Marlsbro House, Newton Street, Manchester

Planning Policy Compiance Statement

May 2026

Neo
9 Charlotte Street
Manchester
M1 4ET

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Version	Final
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Issued	8 May 2026

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1. Introduction

1.1 This Planning Policy Compliance Statement (referred to hereafter as 'the Statement') has been prepared by Euan Kellie Property Solutions on behalf of our client, ALCO Assets MH Limited ('the Applicant'), in respect of their proposals for the refurbishment of the Grade II listed Marlsboro House, located at 52-54 Newton Street, within the Northern Quarter of Manchester City Centre (herein referred to as 'the Site').

1.2 The Statement has been prepared to support an application for full planning permission and Listed Building Consent ('LBC') being submitted to Manchester City Council ('MCC') for following:

"Change of use to bar and listening lounge (Sui Generis), recording studios and sound engineering rooms, restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works (hereafter referred to as 'the Proposed Development')"

1.3 The purpose of the Statement is to provide a clear justification for the Proposed Development by demonstrating compliance with the relevant Development Plan, whilst also taking account of all other relevant material considerations.

About the Applicant

1.4 ACLO Assets Limited is a Manchester-based company headed up by brothers Hyrum and Barney Cook. Born in Oldham and raised in Greater Manchester, the Manchester-based entrepreneurs have deep roots in the region and have built significant and active presence in the city through a growing portfolio of businesses and creative ventures.

1.5 Hyrum most recently founded Adanola, a global fashion and lifestyle brand headquartered in the Dantzic Building in Manchester's NOMA district. From this base, the brand has scaled internationally while retaining a strong commitment to Manchester as its operational home.

1.6 ACLO are now actively seeking to reinvest in Manchester by re-activating overlooked and underused buildings, and transforming them into high quality, design-led spaces that contribute positively to the surrounding urban fabric. Their involvement at Marlsbro House forms part of a wider ambition to bring forward thoughtful, commercially robust schemes that celebrate the character of Manchester's built heritage while introducing contemporary workspace and amenities suited to modern tenants.

Application Documentation

1.7 The Statement should be read alongside all other documents being submitted with the planning application, which include:

- Covering Letter prepared by Euan Kellie Property Solutions (EKPS);
- Planning Application Forms and Certificates;
- Site Location Plan;
- Scheme Plans prepared by Archer Humphryes:
    - Existing Site Plan

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    - Existing and Proposed Scheme Plans, Elevations and Sections
    - Demolition Plans

- Design & Access Statement and Architectural Method Statement (including Refuse Management Strategy) prepared by Archer Humphryes;
- Waste Management Proforma prepared by Archer Humphryes;
- Noise Impact Assessment prepared by Atelier Crescendo;
- Crime Impact Statement prepared by Greater Manchester Police;
- Carbon & Energy and Environmental Standards Statement and Energy & Carbon Proforma prepared by Ridge
- Heritage Impact Assessment prepared by Donald Insall Associates;
- Archaeology Desk Study prepared by Civic;
- Phase 1 Preliminary Risk Assessment prepared by LK Group;
- Local Labour Agreement prepared by MAKE;
- Operational Management Plan prepared by the MAKE;
- Preliminary Roost Assessment & Nocturnal Bat Survey Report prepared by Collington Winter;
- Transport Statement including Servicing Plan and Framework Travel Plan prepared by SK Transport Planning;
- Waste Management Strategy prepared by SK Transport Planning;
- Ventilation Strategy Report prepared by Ridge;
- Draft Construction Management Plan prepared by MAKE.

Contact Details

1.8 For further information in respect of this Planning Policy Compliance Statement, please contact:

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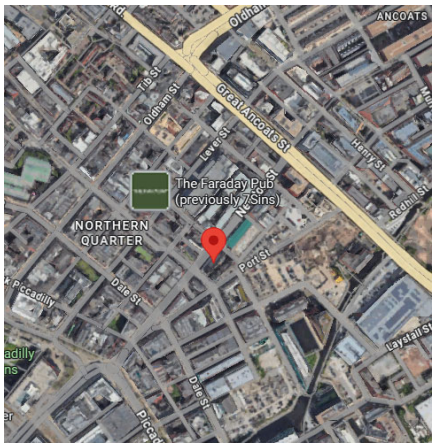
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2. The Site and Surroundings

Marlsbro House

2.1 Marlsbro House is a Grade II-listed building[1] located at 52–54 Newton Street in Manchester's Northern Quarter. It is located within the Stevenson Square Conservation Area. The site location is shown in **Figures 2.1 and 2.2** (both taken from Google Maps).



^ Figure 2.1



^ Figure 2.2

2.2 Marlsboro House was originally constructed around 1780 as a cotton mill; it was subsequently rebuilt in 1823 after a fire and later underwent significant alterations in 1956, introducing steel-framed windows and a concrete-rendered façade.

2.3 The building is set over seven floors, inclusive of basement and attic floors, and comprises 26,754 sq ft (2,486 sqm) of internal floorspace. In terms of appearance, **Figure 2.3** shows the property on the corner of Newton Street and Hilton Street.



^ Figure 2.3: View towards Marlsbro House [2]

[1] List Entry Number: 1466846 Date first listed: 18th November 2019

[2] https://www.loopnet.co.uk/listing/newton-st-manchester/35260773/

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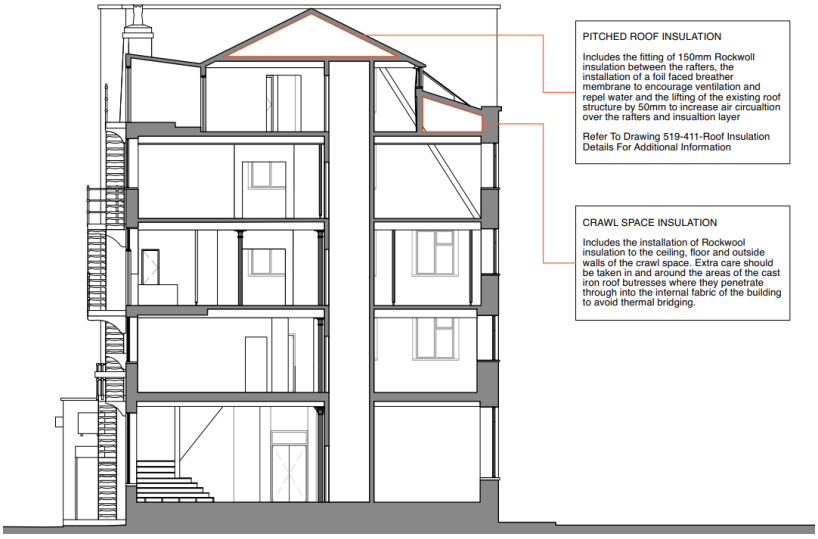
2.4 The property is of traditional brick construction beneath a pitched, cast iron roof, which has been extensively altered and reconfigured from its original design over time. In addition, the building was rendered in 1960, resulting in the distinctive chequerboard appearance that characterises its façade today.

2.5 As shown by **Figure 2.4** and as stated earlier the building is arranged over basement, ground, and four upper floors.



^ Figure 2.4

2.6 **Figure 2.5** (taken from the Existing Section AA drawing prepared by architecture:m) provides a useful context in terms of the current configuration of the building.



^ Figure 2.5

2.7 Marlsbro House currently has two building entrances on Newton Street; two on Hilton Street (along with an access to the rear yard); two – potentially three – on Faraday Street. There is also vehicular access along Faraday Street.

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Surrounding Land Uses

2.8 The following land uses are in close proximity to the building: Stage & Radio (Bar and Nightclub); Port Street Beer House; Asmara Bella (Restaurant & Bar); Crown & Anchor (Bar); The Cow Hollow Hotel; Police Museum; Vacant 55 Newton Street (Offices); Minuteman Press (Design & Print).

Relevant Designations

2.9 **Figure 2.6** below shows the site (outlined in orange) within the Stevenson Square Conservation Area. It also illustrates the proximity of the property to other nearby listed buildings (each marked with a blue boundary).



^ Figure 2.6

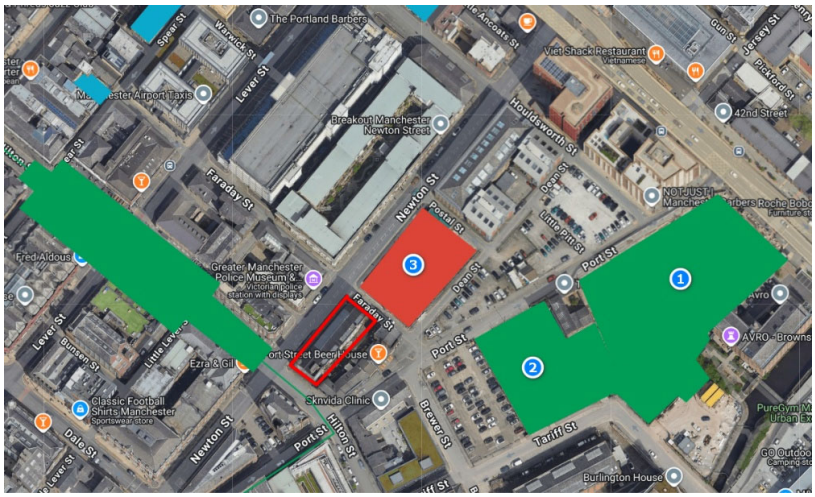
2.10 Within the immediate setting are the following listed buildings: Newton Buildings, 50 Newton Street (Grade II); Former Newton Police Station (Grade II); 45 and 47 Newton Street (Grade II); 49 Newton Street (Grade II); 50-62 Port Street (Grade II); and, 45, 47, 47a Hilton Street (Grade II).

