor, the Administration Block and security lodge fronting Quay Street, mechanical workshop areas and stores to the rear of Studio 8, former staff welfare suite to the rear of Studios 2 and 6, portacabins adjacent to the recycling compound and the perimeter wall to the Breeze Studio Gardens.*	Approved 21/10/2015
118040/FO/2017	Granada House Atherton Street Manchester M3 3GS	*Part redevelopment and part refurbishment of the site, following demolition of existing buildings and structures, including the Annex Building fronting Atherton Street, the Administration Block and Security Lodge fronting Quay Street, Mechanical Workshop areas and Stores to the rear of Studio 8, former Staff Welfare Suite to the rear of Studios 2 and 6, to allow the erection of 10 storey residential and office building (use Class C3 / B1) comprising 22 residential units with rooftop pool, ground floor retail units (Use Class A1, A2 or A3) and amenity space; conversion of Studios 2, 6, 8 and 12 to event spaces and filming studios (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); restaurant and cafe use (Use Class A3) and drinking establishment uses (Use Class A4); erection of a new single storey rooftop bar / restaurant associated with the hotel and private members club; erection of 4 storey modular office building the the rear of*	Approved 16/05/2018

		Granada House; inclusion of a Combined Heat and Power (CHP) Energy Centre; creation of temporary car parking to the rear of Granada House; works associated with access and servicing of the wider development, and associated public realm and landscaping works.	
127612/FO/2020	Old Granada Studios Atherton Street Manchester M3 3GS	*Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works*	Approved 16/11/2020
130796/JO/2021	Granada House Atherton Street Manchester M3 3GS	*Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces.*	Approved 18/10/2021
138820/JO/2023	Old Granada Studios Manchester M3 3GS	*Amendments to conditions 2 (approved dwgs), 12 (ventilation), 15 (plant acoustics) and 19 (Noise- Building) attached to application ref no 135968/JO/2023 to alter internal layout of hotel, reduce the number of hotel rooms, introduce ancillary guest gym and alter an entrance to one dedicated to Soho House.*	Approved 07/05/2024

Relevant Applications Near the Site

Two applications have been identified in close proximity to the site at 4 Hardman Square as summarised below:

Reference	Address	Description	Decision
135123/FO/2022	4 Hardman Square Manchester M3 3EB	*Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works*	Approved 24/01/2023

139146/JO/2024		*Variation of condition 2 (Specified Plans) attached to planning permission 135123/FO/2022 to amend the layout of the roof terrace*	Approved 27/03/2024

135123/FO/2022; 139146/JO/2024– 4 Hardman Square

A summary of the main matters considered is set out below, as this application is considered to be the most comparable to the current application, and provides relevant context.

2.9 Main issues discussed as part of 135123/FO/2022 include:

- Visual amenity – materials proposed are considered in keeping with the building and surrounding area
- Noise – considered acceptable so long as noise is managed through conditions relating to acoustic insulation, CMP, and plan for how the rooftop is managed/used including hours of operation and restrictions on amplified music
- Highway safety –it is considered there would be no impact on highway safety other than during construction
- Access – the proposal would provide level / disabled access into and throughout the premises

2.10 The officers report in relation to application ref. 135123/FO/2022 states: *The main issues to consider in assessing this application is the impact on visual amenity, noise and disabled access.* It was concluded that the proposed amendments would maintain the design aesthetic of the building and its appearance would be in keeping with the area.

Site Designations

2.11 The following designations have been identified according to the Manchester Council's proposals map:

- City Centre (CC1-CC10)
- Regional Centre (EC3)
- Castlefield Conservation Area
- The site is in Flood Zone 1

The nearest listed assets to the sites are:

- Grade II: St John's College of Further Education
- Grade II: Two Bollards at West End of St Johns Passage
- Grade II: Former Grape Street Railway Bonded Warehouse
- Grade II: Manchester Museum of Science and Industry, Former Lower Byrom Street Warehouse



3

Proposed Development

3. Proposed Development

The Concept

3.1 The proposed development seeks to enhance the existing building amenities through the refurbishment and activation of the largely underutilised roof terrace. The proposal will transform the space into a high-quality shared outdoor environment, designed to promote social interaction, collaboration, and community amongst building occupiers.