2.11 Having reviewed the Environment Agency Flood Risk website it is understood the site falls within Flood Zone 1.

Emerging Developments

2.12 There are three notable emerging developments in close proximity to Marlsbro House, all at different delivery stages. **Figure 2.7** shows the application site and relationship with these sites:

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^ Figure 2.7 [3]

2.13 **Table 2.1** below and overleaf provides further information regarding these emerging schemes:

Site	Application ref	Application description	Location	Status
1	132489/FO/2021	Erection of a part-33, part-11, part 9-part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.	Port Street	Under Construction
2	135675/FO/2022	Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site	Tariff Street/ Port Street	Under Construction

[3] Taken from the UrbInfo Manchester Development Map on 26 November 2025: https://www.google.com/maps/d/u/0/viewer?mid=1iKsAEkRbZ42vWsAvG5-LNeziihs&ll=53.47977162250149%2C-2.2399234792419564&z=15

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Site	Application ref	Application description	Location	Status
3	EIASCR/25/002	The Postal Street development will repurpose brownfield land and proposes 126 new low carbon homes for rent – 70 one-bed and 56 two-bed homes – and at least 20% will be made available at the Manchester Living Rent.[4]	Land off Postal Street, Newton Street	EIA Request for Screening Opinion

^ Table 2.1

Relevant Planning History

2.14 Having reviewed MCC's planning application website there have been few applications submitted with regard to proposed works to Marlsbro House. As shown by **Table 2.2** the most recent approval was Listed Building Consent which was granted to Boohoo Limited on 15 February 2022 for asbestos removal (internal works only).

2.15 Alongside this Listed Building Consent was granted on 14 October 2021 for the soft strip of the basement and third floor in advance of the asbestos removal.

Application ref	Application description	Decision	Date
F08450	Use of the ground floor of manufacturing and wholesale premises for the sale of sueded and leather garments to the public on one day per month	Approved	16/05/1978
022338	Formation of new entrance to showroom and retention of canopies	Approved	11/10/1984
131357/LO/2021	LBC soft strip of basement and third floor in advance of asbestos removal	Approved	14/10/2021
CDN/21/0848	Discharge of condition 4 (room reinstatement) attached to application 131357/LO/2021	Approved	03/12/2021
132546/LO/2021	LBC asbestos removal (internal works only)	Approved	15/02/2022

^ Table 2.2

2.16 **Chapter 3** will now present details of the Proposed Development.

4 https://www.manchester.gov.uk/news/article/9621/this_city_consultation_opens_about_northern_quarter_housing_development_site

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3. The Proposed Development

Application Proposals

3.1 The Proposed Development seeks to secure the long-term conservation of Marlsbro House which is a listed historic building, resulting in a marked enhancement to appearance, functionality and viability of the building, as well as the character and appearance of the Stevenson Square Conservation Area, and Manchester's Northern Quarter more generally.

Description of Proposed Works

3.2 As set out in **Chapter 1**, the Proposed Development includes the following:

"Change of use to bar and listening lounge (Sui Generis), recording studios and sound engineering rooms, restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works."

Physical Works

3.3 Full details of the works which are proposed to the building, both internally and externally, is set out within the Design & Access Statement and Architectural Method Statement prepared by the scheme architects, Archer Humphryes – specifically Chapter 6. A summary list is provided below:

- Front Elevation: reinstatement of a concealed historic arched entrance
- Rear Elevation: reinstatement / repositioning of concealed historic arched entrance
- South Corner: reception internal ground floor level adjustment
- North Corner: internal ground floor level adjustment/basement excavation works & comms room insertion
- Ground Floor: Retaining Original window cill levels
- Basement: Renewal of basement slab/damp proofing
- Retention and saving of existing historic floor beams, mill boards & cast iron columns
- Proposed rear secondary means of escape
- Retention and saving of existing historic roof trusses, metal and timber purlins
- Proposed insertion of roof terraces
- Works to existing lift shafts and building entrances
- Existing building, external rendering & internal finishes
- Timber beams to be restored and retained where possible
- Retention and display of other historic items

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- Retention and saving of existing historic floor / roof beams

Use

- Basement: Provision of recording studios, listening room and bar
- Ground Floor: Introduction of a restaurant and offices/lounge
- Upper Floors: Creation of co-working and office space, with external terrace to fourth floor

Amount

3.4 A detailed schedule of accommodation is provided within the Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes.

3.5 A summary is provided below:

Floor	Office Areas (SQM)	Restaurant Areas (SQM)	Bar Areas (SQM)	Recording Areas (SQM)	External Areas (SQM)
Basement	14	33	284	128	0
Ground	175	302	7	0	249
First	503	0	0	0	0
Second	510	0	0	0	0
Third	509	0	0	0	0
Fourth	325	0	0	0	33.3
Total	2036	335	291	128	282.3

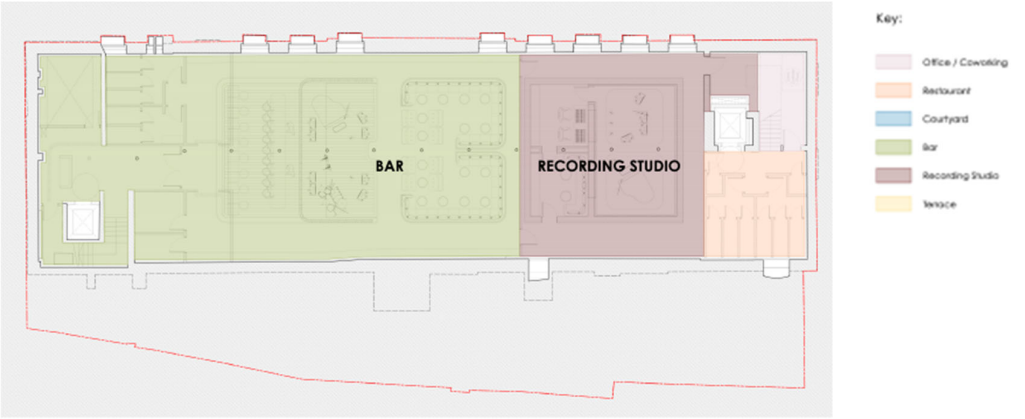
^ Table 3.1 Summary of Area Schedule

Layout

Basement

- The primary use of the basement would be as a bar and listening lounge (Sui Generis). This would be accessible to the public and the target is for it to be open until 4am.
- The basement would also accommodate a recording studio, sound engineer room, and ancillary office space (Use Class E(g)(iii)).
- Access to the basement is via Hilton Street.

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^ Figure 3.1: Basement Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

3.6 It is proposed to bring the basement area back into a meaningful use as a recording studio and listening room, reinstating the role of the building in its later life as part of the city's music scene to the benefit of the vibrancy and vitality of the Stevenson Square Conservation Area and the local distinctiveness of the Northern Quarter more widely.

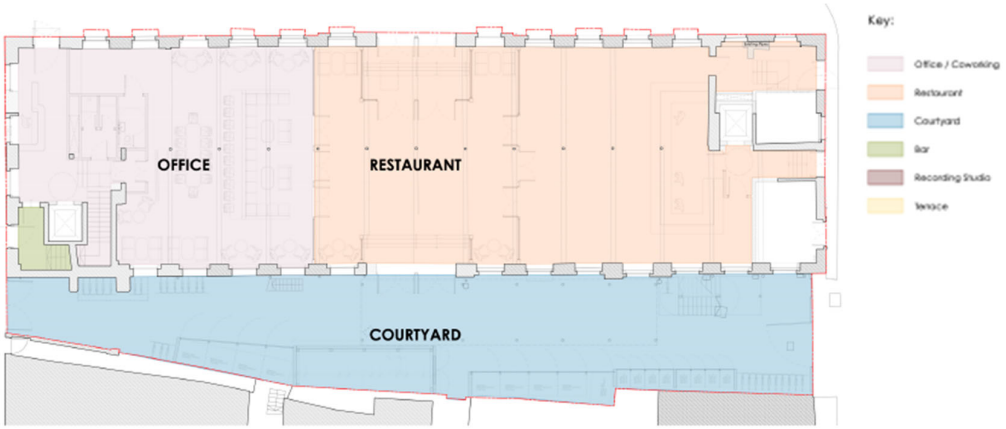
3.7 To enable this proposed use it is required to strip-off modern paint finishes to the brickwork and to install damp proofing in the form of a cavity drainage system. A new floor slab is also required. The proposed tanking system is a non-intrusive method which allows moisture to travel down the back of an 'egg-crate' type system and into a controlled below-screed perimeter drainage channel with a minimal number of fixings required in order to fix this system securely in place. As such it presents the least invasive means of securing the proposed use of the floor level.