3.2 Currently, the building lacks meaningful shared amenity space capable of supporting informal interaction or tenant gatherings. The proposed intervention addresses this deficiency by delivering a functional and attractive outdoor space.

3.3 The provision of an improved roof terrace will support occupant wellbeing by facilitating access to outdoor space, fresh air, and natural light, alongside opportunities for social engagement. This aligns with modern workplace expectations and best practice in commercial and healthy office design.

Description of Development

3.4 The proposals comprise the introduction of a series of lightweight structures, fixtures, and loose furniture to enhance the usability and character of the roof terrace. Key elements include:

- A teapoint to serve terrace users;
- A canopy structure providing for shelter and seasonal shading;
- A range of seating arrangements and integrated planting to support social interaction and informal use.

3.5 The overall design approach has been carefully considered to complement the existing building and surrounding context. The palette includes a black powder-coated canopy structure, grey-toned canopy materials and planters, and subtle accent colours within the joinery and furniture, drawing inspiration from the surrounding townscape.

Layout and Design

3.6 The proposed canopy is a freestanding structure located adjacent to the existing plant enclosure, constructed from a black RAL powder-coated metal frame. One section of the canopy, positioned closest to the plant enclosure, will feature a fixed light grey roof covering above the teapoint. The remaining section will incorporate a retractable waterproof fabric (PVC), allowing flexibility in response to changing weather conditions.

3.7 Integrated lighting and suspended planting will be incorporated beneath the canopy to enhance the overall user experience and visual quality of the space.

3.8 The wider lighting strategy has been carefully considered to provide a subtle and flexible approach. This includes the use of portable, battery-operated table lighting to create a warm and adaptable ambience, alongside concealed LED lighting integrated within the plinth of the fixed curved seating to produce a soft, indirect glow. In addition, low-level linear LED lighting will be installed around the perimeter, designed to downwash the light to assist with safe movement and clearly define escape routes. Appropriate exit signage lighting will also be provided in accordance with safety requirements.

3.9 The teapoint will be positioned beneath the canopy, backing onto a partition aligned with the plant enclosure. The wider terrace will be arranged with a combination of seating areas and low-level planters to define zones and create a welcoming environment, with an overall capacity of approximately 80 users.

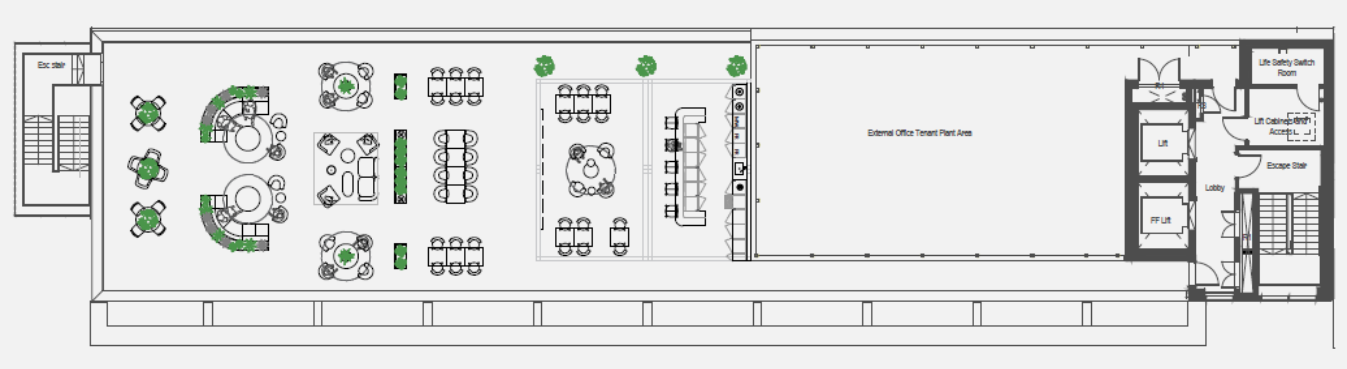


Figure 1: Roof Terrace Layout Plan

Visual Impact and Roofscape

3.10 Due to its location at tenth floor level, visibility of the proposed interventions will be limited from street level, with primary views experienced from surrounding buildings.