3.8 Ancillary spaces will be located at either end of the floor plan to allow the central area to be read as a single space within the recording studios and sound engineer rooms read as pods inserted into the main area with the columns running exposed through the bar. The overall design approach would present an enhancement to the basement area which was previously subdivided into two rows of cellular rooms, awkwardly abutting the central columns and devoid of historic character.

Ground Floor

- The main entrance will be via the restored archway on Newton Street.
- Access will also be established to the rear courtyard through a new archway.
- The main use of the ground floor would be the restaurant (Use Class E(b)).
- The courtyard space will include a covered area which will provide an opportunity for dining associated with the restaurant. This will be accessible directly from Faraday Street.
- At Ground Floor there will be amenity lounge/ coworking lounge space which can be used by those with a membership scheme associated with the office space.

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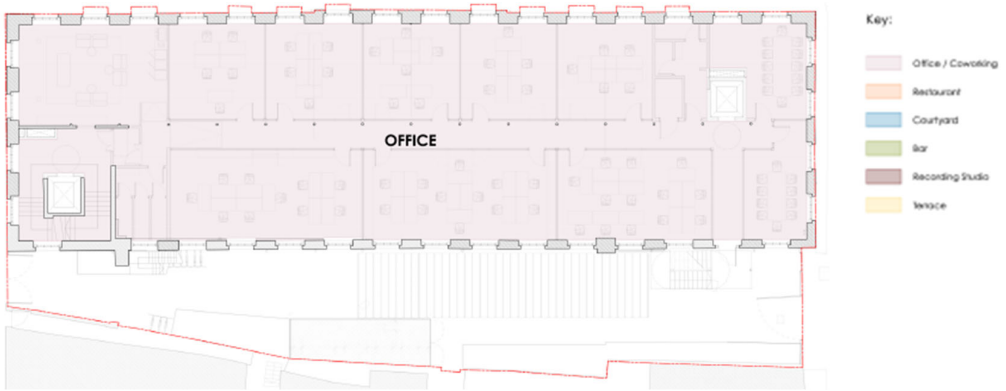


^ Figure 3.2: Ground Floor Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

3.9 At ground floor a central winter garden will be created, aligned with the arched openings to the front and rear, with glazed partitions to the flanking coworking lounge and restaurant. Fixtures and fittings within the two spaces will largely be set away from the historic fabric and features with a glazed meeting room and open kitchen / DDA WC / staff room and kitchen located at either end of the floor plan and following the same principles as above.

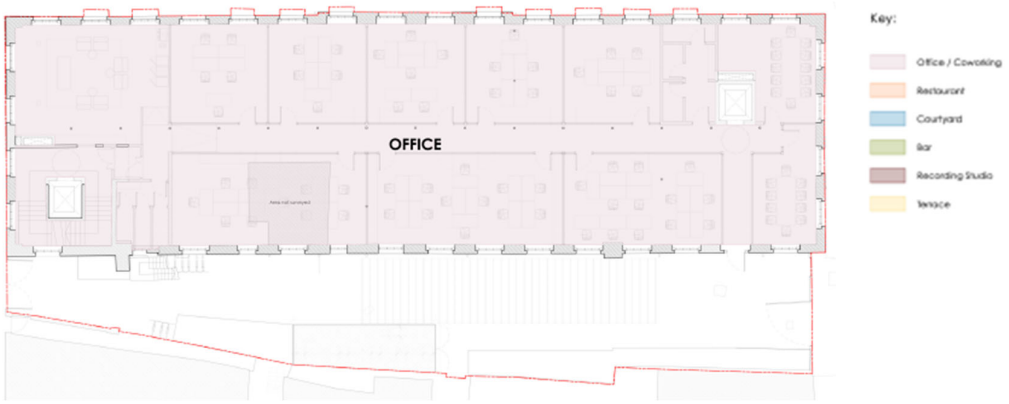
First to Third Floor

- All floors to be used as offices with ancillary meeting rooms and lounge areas (Use Class E(g)).



^ Figure 3.3: First Floor Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

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^ Figure 3.4: Second Floor Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)



^ Figure 3.5: Third Floor Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

3.10 To the office floors (1st – 4th floors) glazed partitions set within minimal timber frames will create office spaces which will allow the volume and original features to all remain readily appreciated with demountable partitions offering flexibility and ensuring the intervention is entirely reversible.

3.11 Both lift cores will be retained in their current location, albeit increased in footprint to meet modern requirements and with a comms riser and capacity for a ventilation duct to lift 2 at the northern end of the building. Similarly WCs will be stacked at the opposing ends of the floorplan. This approach will cluster solid partitions around the existing solid cores and prevent the need for more intrusive interventions elsewhere across the floors.

3.12 The proposed reuse will require the removal of elements identified as being of moderate evidential significance as indicative of the building's earlier (though not original) use, however wherever possible these will be retained as features within the proposed reuse.

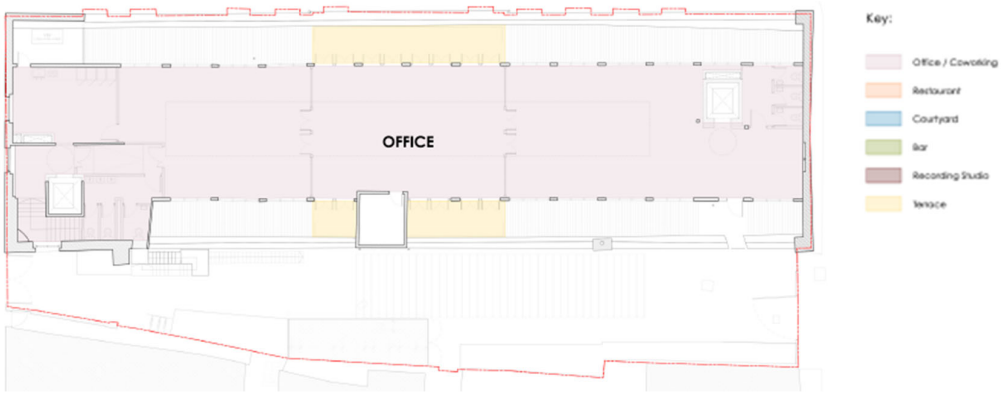
3.13 Overall, the proposed floor layouts at ground and upper floors will bring the building back into a sustainable use and have been carefully designed to minimise their impact on the significance of the building whilst enabling its historic character to be better revealed.

Fourth Floor

- Floor to be used as 'private members bar / event space' for use / hire by those with office space membership (Use Class E(g) as ancillary to office space).

- External roof area to be introduced (409 sqft) in association with private event space.

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^ Figure 3.6: Fourth Floor Plan (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

External Areas

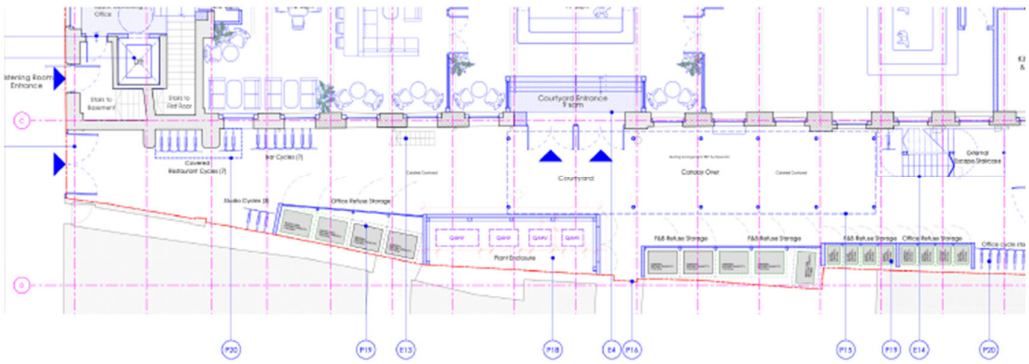
3.14 There is little scope for bedded soft landscaping in the rear courtyard due to its city centre location and being a confined and overshadowed environment. However, there is opportunity for hard landscaping improvements and courtyard environment improvements to provide a pleasant external environment to customers and occupiers who have access to the offices and restaurant.

3.15 A covered outdoor seating area is proposed under a metal and glass canopy - open on all sides. The exact specification for this outdoor seating area is yet to be confirmed so we respectfully request that the details of this design, size and location of this shall be agreed by condition, following approval of the application.

3.16 There is an acoustic enclosure proposed centrally located at the widest part of the courtyard, while avoiding the retained neighbouring fire escape from 39-41 Port Street.

3.17 There are a couple of refuse enclosures which would be for the F&B and office uses proposed in the development. Each containing provision for general waste and separate containers for glass plastic, organic, paper/card.