3.11 The proposal will have a positive impact on the roofscape through the introduction of greenery and biophilic elements, enhancing visual amenity and activating an otherwise underutilised space.

3.12 In terms of landscaping, the proposal incorporates a considered and varied planting strategy to enhance the quality and usability of the roof terrace. This includes single-stem planting integrated within table planters and floor standing pots, alongside a mix of shrubs, feature planting, and ornamental foliage arranged within low-level curved planters. Additional shrubs are accommodated within mobile planters, allowing flexibility in the layout of the space. Ornamental foliage is also proposed within smaller pots positioned on tables, complemented by trailing planting suspended above the teapoint area to introduce vertical greening and visual interest.

3.13 The development has also been designed with reversibility in mind. The majority of elements comprise loose furniture that can be easily removed or relocated. Fixed components, including the canopy, partition, and teapoint, can be dismantled if required, with minimal reinstatement works to the existing terrace surface.

Access and Inclusivity

3.14 Access to the roof terrace will remain as existing, via the main lift lobby located to the north of the building, which is served by two lifts and an internal staircase. The secondary external stair to the south will continue to function as a means of escape only.

3.15 The proposal does not introduce any changes to existing access arrangements, which are compliant with Building Regulations Part M2. Level access is maintained throughout, with no new steps or thresholds introduced. Existing WC facilities remain unchanged, and the use of flexible, loose seating ensures accessibility for all users.

3.16 Clear internal signage will be introduced to support wayfinding within the building.

Use and Operational Strategy

3.17 The enhanced roof terrace is intended to function as a shared amenity space for building tenants, primarily during standard business hours (08:00–18:00).

3.18 There is also ambition for occasional events outside of these hours, with use extending up to 22:00 where required. Any such events will be appropriately managed and coordinated by the building management team (employed by Aviva) to ensure minimal disruption.

3.19 To support the functionality of the space, speakers will be installed, alongside provision for power to accommodate potential temporary installations such as a large screen for events.

3.20 Existing building security measures will remain in place, with controlled access to ensure the terrace is only used during designated hours.

4

Planning Policy Context

4. Planning Policy Context

Material Considerations

4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The relevant documents of the adopted development plan for Manchester City Council are:

- Core Strategy (CS) (2012);
- Extant Policies of the Unitary Development Plan (UDP) (1995); and
- Places for Everyone (PfE) (2024).

4.3 The Core Strategy has replaced many Policies of the UDP, but some policies are extant.

4.4 Other planning policy documents relevant to this proposal that are capable of being a material consideration in the determination of this application comprise:

- National Planning Policy Framework (NPPF) (2024) and associated Planning Practice Guidance (PPG); and
- Supplementary Planning Documents (SPDs) / Guidance (SPG) prepared by Manchester City Council.

4.5 The Development Plan sets out the strategic policies and proposals that control development. The table below summarises the policies and proposals relevant to this application.

Core Strategy (2012)	
Policy	**Summary**
SP 1: Spatial Principles	*The key spatial principles which will guide the strategic development of Manchester to 2027 are:* • *The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.* [...] *Development in all parts of the City should:-* • *Make a positive contribution to neighbourhoods of choice including:-* o *creating well designed places that enhance or create character.* o *making a positive contribution to the health, safety and wellbeing of residents* o *considering the needs of all members of the community regardless of age, gender,*

	○ *disability, sexuality, religion, culture, ethnicity or income.* ○ *protect and enhance the built and natural environment.* • *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.* • *Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.*
EC 1: Employment and Economic Growth in Manchester	[…] *Development proposals should have regard to:* […] *Ensuring design makes the best possible use of a site or building in terms of efficient use of space, enhancing the sense of place of the wider area and minimising detrimental impacts on adjacent uses,* […]
EC 3: The Regional Centre	*Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that:* • *They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and* • *The scale and type of office development does not undermine delivery of employment space within the City Centre.* […] *Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.*
CC 7: Mixed Use Development	*The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible.* […]
CC 9: Design and Heritage	*Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.* […]
CC 10: A Place for Everyone	*The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:* • *Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and,* • *High standards of accessibility to buildings and across spaces in the City Centre.*

T 2: Accessible Areas of Opportunity and Need	*The Council will actively manage the pattern of development to ensure that new development: -* • *Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections* • *Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities.* […]
EN 1: Design Principles and Strategic Character Areas	*All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. 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. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.* *1. City Centre Character Area* […] • *Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.* • […] • *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.*
Policy EN3: Heritage	[…] *New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.* […]

EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	*The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:*
	• *All development must follow the principle of the Energy Hierarchy, being designed:*
	  ○ *to reduce the need for energy through design features that provide passive heating, natural lighting and cooling*
	  ○ *to reduce the need for energy through energy efficient features such as improved insulation and glazing*
	  ○ *to meet residual energy requirements through the use of low or zero carbon energy generating technologies*

	• *Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.* • *Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.* • *Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.* • *The use of building materials with low embodied carbon in new development and refurbishment schemes.*
EN 14: Flood Risk	[…] *All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure.* […]
DM1: Development Management	*All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-* • *Appropriate siting, layout, scale, form, massing, materials and detail.* • […] • *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.* • *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.* • *Community safety and crime prevention.* • *Design for health.* • *Adequacy of internal accommodation and external amenity space.* • […] • *Effects relating to biodiversity, landscape, archaeological or built heritage.* • *Green Infrastructure including open space, both public and private.* • *The use of alternatives to peat-based products in landscaping/gardens within development schemes.* • […]
Unitary Development Plan (1995)	
DC18: Conservation Areas	*DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas.* *a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

	[…] *iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);* […]
DC26: Development and Noise	*DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:* *a. the effect of new development proposals which are likely to be generators of noise; and* *b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.* […]
Places for Everyone (2024)	
JP-Strat 2: City Centre	[…] *The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. Development will generally be high density. It will enable people to take advantage of the access to education and training and the extensive public transport offer, reducing the need to travel to work whilst supporting economic growth and reducing levels of poverty.* […]
JP-S1: Sustainable Development	*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.* […]
JP-S2: Carbon and Energy	*The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:* *1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;* […]

JP-J2: Employment Sites and Premises	[…] *Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.*
JP-P1: Sustainable Places	*We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:* *1. Distinctive, with a clear identity that:* *[…]* *C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used* *2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design* *3. Socially inclusive:* *A. Responding to the needs of all parts of society;* *B. Enabling everyone to participate equally and independently;* *C. Providing opportunities for social contact and support; and* *D. Promoting a sense of community* *[…]* *6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained* *7. Resource-efficient with:* *A. A low carbon footprint;* *B. Efficient use of land;* *C. Minimised use of new materials;* *D. High levels of recycling* *[…]* *15. Comfortable and inviting, with indoor and outdoor environments:* *A. Offering a high level of amenity that minimises exposure to pollution; and* *[…]*
JP-P2: Heritage	[…] *Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or*

	any updated heritage assessment submitted as part of the planning application process.

Supplementary Planning Documents

Guide to Development in Manchester (2007)

4.6 The document sets out the MCC's stance on a wide range of issues relating to design, demonstrating, where applicable, their links to the UDP. The first part deals with development principles and the majority of it has SPD status. The second part provides additional guidance on the character of various areas within the city and should be considered planning guidance.

4.7 MCC want to ensure all development in Manchester contributes and enhances to the city's unique identity and that its many neighbourhoods retain and develop their sense of place.

4.8 The issues covered within the document include urban design, accessibility, environmental standards, street hierarchy, parking guidelines, housing density and design for health and security.

Planning and Noise Technical Guidance (2022)

4.9 This guidance document aims to provide help and advice in relation to noise in a planning context to encourage good acoustic design. It outlines what is expected in relation to current guidance and policy with the aspiration that new developments achieve the highest possible standards without compromising the health and wellbeing of people that live and work within the City of Manchester.

4.10 The MCC assessment criteria is provided to ensure compliance of all types of developments, alongside types of measures to deal with noise reduction in different schemes.

National Planning Policy Framework (2024)

4.11 As part of the determination process, material considerations inform the acceptability of planning proposals. The Framework sets out the nationally controlling policies which inform development.