3.18 There are two locations for cycle storage. One location for office users arriving by cycle. There is office user changing and showering facilities. One location for bar/restaurant users arriving by cycle. These are in separate areas for security.



^ Figure 3.7: Extermal Areas (taken from Design & Access Statement and Architectural Method Statement prepared by Archer Humphryes)

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Proposed Servicing

- There are existing loading bays serving the site and local area on Faraday Street and Port Street that can be used by vehicles servicing the site.
- In terms of refuse collection, the vehicle will wait in the Faraday Street loading bay and then operatives will collect bins from the store take them to empty them in the waiting vehicle. They will then return the bins to the store once they are empty.
- Cycle storage will also be provided.

Consultation

3.19 The application proposals have been developed by an experienced project team in consultation with Planning Officers at MCC, as well as Design and Heritage Officers and in liaison with other relevant consultees including Greater Manchester Design for Security.

3.20 An email outlining the details of the Proposed Development and anticipated submission timescales was also sent to Piccadilly Ward Councillors:- Councillors Douglas, Lyons and Wheeler – but no feedback has been received to date. A meeting has also taken place with This Life in respect of their proposals for an adjacent site on Postal Street.

3.21 Further details on the pre-application advice received is included within the Design & Access Statement prepared by Archer Humphryes.

3.22 **Chapter 4** will now present details of the local planning policies which are relevant to the Proposed Development.

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4. Local Planning Policies

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The Site is located within the administrative control of MCC. The relevant Development Plan therefore comprises:

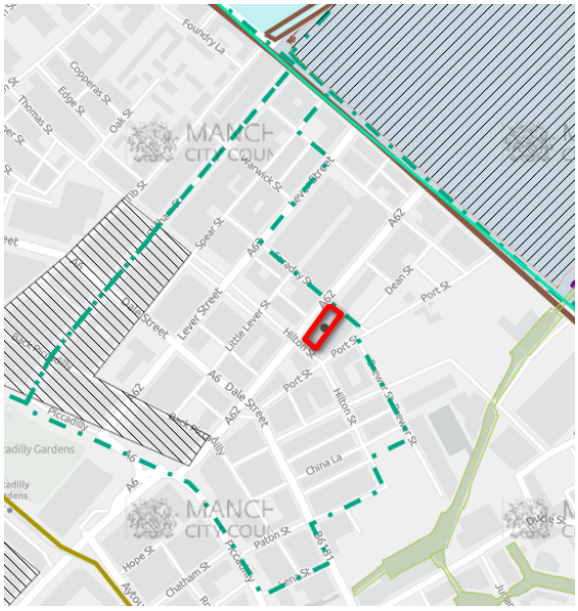
- MCC Core Strategy 2012-2027 ('CS');
- The 'saved' policies of the Unitary Development Plan ('UDP'); and
- Places for Everyone 2024 ('PfE').

4.3 The local planning policy context is outlined below; relevant national policy is set out in **Appendix 6**.

Adopted Local Plan

Manchester Core Strategy

4.4 The Site lies within the area designated as 'City Centre' as defined by Policy CC1 of MCC's adopted Core Strategy. Policies CC1 to CC10 are therefore applicable. In addition as shown by **Figure 5.1** the site falls within the Stevenson Square Conservation Area (marked with dashed green line).



^ Figure 5.1

4.5 The following Core Strategy policies are of particular note:

- **Policy CC1: Primary Economic Development Focus: City Centre and Fringe -** This identifies the City Centre as a strategic economic location and focus of employment growth as shown in figure 3. The City Centre and Fringe will serve as major economic hubs, targeting about 33 ha of office and employment space in the Centre and 25 ha in the Fringe. High-quality, diverse accommodations and high-density, commercially focused mixed-use developments are planned to attract investment. A diverse range of economic uses —

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including retail, leisure, entertainment, cultural, and tourism facilities — will be encouraged in the City Centre, in line with Policy C1 (Centre Hierarchy), to create a vibrant and attractive employment hub, with proposals expected to contribute to decentralised low and zero carbon energy systems. Developments that intensify the use of employment land through increased floorspace will also be encouraged.

- **Policy CC4: Visitors - Tourism, Culture and Leisure** – the policy aims to strengthen Manchester's role as a leading destination for tourism, cultural activities, and leisure by promoting high-quality facilities and attractions within the City Centre and its fringes. It supports development that enhances the visitor experience, encourages overnight stays, and integrates cultural and leisure uses with other city centre functions, while ensuring accessibility and sustainable transport options. The policy also emphasises preserving heritage assets, improving public spaces, and fostering a vibrant, inclusive environment that contributes to economic growth and Manchester's international profile.

- **Policy CC7: Mixed Use Development** - Mixed use developments will be an essential part of City Centre development, as they reflect the variety of uses which co-exist in this environment. They are an important means of promoting the efficient use of land. Active ground floor uses are particularly important, as they help to animate the City Centre, emphasise the sense of place and improve security.

- **Policy CC9: Design and Heritage** – This policy states that development in Manchester City Centre must preserve or enhance identified heritage assets, including listed buildings, conservation areas, and scheduled monuments. High-density and mixed-use development will be supported, provided it addresses design challenges to ensure compatibility of function and form. Proposals should contribute to a cohesive, integrated environment that supports the City Centre's mix of uses.

- **Policy C10: Leisure and the Evening Economy** - This policy supports evening and nighttime economy uses that enhance the vitality of Manchester's centres and promote a safe, balanced, and inclusive environment. The City Centre and District Centres are the focus for such activity, recognising its value to residents' well-being and the City's economy.

- **Policy EN3 Heritage** – This policy states that the re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

- **Policy DM1 Development Management** – this policy requires all development to achieve high-quality design that responds to its context, protects residential amenity, and promotes sustainability, accessibility, and safety.

- **Spatial Objective 1 – Spatial Principles** – this policy seeks to concentrate development in sustainable locations, prioritizing regeneration areas and the Regional Centre to support economic growth, reduce inequalities, and minimize environmental impact.

- **Spatial Objective 2 – Economy** – Seeks to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City, to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

4.6 A list of relevant policies is outlined in **Appendix 1**.

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Retained Policies of the Unitary Development Plan

4.7 Some of the policies set out in the UDP adopted in July 1995 were 'saved' in 2012 and are still in effect today. The key policies relevant to the Proposed Development are as follows:

- **Policy DC18 (Conservation Areas)** – requires development to preserve and enhance the character of designated conservation areas.
- **Policy DC19.1d (Listed Buildings)** – requires new development preserves and where possible enhances the setting of listed buildings.
- **Policy DC26 (Development and Noise)** – aims to ensure there are no unacceptable noise impacts arising from new development proposals.

4.8 Further details of these policies is outlined in **Appendix 2**.

Places for Everyone Joint Development Plan Document

4.9 Places for Everyone ("PfE") is a plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth that covers the period from 2022 up to 2039. The plan was adopted on 21 March 2024.

4.10 Places for Everyone acknowledges the role of the City Centre as the most significant economic location in the country outside London and makes provision for significant levels of office and residential development. This is outlined in **PfE Policy JP-Strat1**. This sets out the spatial strategy on which MCC's LP Policy SP1 is based.

4.11 Other key PfE policies for consideration are:

- **JP-Strat1 - Core Growth Area -** The Policy outlines that the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities. Complementary to, but not at the expense of, its economic function it will see a significant increase in the number and range of homes in areas with good connections to employment, training and education facilities.
- **Policy JP-Strat2: City Centre** - The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester and a broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors.
- **Policy SP-S1: Sustainable Development** – Development should balance economic, social, and environmental benefits, minimise negative impacts, use sustainable construction, and pursue net gains for each objective. Plans should prioritise brownfield sites and vacant buildings to meet development needs.
- **Policy SP-J2: Carbon and Energy** - Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:
    i. Minimise energy demand;
    ii. Maximise energy efficiency;
    iii. Use renewable energy;
    iv. Use low carbon energy; and

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v. Utilise other energy sources.

- **Policy JP-P2: Heritage** - Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

- **Policy JP-J2: Employment Sites and Premises** - The City Centre serves as the leading office location outside London. Sustaining this status and enhancing access to related employment opportunities is essential for the broader benefit of Greater Manchester, contributing to efforts to reduce inequalities, deprivation, and poverty.