4.12 Paragraph 39 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available, working with applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

4.13 Section 6 supports the growth and adaptation of existing businesses and commercial environments. The proposal aligns with this objective by enhancing the quality and functionality of an existing office building, helping to retain occupiers and maintain its competitiveness within Manchester City Centre.

4.14 Section 7 emphasises the vitality of town centres. Transmission House is located within a highly sustainable city centre location. By improving the building's amenity offer and overall attractiveness, the proposal contributes to the continued vitality and viability of the wider area.

4.15 While the proposal does not directly alter transport infrastructure, it is situated in a highly accessible location with strong public transport links. Enhancing on-site amenities may also reduce the need for off-site trips during the working day, supporting more sustainable patterns of movement, as promoted by Section 9.

4.16 Section 12 champions achieving well-designed places, which is particularly relevant, as the proposal focuses on improving the design and usability of an underutilised roof terrace. The introduction of high-quality materials, planting, and flexible structures will enhance the building's visual quality, user experience, and overall functionality.

Planning Practice Guidance

4.17 The National Planning Practice Guidance (PPG) is Governments supporting guidance which consolidates a series of advice documents into one online database. The PPG provides a guide for all development according to the relevant sectors / locations to which are relevant. The proposed development has had consideration of the various pertinent guidance sections within the progression of the scheme.



5

Development Plan Compliance

5. Development Plan Compliance

5.1 The proposed development compliance against the development plan in accordance with Section 38(6) of the Planning Act 2004 is set out within this section.

Principle of Development

5.2 The proposed development seeks to enhance the existing roof terrace at Transmission House through the introduction of high-quality shared amenity space for building occupiers. The principle of development is considered acceptable and is strongly supported by relevant policies within the Manchester City Council Core Strategy (2012) and Places for Everyone (2024), which promote sustainable, well-designed development and the optimisation of existing buildings within the city centre.

5.3 Transmission House occupies a highly sustainable location within Manchester City Centre, where policy encourages the continued regeneration, intensification, and effective use of existing buildings. The proposal does not involve a change of use, nor does it materially alter the building's scale or massing. Instead, it represents a qualitative enhancement, bringing an underutilised roof terrace into active use to support the needs of modern occupiers. In particular, CS Policy CC7 emphasises the importance of mixed-use development, stating that *'The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as means of using land as efficiently as possible.'*

5.4 Policies SP1 of the CS, along with JP-S1 and JP-J2 of the PfE support development that contributes to the vitality and viability of the city centre. The proposal aligns with this objective by improving the functionality and attractiveness of an existing commercial building, thereby supporting its continued occupation and long-term economic role.

5.5 Policy JP-P1 of the PfE alongside Policy DM1 of the CS require development to be appropriate to its context and to positively contribute to the surrounding environment. The proposed interventions are lightweight, reversible, and sensitively designed, ensuring they integrate with the existing building and have minimal visual impact, particularly at street level. The efficient reuse and repurposing of the roof terrace also align with Policy EC1 which states that *'Development proposals should have regard to ensuring design makes the best possible use of a site or building in terms of efficient use of space…'.*

5.6 CS Policy EN1 promotes high-quality design and encourages development that enhances user experience and environmental quality. The introduction of planting, seating, and sheltered areas supports biophilic design principles and contributes positively to the building's overall amenity offer, additionally aligning with the socially inclusive agenda of PfE Policy JP-P1.

5.7 The design proposal for the roof terrace enhances the existing building amenity and makes use of an existing space that is little used due to its current vacant nature. By providing furniture and fittings for users, and a canopy to shelter through the seasons, it encourages more social interaction, and time spent outdoors to support tenant wellbeing.

5.8 Taking the above into account, the principle of the proposed development in is considered acceptable, and in accordance with relevant sections of the NPPF including Sections 2, 6, 11 and 12.

Design and Appearance

5.9 The proposed development has been carefully designed to align with both local and national planning policy relating to high-quality design and visual amenity.

5.10 The Transmission House proposal introduces a series of lightweight, well-considered interventions to an existing roof terrace, including a canopy structure, planting, and seating areas. The material palette, comprising black metal framing, grey-toned finishes, and subtle accent colours, has been selected to complement the existing building's contemporary architectural language.