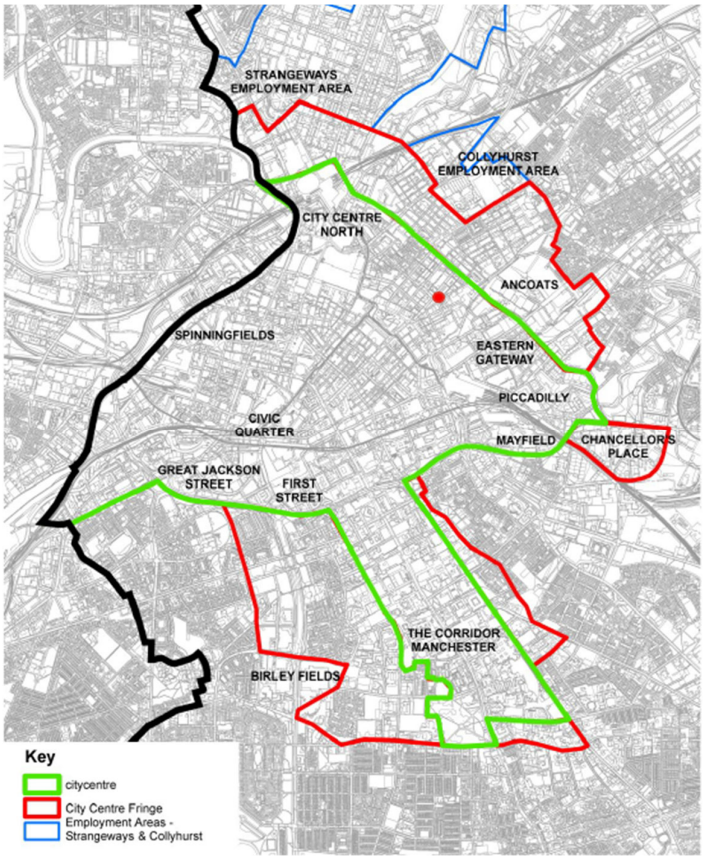
4.12 Further details are provided within **Appendix 3** of this Statement.

Emerging Policy

Draft Manchester Local Plan

4.13 In September 2025 the Draft Manchester Local Plan (LP) was released for consultation. This identifies the Site as being within the Core Growth Area of the City Centre (as established in PfE).

4.14 MCC's latest Local Development Scheme sets out that consultation on the Regulation 19 version of the Draft Local Plan ('DLP') is due to begin on 31 July 2026; submitted for examination by 30 November 2026; and adopted by 31 July 2027.



^ Figure 5.2 (site marked with red dot)

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4.15 The following policies should be given consideration regarding the proposal:

- **Policy SP1: Spatial Principles** – This policy outlines key spatial principles guiding strategic development to 2040. It states that the Core Growth Area will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality residential development. This will be focused primarily on the City Centre within the Inner Ring Road, the universities and hospitals along the Oxford Road Corridor and east towards Central Park.

- **Policy SP2: Development Principles** – This policy states that development in all parts of the City should promote high quality design and architecture, support net zero carbon development, and make a positive contribution to neighbourhoods of choice.

- **Policy SGL1: Strategic Growth Locations** - The Core Growth Area is generally suitable for higher density development. Economic, residential, retail, leisure, and cultural uses should be balanced and complementary. Development must maximise benefits for Manchester while ensuring impacts on existing communities remain acceptable.

- **Policy C10: Leisure and the Evening Economy: Amenity** - Developments must include mitigation to prevent any adverse effects on existing activities and residential amenity in the area.

- **Policy D4: Conservation Areas, Listed Buildings and Registered Parks and Gardens** - Alterations to listed buildings and their settings will conserve their significance, restoring original architectural detail and historic fabric ensuring work is informed by appropriate specialists and carried out to high quality conservation standards.

- **Policy D5: Heritage** – Development must preserve or improve heritage assets, support their positive use, and adapt to evolving needs and climate change. Proposals should evaluate the asset's value, incorporate it into place-making, and prevent harm unless clearly outweighed by public benefits.

- **Policy DM1: Development Management** - This policy lists the following issues all development should regard including respecting the character, design, scale, and appearance of the surrounding area. Proposals should safeguard amenity by minimising impacts relating to privacy, light, noise, air quality, and traffic, and by ensuring sensitivity to existing environmental conditions.

4.16 Further details are provided within **Appendix 4** of this Statement.

Other Material Considerations

4.17 Other local material considerations include:

- Manchester Piccadilly Strategic Regeneration Framework
- The Guide to Development in Manchester SPD (April 2007).
- Manchester Green and Blue Infrastructure Strategy 2015.
- Stevenson Square Conservation Area Appraisal
- MCC Statement of Community Involvement (2025)
- The National Planning Policy Framework ('NPPF) (2024) (See **Appendix 6**)

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- The National Planning Practice Guidance ('NPPG')
- National Design Guidance

Manchester Piccadilly Strategic Regeneration Framework

4.18 The Manchester Piccadilly Strategic Regeneration Framework (SRF) was published in March 2018. It seeks to maximise the opportunity presented by the arrival of High Speed 2 (HS2) Rail and Northern Powerhouse Rail. It is envisaged that this will involve the transformation of Piccadilly Station and act as a catalyst for major redevelopment and regeneration in the eastern part of Manchester city centre.

4.19 The Site is located within sub-area 10 'Piccadilly North Neighbourhood', identified as comprising *"high density urban blocks and narrow streets including many fine listed buildings"*. The SRF states:

"*The multitude of heritage buildings in Piccadilly North gives the area a distinctive character, which should be celebrated and built upon. New development within Piccadilly North will mainly focus on infilling existing spots and should reinforce the historic grain, acknowledging the scale of neighbouring city blocks and reinvigorating connections that existed in the past. The mix in this area should be governed by demand with suitability accessed on a plot by plot basis."*

The Guide to Development in Manchester

4.20 The Guide to Development in Manchester sets out principles to ensure high-quality, sustainable, and context-sensitive development across the city. It emphasises design excellence, environmental responsibility, and inclusive accessibility, requiring proposals to respect local character and contribute positively to community well-being. Developments should be adaptable, well-managed, and integrate safety and sustainability measures, including energy efficiency and reduced carbon impact.

4.21 For listed buildings, the guidance prioritises heritage conservation while supporting adaptive reuse to secure their long-term viability. Any change of use must preserve and enhance historic features, complement the surrounding streetscape, and balance modern requirements with the building's significance. Upgrades to improve environmental performance are encouraged, provided they do not compromise heritage value, ensuring that regeneration aligns with both cultural and sustainability objectives.

4.22 Further details are provided within **Appendix 5** of this Statement.

Manchester Green and Blue Infrastructure Strategy

4.23 The Manchester Green and Blue Infrastructure Strategy (2015) sets out a vision to integrate nature into the city's growth and regeneration plans, creating a healthier, more resilient urban environment. It emphasises the value of green spaces (parks, gardens, trees) and blue assets (rivers, canals, ponds) as essential infrastructure that supports biodiversity, improves air quality, and mitigates climate change impacts such as flooding and heat stress. The strategy highlights the role of these assets in enhancing quality of life, promoting physical and mental health, and fostering social cohesion, while also contributing to economic growth through increased property values, tourism, and investment.

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4.24 Its objectives include improving the quality and connectivity of green and blue spaces, embedding them into new development, and raising awareness of their benefits. The strategy calls for collaborative delivery with partners and communities, supported by evidence-based planning and innovative design. It also sets out headline actions for the decade to 2025, such as expanding tree cover, restoring waterways, and creating multifunctional spaces that combine recreation, habitat, and flood management. Ultimately, the strategy positions green and blue infrastructure as a "life support system" for Manchester, underpinning sustainable growth and climate resilience.

Stevenson Square Conservation Area

4.25 The Stephenson Square Conservation Area was designated in February 1987 and the Appraisal identifies the area's special architectural and historic interest as a former 19th-century commercial hub within Manchester's Northern Quarter. It highlights the significance of its street layout, scale, and distinctive building forms, including listed warehouses and commercial premises that reflect the city's industrial heritage. The appraisal stresses the importance of preserving original materials, detailing, and the overall character that contributes to the area's sense of place.

4.26 Its objectives include guiding sensitive development and adaptive reuse to maintain vitality while safeguarding heritage. It discourages unsympathetic alterations and highlights opportunities for public realm improvements, sustainable design, and active ground-floor uses that enhance the area's vibrancy. The appraisal provides management principles to ensure that regeneration complements historic fabric, supporting long-term conservation alongside modern functionality.

Statement of Community Involvement

4.27 On 11 June 2018 the Council adopted a refreshed Statement of Community Involvement ('SCI') which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester and also how interested parties can make comments on planning applications received by the Council.

4.28 **Chapter 5** will now appraise the Proposed Development in respect of the relevant local and national policy context.

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5. Planning Appraisal

5.1 Having introduced the Site and summarised the key Development Plan policies and other relevant material considerations, this Chapter provides an assessment of the Proposed Development in planning terms. The following matters will be considered in turn:

- Principle of the Proposed Development
- Contribution Towards Regeneration
- Local Job Creation
- Heritage Impacts and Public Benefits
- Commitment to High Quality Design
- Impact on Amenity of Users and Neighbours
    - Air quality
    - Noise
    - Waste Management
- Highways and Accessibility
- Sustainability and Climate Change
- Pre-Application Consultation

The Principle of the Proposed Development

5.2 The Site is located within Manchester City Centre, as defined by the City Centre Strategic Plan 2015-2018, and as such a mixed use commercial development in this location is in accordance with Core Strategy EC1, CC1 and C1. The principle of the Proposed Development is also in line with the objectives of Core Strategy Policies SO1 SO2, SP1, EC3 and CC1 which outline that the Regional Centre, which includes Manchester City Centre, will be the focus for economic and commercial development.

5.3 The Site also lies within the Manchester Piccadilly Strategic Regeneration Framework (SRF) area, within sub-area 10 'Piccadilly North Neighbourhood', identified as comprising "high density urban blocks and narrow streets including many fine listed buildings". The SRF states that the mix of new development in this area should be governed by demand with suitability accessed on a plot-by-plot basis.

5.4 The existing building has previously been in commercial use but has been vacant since 2020. The retention and enhancement of the Site for employment purposes is in line with Core Strategy Policy EC2, as well as Draft Local Plan ('DLP') 'Employment' policies EC1 and EC3 and 'Centres' policies C9 and C10.

5.5 The Proposed Development will bring the Site back into full productive use to provide bar and listening lounge (Sui Generis), recording studios and sound engineering rooms, restaurant, unique, high quality commercial office (Use Class E), amenity lounge and private event space (Sui Generis) which will provide active uses throughout the building, which are entirely appropriate within the City Centre.

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5.6 The proposals are therefore consistent with Section 11 of the NPPF which also promotes the effective use of land; paragraph 117 states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that 'makes as much use as possible of previously developed or 'brownfield land'. Paragraph 118 goes on to state that planning decisions should encourage multiple benefits from urban land including through mixed-use schemes.

5.7 In summary; the Site is in a highly sustainable location, includes the full refurbishment of existing buildings, and the development has been designed to respond to local context, thus contributing to the ongoing regeneration of this part of the Northen Quarter.

Summary

5.8 In summary, it is clear that the principle of the Proposed Development is entirely acceptable in the context of the relevant policies of the Development Plan and other relevant material considerations.

Contribution Towards Regeneration

5.9 The Site is situated in the centre of the Northern Quarter has developed a unique culture over the years that has been accompanied by retail, arts, leisure, offices, arts and tourism development alongside other town centre uses. It is prominent destination within the city of Manchester. The Site is allocated within The Regional Centre under Policy EC3 and is regarded is a sustainable and suitable location for the proposed use with both bus and tram networks within walking distance.

5.10 The Proposed Development will make a meaningful contribution towards the ongoing regeneration of Manchester's Northern Quarter, and the wider Regional Centre. As outlined within both MCC's Core Strategy and PfE, the Regional Centre is the primary economic focus within the region and therefore its regeneration is a key consideration.

5.11 Core Strategy Policy CC4 aims to strengthen Manchester's role as a leading destination for tourism, cultural activities, and leisure by promoting high-quality facilities and attractions within the City Centre and its fringes. It supports development that enhances the visitor experience, encourages overnight stays, and integrates cultural and leisure uses with other city centre functions. The policy also emphasises preserving heritage assets, and fostering a vibrant, inclusive environment that contributes to economic growth and Manchester's international profile.

5.12 Core Strategy Policy CC7 recognises that mixed use developments will be an essential part of City Centre development, as they reflect the variety of uses which co-exist in this environment. They are an important means of promoting the efficient use of land. Active ground floor uses are particularly important, as they help to animate the City Centre, emphasise the sense of place and improve security.

5.13 Core Strategy Policy C10 supports evening and nighttime economy uses that enhance the vitality of Manchester's centres and promote a safe, balanced, and inclusive environment. The City Centre and District Centres are the focus for such activity, recognising its value to residents' well-being and the City's economy.

5.14 The Proposed Development supports these Core Strategy policies through the provision of leisure uses which will contribute towards the Northern Quarter's day and nighttime offer thus helping to enhance the visitor experience, encourage overnight stays, and integrating cultural and leisure uses with other city centre functions. The Proposed Development will also preserve and bring active ground floor uses to a heritage asset, and contribute to economic growth.

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5.15 The Proposed Development will support PfE Policies JP-Strat1 and JP-Strat2 by supporting the economic role of the Core Growth Area and Manchester City Centre, which will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester through the creation of jobs and the provision of new commercial accommodation, helping the City Centre to capture growth across key economic sectors.

5.16 DLP Policy SP 1 confirms that the Core Growth Area is the focus for economic, commercial, retail, leisure, cultural, and high-quality residential development, focused mainly in the City Centre. Policy SGL1 echoes this and states that development in the Core Growth Area must maximise benefits for Manchester while ensuring impacts on existing communities remain acceptable.

5.17 The Proposed Development will support the employment policies of the DLP through the provision of high quality modern office space to support sustainable growth, innovation and improved productivity in line with Policy EC1. DLP Policy EC3 states that proposals for the upgrading, refurbishment and redevelopment of existing employment premises will be supported

5.18 The Proposed Development will also support the Policy C9 and C10 through the provision of leisure including cultural, entertainment and visitor attractions F1(b, c, d, e)/ F2(c, d), food and drink E(b) and sui generis leisure (excluding hot food takeaways) which the policy says will be encouraged where proposals are complementary to the wider development and enhances the area, contributing to the needs of those living, working and visiting an area.

5.19 DLP Policy C10 confirms that proposals for cultural, entertainment and leisure F1(b, c, d, e)/ F2(c, d), food and drink E(b) and sui generis leisure uses will be permitted subject to the proposals not creating an unacceptable impact on residential amenity and the operation and amenity of existing areas and sites. Specific consideration will be given to impacts on the amenity and character of the surrounding area, particularly due to noise, opening hours, litter, odour, traffic generation, parking or disorder/nuisance.

Summary

5.20 The Proposed Development will bring the Site back into full productive use through the refurbishment of the Grade II listed Marlsbro House, to provide unique, high quality commercial office development with active uses at the ground floor; uses which are entirely appropriate within the City Centre.

5.21 The proposals are therefore consistent with Section 11 of the NPPF which also promotes the effective use of land; paragraph 117 states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that 'makes as much use as possible of previously developed or 'brownfield land'. Paragraph 118 goes on to state that planning decisions should encourage multiple benefits from urban land including through mixed-use schemes.

5.22 In summary; the Site is in a highly sustainable location, includes the full refurbishment of an existing building, and the development has been designed to respond to local context, thus contributing to the ongoing regeneration of Manchester's Northern Quarter, in line with the objectives of Core Strategy Policies EC3; CC4; CC7 and CC10; PfE Policies JP-Strat1 and JP-Strat2; and draft Local Plan policies SP1; SGL1; EC1; EC3; C9 and C10.

Local Job Creation

5.23 Core Strategy Policy SP1 supports significant further improvement of the City's economic performance and for the benefits of this growth to be spread across the City to reduce economic, environmental and social disparities.

5.24 The socioeconomic benefits of the Proposed Development have been assessed by Brookdale Consulting and are summarised below:

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Construction

5.25 During the construction phase it is estimated that the Proposed Development will support 79 full time equivalent jobs on-site with a further 134 supply chain jobs and GVA of £14.5m at the national level. It is anticipated that there will be 118 jobs with £8.1m of GVA created within Greater Manchester. This is based on a one year construction period.

Commercial Impacts

5.26 The regeneration of Marlsbro House will involve the creation of 2,553 sqm of high-quality mixed-use space for a range of uses including office, co-working, bar/restaurant, music studio and events. It is estimated that this will create 300 permanent jobs comprising 137 jobs on-site and a further 164 supply chain jobs and £12m of GVA per year at the national level. It is anticipated that there will be 205 jobs and GVA of £8.2m per year created within Greater Manchester.

5.27 Furthermore, the Applicant is committed to working with MCC's Work & Skills Team to ensure that employment opportunities resulting from the Proposed Development are made available to Manchester residents through the existing recruitment offer and allow hard-to-reach groups an equal opportunity to be successful in applying.

Heritage Impacts and Public Benefits

5.28 The Site is located in the Stevenson Square Conservation Area and is within the immediate setting of the following listed buildings: Newton Buildings, 50 Newton Street (Grade II); Former Newton Police Station (Grade II); 45 and 47 Newton Street (Grade II); 49 Newton Street (Grade II); 50-62 Port Street (Grade II); and, 45, 47, 47a Hilton Street (Grade II).

5.29 Section 16 of the NPPF outlines that LPA's "*should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance*." Importantly, proposals that *'preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'*

5.30 Further, Core Strategy Policy EN3 notes that the Council will encourage development that complements the distinct historic and heritage features of its districts and neighbourhoods, which supports Saved UDP Policies DC18 and DC19. PfE Policy JP-P2 also outlines that opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. DLP Policies D4 and D5 reflect these policies.

5.31 The Proposed Development will secure the long-term conservation of a listed historic building, resulting in a marked enhancement to the character and appearance of the Stevenson Square Conservation Area.

5.32 The Heritage Statement prepared by Donald Insall Associates assess the impact of the Proposed Development on the significance of the listed building and concludes that whilst there are elements of the proposals that would result in some harm to the listed building, this would be 'less than substantial' harm in accordance with the terminology of the NPPF.