5.11 The proposal also enhances the usability and quality of the space through the integration of biophilic elements, improving the overall user experience while maintaining visual coherence with the host building and surrounding townscape.

5.12 The landscaping approach to the proposal, including the incorporation of single-stem and feature planting alongside a mix of shrubs and ornamental foliage, delivers a layered and flexible landscape design that contributes positively to visual amenity, user experience, and biophilic design principles. The introduction of greenery at roof level will soften the built form, enhance the roofscape, and support occupant wellbeing, thus aligning with CS Policy EN1 which promotes high-quality design that responds to context and enhances environmental quality.

5.13 The proposed lighting strategy has been designed in accordance with CS Policy EN1, which require development to demonstrate high-quality design and to respond appropriately to its context without giving rise to adverse impacts on amenity. The use of low-intensity, downwash lighting ensures that illumination is contained within the terrace area, thereby minimising light spill and avoiding harm to neighbouring occupiers or the wider townscape.

5.14 The lighting strategy also accords with Policy EN3, as it preserves the character and appearance of the surrounding Conservation Areas by avoiding excessive or intrusive illumination that could detract from the historic environment, thereby also consistent with Section 15 of the NPPF which seeks to limit the impact of light pollution.

5.15 CS Policy DM1 requires development to be appropriate to its context and to positively contribute to the surrounding environment. Given the location of the terrace at tenth floor level, the visual impact of the proposed additions will be limited, with minimal visibility from street level. The interventions are modest in scale, reversible in nature, and do not alter the building's massing or form. As such, the proposal preserves and enhances the character of the area, in accordance with Policy DM1.

5.16 Section 12 of the NPPF, alongside Policy JP-P1 of the PfE place significant emphasis on achieving high-quality, inclusive, and sustainable design. It requires developments to be visually attractive, sympathetic to local character, and to establish a strong sense of place.

5.17 The proposal responds positively to these objectives by delivering a functional and attractive outdoor amenity space that enhances the overall building offer; incorporating high-quality materials and a coherent design approach that complements the host building; introducing planting and greenery to improve visual amenity and contribute to wellbeing; and ensuring the development is adaptable and reversible, minimising long-term visual or physical impacts.

Heritage Considerations

5.18 A Heritage Addendum has been prepared by Adapt Heritage in support of this application. Given the limited scale and contained nature of the proposals at roof level, any potential effects are highly localised and relate primarily to immediate townscape considerations.

5.19 The proposed works, including the introduction of a canopy and associated features, are modest in scale and do not exceed the established roofline or introduce additional visual prominence. As such, they will be perceived as minor additions within an already varied and visually complex roofscape, and will not materially alter the building's appearance, key views, or its contribution to the wider Conservation Area.

5.20 Due to the separation distance from the St John Street Conservation Area, combined with intervening built form, the proposals will not be perceptible from within this area and will therefore have no impact on its character or appearance.

5.21 The assessment concludes that the proposed roof terrace works represent a minor and contained intervention within the established form of the Transmission Building. The introduction of lightweight and reversible elements enhances the functionality and usability of the space without altering the overall form, scale, or architectural integrity of the building.

5.22 Overall, the development is considered acceptable on heritage grounds, as it results in no harm to the significance of designated heritage assets.

5.23 The proposals therefore accord with Policy EN3 of the CS; UDP Policy DC18; PfE Policy JP-P2, and Section 16 of the NPPF.

Technical Considerations

Noise Impact Assessment

5.24 A Noise Impact Assessment, prepared by Murray Acoustics, has been submitted in support of this planning application. The baseline environmental noise survey was undertaken between 01 April 2026 and 07 April 2026 at a position representative of the nearest noise sensitive receptors, comprising the Bauhaus apartments to the north-east of the site.

5.25 Consideration has been made for two principal sources of noise associated with the proposed development, consisting of (i) **Noise from the use of background audio equipment** – assessed against the criteria in Section 3.7.1.2 of the MCC guidance; and (ii) **Noise from the use of the terrace by up to 80 occupants** – assessed via the methodology of BS 4142:2014+A1:2019 and the design objective set out in Section 3.7.1.5 of the MCC guidance.