5.33 Whilst the Core Strategy policies do not make provision for harm to heritage significance to be weighed directly against public benefits, the NPPF, which is a material planning consideration, does allow for this. Paragraph 212 of the NPPF makes clear that great weight should given to the conservation of designated heritage assets, irrespective of whether the harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 of the NPPF states that any 'less than substantial' harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal.

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5.34 DLP Policy D5 'Heritage' states that development proposals should avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.

5.35 The Heritage Statement confirms that the Proposed Development will introduce numerous public benefits including (*inter alia*):

- sensitively refurbishing this currently vacant listed building;
- safeguarding important historic fabric;
- halting the buildings ongoing decline;
- enhancing the legibility of the building's original design and historic function; and,
- ensuring the building is fully accessible to people of all abilities, whilst widening public access to a listed building that has historically been difficult to experience.

5.36 A full schedule of the public benefits associated with the Proposed Development is provided within section 5.2.2 of the Heritage Statement.

Summary

5.37 The Proposals are therefore in accordance with Section 16 of the NPPF; Core Strategy Policy EN3; Saved UDP Policies DC18 and DC19; PfE Policy JP-P2 and DLP Policies D4 and D5.

Archaeological Impact

5.38 An archaeological desk-based assessment has been prepared by Civic to identify, as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site and the character of the historic built environment within the vicinity of the Site, in order to understand the potential impact of the proposals on below and above-ground heritage assets.

5.39 The Site was located beyond Manchester's medieval core and likely formed part of the agricultural hinterland during the medieval and post-medieval periods. The first development on the Site occurred in the mid- to late 18th century as the town was developing beyond the medieval core. Historic mapping indicates that two possible residential buildings fronting onto Faraday Street and a large block fronting Newton Street were constructed by the late 18th century. The possible houses were later commercial in use. By 1819, the large block had been removed or incorporated into a steam-powered cotton mill that was built occupying the majority of the Site. The engine house was located to the east of the mill, with ancillary buildings to the south-west.

5.40 The cotton mill was converted for use as an engineering works in the early 19th century and was occupied by multiple businesses. The engine house and residential properties were demolished in the late 19th century when the works was remodelled and reduced in size, creating the yard to the east of Marlsbro House.

5.41 The DBA concludes that the Site has high potential for archaeological remains which may of low (local) significance. Below-ground archaeological remains at the site may include remains of the early 19th-century steam power plant, ancillary block, and residential houses, which have high potential to survive in-situ within the yard to the east of the current building. In addition, remains associated with the mid-19th-century engineering works and a possible earlier phase of the mill may survive within the footprint of the building.

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5.42 Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that a watching brief during ground-breaking works may be required at the site, particularly during any internal works. The scope of any such further investigation will be determined by GMAAS and set out within a Project Design.

Summary

5.43 The Proposals are therefore in accordance with Section 16 of the NPPF; Core Strategy Policy EN3; Saved UDP Policies DC18 and DC19; PfE Policy JP-P2 and DLP Policies D4 and D5.

Commitment to High Quality Design

5.44 As described in **Chapter 3** of this Statement and within the Design and Access Statement, the Proposed Development will secure the long-term conservation of a listed historic building, resulting in a marked enhancement to the character and appearance of the Stevenson Square Conservation Area.

5.45 Externally, the buildings appearance will be significantly improved by the removal of inappropriate and damaging cement render, external roller shutters and other poor-quality intervention. This will arrest fabric decay and restore the building's architectural integrity, reversing harm caused by earlier unsympathetic alterations.

5.46 Comprehensive repair and conservation works, including roof repairs and the retention and refurbishment of an early queen-post roof structure, will safeguard important historic fabric and ensure the continued survival of a significant heritage asset for future generations.

5.47 The reinstatement of historic windows and the reopening of the concealed entrance arch on Newton Street will enhance the legibility of the building's original design and historic function, revealing a distinctive heritage asset that has long been obscured within the streetscape.

5.48 Internally, works will be undertaken to better reveal the building's historic plan form, volumes and industrial character, including exposed mill boards, timber beams, brick walls, columns and ceiling heights, enabling occupiers and visitors to understand and appreciate its historic significance.

5.49 The use of lightweight and highly glazed internal partitions will preserve views through the building, allowing the scale, depth and industrial origins of the structure to be appreciated as part of the public experience of the space.

5.50 The introduction of an external secondary means of escape represents a heritage-led design solution, avoiding unnecessary intervention in significant internal fabric and allowing historic features to remain exposed, intact and legible.

5.51 The reuse of the building will eliminate the negative impacts associated with long-term vacancy, including graffiti, criminal damage and visual blight, thereby improving perceptions of the local environment.

5.52 The proposals therefore accord with the Sections 12 and 16 of the NPPF, Core Strategy Policies EN1, EN2, EN19, CC9, retained UDP policies DC18 and DC19; PfE Policy JP-P2 and DLP Policies D4 and D5; the Guide to Development SPD and the National Design Guide.

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Designing Out Crime

5.53 Core Strategy Policy DM1 requires that all development should have regard to community safety and crime prevention. This is in line with Paragraph 95 of the NPPF which supports consideration of public safety. Further JP-P1 of PfE requires developments to design out crime and terrorism and reduce opportunities for anti-social behaviour.

5.54 A Crime Impact Statement ("CIS") has been prepared for the Proposed Development by Greater Manchester Police ("GMP") and is submitted in support of the planning application. The CIS concludes that the proposals are appropriate in terms of minimising opportunities for criminal activity, and makes recommendations to be considered as the detailed design of the Proposed Development is progressed. The design team will continue to work with officers from GMP through the detailed design process.

5.55 The proposals will therefore meet the requirements of Core Strategy Policy DM1, the Guide to Development SPD and paragraph 135 of the NPPF which states that developments should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Summary

5.56 The Proposals are therefore in accordance with Sections 12 and 15 of the NPPF, the National Design Guide, Core Strategy Policies DM1, EN1, EN9, EN11; PfE Policy JP-P1 and DLP policies SP2 and DM1.

Impact on Amenity of Users and Neighbours

5.57 In line with Core Strategy Policy DM1, air quality, noise, waste management, and ground conditions have been assessed in order to understand the impact the Proposed Development will have on the amenity of users of the development itself as well as neighbouring properties, residents and businesses.

Air Quality

5.58 Section 15 of the NPPF outlines that planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

5.59 Core Strategy Policy EN16 seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. This is supported by PfE Policy JP-S5 - Clean Air.

5.60 The construction phase of the Proposed Development has the potential to generate dust and particulate emissions. However, with appropriate mitigation measures in place which will be controlled through an agreed Construction Management Plan (CMP), these works will only generate temporary and negligible adverse effects at nearby receptors.

5.61 Once operational, the Proposed Development is not expected to generate any notable additional vehicular traffic and therefore there will be no emissions sources resulting from the operation of the Proposed Development. It will therefore be unlikely to have a significant effect on local air quality.

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Noise

5.62 The NPPF, in Section 15, supports planning decisions that contribute to and enhance the natural and local environment by preventing new development from contributing to or being adversely affected by noise pollution. This is reiterated by Core Strategy Policy DM1 and Saved UDP Policy DC26 which seek to protect any detrimental impacts upon amenity.

5.63 A Noise Impact Assessment (NIA) has been prepared by Atelier Crescendo. This confirms the nearest existing noise sensitive receptor is the Cow Hollow Hotel, located approximately 16 metres from the Site, with an additional future residential development planned across Faraday Street.

5.64 As part of the NIA a detailed environmental noise survey was carried out, capturing both daytime and night time conditions. This confirmed that background sound levels in the area are influenced primarily by road traffic and nearby entertainment venues, with additional building services noise noted at the rear of the site. Modal background levels were recorded at 54 dB LA90 during the day and 46 dB LA90 at night at the site frontage.

5.65 MCC's Planning and Noise Technical Guidance (2022) establishes stringent criteria for both plant noise emissions and entertainment noise, requiring plant to operate at least 5 dB below background (LA90) and music noise to remain 5 dB below background in each octave band at the nearest sensitive receptors.

5.66 The proposals incorporate significant noise mitigation measures, as follows:-

- The basement music studios will be constructed as isolated box-in-box structures, ensuring negligible external noise breakout.
- Noise from the basement bar will be controlled through limiting internal music levels and installing secondary glazing with a minimum 200 mm cavity. Calculations indicate that break-out noise would be approximately 38 dB(A) at neighbouring facades - well below background levels - with no adverse impact expected.
- Operational noise from the ground floor restaurant has been assessed based on conservative peak-use sound levels. With glazing achieving at least Rw 30 dB, predicted external noise levels (approx. 35 dB(A)) remain substantially below night-time background levels, indicating no significant effect on sensitive receptors.
- Mechanical plant installations - including VRF condenser units, heat pumps, MVHRs, a kitchen supply fan and a kitchen extract fan - have been assessed against local authority requirements. With appropriate acoustic enclosures, screening, and propagation distances accounted for, predicted noise levels at both NSR1 and NSR2 meet MCC's 5 dB below background criterion. All proposed plant configurations are therefore compliant, subject to detailed design and equipment selection.