5.26 The first noise source established octave band noise emission limits at the nearest noise sensitive receptor, although fixed loudspeaker positions, quantities and specifications have not yet been confirmed at the current design stage. The corresponding maximum permissible swept-average sound pressure levels across the terrace were derived, which have been considered sufficient to facilitate the use of background audio in line with the applicant's intended operation of the space, whilst complying with MCC requirements at the nearest receptor.

5.27 Regarding the second noise source, the assessment demonstrated that the predicted rating level at the nearest noise sensitive receptor for full occupancy of the terrace was measured at 41 dB LAr,1h, which falls 5 dB below the rating level limit of 46 dB LAr,1h. The proposed use of the terrace by up to 80 occupants is therefore considered to comply with the requirements of the MCC guidance, and no mitigation is required in respect of occupancy noise.

5.28 Subject to the appropriate design, specification and management of the background audio system, the proposed development is considered capable of complying with council requirements and is not expected to give rise to adverse impact at the nearest noise sensitive receptors through intended use.

5.29 Considering the above, the proposals are in line with Core Strategy Policy DM1, UDP Policy DC26, and Section 8 of the NPPF.

Sustainable Drainage Systems (SuDS)

5.30 The SuDS Strategy has been developed by WML Consulting in support of this planning application.

5.31 The assessment concludes, given the relatively limited extents and the nature of the proposed development, that traditional ground level SuDS measures such as swales, filter drains, detention basins, attenuation ponds, are not in this instance appropriate.

5.32 It is proposed to include planter-based bio-retention features, such as planters for herbs, plants, shrubs, and small trees, to reduce surface water runoff rates and volumes when compared against the existing situation. Such features will also improve biodiversity and aid cooling during hot weather.

5.33 Other than the measures outlined above, it is not proposed to make any significant changes to the existing building's roof drainage system.

5.34 The proposals are therefore in line with CS Policy EN14 and Sections 8 and 14 of the NPPF.

6

Planning Balance

6. Planning Balance

6.1 The proposal has been considered to be in compliance with the Development Plan and any Material Considerations. To summarise this position, the below sets out the scheme against the three dimensions of sustainable development as defined by paragraph 8 of the Framework.

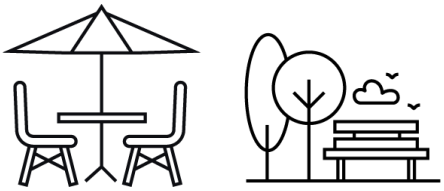
Economic Benefits



The proposal would contribute to the vitality of the city centre, **ensuring existing office stock remains fit for purpose.**

- The proposal would enhance the attractiveness and competitiveness of Transmission Building as a modern commercial workspace.
- During the construction phase, the proposed development would support a number of direct and indirect jobs within the construction industry and associated supply chains.
- It represents an efficient use of existing infrastructure, maximising the value of the building.

Social Benefits



Transmission House will provide a range of commercial and amenity services located in one place

- Provides a high-quality shared amenity space promoting social interaction, collaboration, and a sense of community.
- Supports occupant health and wellbeing through access to outdoor space, fresh air, and natural light.
- Creates opportunities for informal gatherings and events, enhancing the overall user experience of the building.

Environmental Benefits



The proposal is situated within a sustainable location with good access to public transport modes.

- The proposal encourages the incorporation of planting and biophilic design, contributing to urban greening and improved microclimate at roof level.
- Promotes sustainable building use by enhancing an existing asset rather than requiring new construction.
- Supports reduced reliance on off-site amenities, encouraging more efficient and self-contained building operations.

6.2 Overall, the proposed development would deliver valuable economic, social and environmental benefits such that would deliver sustainable development. It would make a valued contribution to the offer within the locality and support employment opportunities within the area.

6.3 In considering the planning balance on the proposals, the scheme has been evidenced to providing a sustainable development for a sector of society with specific needs such that the benefits of allowing the proposal would outweigh any adverse impacts which may arise as a result. It is therefore considered that the proposals accord with the Development Plan and consequently the proposals should be approved without delay in accordance with paragraph 11(c) of the NPPF and CEC Local Plan.