5.67 Overall, the assessment demonstrates that the Proposed Development can operate without causing adverse noise impacts on surrounding sensitive receptors.

Waste Management

5.68 Core Strategy Policy EN19 requires all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

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5.69 The refuse store is located in the courtyard. The number of bins proposed to serve the development has been calculated with reference to MCC's GD04 and BS5906. Details of the waste generation and bin number calculation is provided in the Design & Access Statement.

5.70 As a commercial use, bins will be collected by private contract. Refuse vehicles will use the existing loading bays on Port Street (circa 25m from the courtyard). Refuse operatives will collect bins from the store, take them to the waiting vehicle for emptying and then will return them to the store. Other deliveries will use the loading bays on Port Street and Newton Street, in line with arrangements for commercial premises in the local area.

5.71 An Operational Management Plan is also submitted as part of the application which outlines that:

- Waste will be stored within designated internal or courtyard areas
- Collections will be undertaken by private contractor
- Building management will oversee the movement of waste to and from collection points
- All areas will be maintained in a clean and orderly condition

5.72 The operational waste that could be generated by the Proposed Development is anticipated to be negligible and would only consist of waste generated by day-to-day users of the office space as well as kitchen waste arising from the restaurant.

Ground Conditions

5.73 The NPPF outlines in Section 15 that planning policies and decisions should ensure that a "*site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination*"'. This is reiterated by Core Strategy Policy EN18.

5.74 A Phase 1 site investigation report has been undertaken by LK Group and outlines that the potential for exposure to land contamination will be negligible as a result of the Proposed Development.

Summary

5.75 The Proposals are therefore in accordance with Section 15 of the NPPF, Core Strategy Policies EN16; EN18; EN19 and DM1; retained UDP Policy DC26; PfE Policies JP-P1 and DLP policies C9; EN7 and EN11.

Highways and Accessibility

5.76 Section 9 of the NPPF promotes sustainable transport and this is reflected in PfE Policies JP-C1, C5, C6 and C8 and Core Strategy Policies T1 and T2.

5.77 A Transport Statement and Framwork Travel Plan have been prepared for the Proposed Development, which confirms that the Site occupies an accessible location which provides opportunities for staff to travel by non-car modes and for people to visit the hospitality uses within the Proposed Development from existing city centre residences and places of work. The Site is also shown to have a very high level of accessibility by public transport, with a GMAL of 8.

5.78 Measures are included in the Proposed Development to support active and sustainable living practices, including cycle parking, shower facilities, localised pedestrian route enhancements, and a Travel Plan.

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5.79 Waste generation at the site has been calculated based on local and national guidance and the bin store is provided in the courtyard. Refuse collection will be undertaken by private contract and vehicles will use the existing loading bays serving other commercial uses in the local area. These loading bays will also be used by other servicing vehicles.

5.80 In line with current arrangements at the Site, no car parking is proposed. The Site is shown to have a very high level of accessibility meaning that a car is not required for access. Amenity and road safety effects will be restricted by the presence of existing TRO on surrounding streets.

5.81 A traffic assessment has been undertaken, and this shows that the Proposed Development will be associated with an insignificant level of trips during the peak hours. It is also shown that there are no local accident hotspots. Based on this, the Proposed Development will not have an impact on highway operation or road safety.

5.82 The Transport Statement confirms that the Proposed Development accords with local, regional and national policy requirements.

Sustainability and Climate Change

5.83 Section 12 of the NPPF supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.

5.84 Core Strategy Policies EN4, EN5 and EN6 all promote low and zero carbon development., with the Regional Centre to play a major role in this – this is supported by PfE Policies JP-S2 and JP-S7. Core Strategy Policy EN8 states that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces. MCC's Guide to Development SPD also sets out a series of design and environmental principles and standards for new development to achieve.

5.85 An Energy & Carbon and Environmental Standards Statement has been prepared by Ridge details the features and commitments incorporated into the Proposed Development to ensure that relevant standards are met where viable, in respect of building fabric & ventilation; maximise energy efficiency; renewable energy generaon; low carbo heating; overheating risk; and materials. Transport, waste reduction, biodiversity, and noise and also considered.

5.86 The report confirms that operational CO2 emissions associated with the day-to-day running of the development will be minimised in line with the energy hierarchy, thus conforming to the requirements of Manchester Core Strategy Policy EN 4 "Reducing CO2 Emissions by Enabling Low & Zero Carbon Development" and the Places for Everyone Framework Policy JP-S2 (summarised in Sections 3.2 and 3.3). Please note that the June 2022 release revision of "Approved Building Regulations Part L 2021" will be referred to as "Part L 2022" throughout this report in accordance with the naming convention used in Policy JP-S-2.

5.87 This design strategy has been developed in line with the energy hierarchy, as outlined below:

- Building Fabric and Ventilation: Reduce energy demand through passive measures and construction techniques
- Maximise Energy Efficiency: Supply energy cleaning and efficiently through the incorporation of high efficiency systems and effective controls.
- Renewable Energy Generation: Incorporate renewable and low carbon energy sources to meet any residual energy demand.

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5.88 The report concludes that sustainability is a key driver for the design and delivery of the Proposed Development, with consideration given to national and local planning policy throughout all stages. In terms of energy and carbon:

- The development is designed to be highly energy-efficient, using a fabric-first approach with insulation, airtightness and glazing standards that exceed Building Regulations Part L requirements.
- The scheme is fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future.
- Air Source Heat Pumps will provide hot water to the kitchen and heating and cooling to the building.

5.89 Further details can be found in the submitted Energy & Carbon and Environmental Standards Statement.

Summary

5.90 The Proposals are therefore in accordance with Section 12 of the NPPF, Core Strategy Policies EN4, EN5, EN6 and EN8, PfE Policies JP-S2 and JP-S7 and MCC's Guide to Development SPD.

Pre-Application Consultation

5.91 In accordance with the guidance set out in Section 4 of the NPPF and MCC Statement of Community Involvement, the Applicant has engaged in positive pre-application discussions with MCC Planning and Heritage Officers.

5.92 Full details of the pre-application feedback received and the resulting amendments to the Proposed Development is provided within the Design & Access Statement prepared by Archer Humphryes, which is submitted in support of the planning application.

5.93 **Chapter 7** will now outline the key conclusions.

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6. Summary and Conclusions

Summary

6.1 This Planning Policy Compliance Statement has been prepared to support the application for full planning permission and LBC for proposed works to the Grade II listed Marlsboro House, including external works to remove all render along with removal of existing cast iron external fire escape, and re-pointing of original brick façade and, internal works to create co-working and office space on the upper floors, a restaurant and lounge at Ground Floor, and recording studios, listening room and bar at Basement level.

6.2 This Statement has demonstrated that the Proposed Development would accord fully with all relevant policies of the Development Plan. It would also make a substantial contribution towards the regeneration objectives for this part of Manchester City Centre as set out within the Manchester Piccadilly SRF.

6.3 The Proposed Development derives further support from a range of other local policy documents which are material considerations in the determination of the planning application, including MCC's Core Strategy, PfE joint development plan document, the Guide to Development in Manchester SPD and the emerging policies of the DLP.

6.4 The application proposals have been developed by an experienced project team in liaison with relevant consultees. The Proposed Development will play a positive role in terms of the economic, social and environmental dimensions that shape sustainable development and would deliver a range of significant benefits to the Site, the wider City and Regional Centre:

Social

6.5 The social benefits of the Proposed Development are found in the vast regeneration benefits associated with bringing a currently long-term vacant listed building back into active use, and include:

- The provision of leisure uses which will contribute towards the Northern Quarter's day and nighttime offer thus helping to enhance the visitor experience, encourage overnight stays, and integrating cultural and leisure uses with other city centre functions.
- Preserving and bringing active ground floor uses to a heritage asset and contributing to economic growth.
- Supporting Core Strategy policies C9 and C10 through the provision of leisure including cultural, entertainment and visitor attractions F1(b, c, d, e)/ F2(c, d), food and drink E(b) and sui generis leisure which the policy says will be encouraged where proposals are complementary to the wider development and enhances the area, contributing to the needs of those living, working and visiting an area.

6.6 The social benefits are also derived through the numerous public benefits including (inter alia):

- sensitively refurbishing this currently vacant listed building;
- safeguarding important historic fabric;
- halting the buildings ongoing decline;
- enhancing the legibility of the building's original design and historic function; and,

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- ensuring the building is fully accessible to people of all abilities, whilst widening public access to a listed building that has historically been difficult to experience.

Economic

6.7 The economic benefits of the scheme are also delivered by way of the numerous regeneration benefits associated with bringing a currently long-term vacant listed building back into active use, and include:

- Creating employment growth through the provision of high-quality modern office space to support sustainable growth, innovation and improved productivity.

- Supporting PfE Policies JP-Strat1 and JP-Strat2 by promoting the economic role of the Core Growth Area and Manchester City Centre, which will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester through the creation of jobs and the provision of new commercial accommodation, and helping the City Centre to capture growth across key economic sectors.

6.8 The economic benefits are also realised through the creation of new jobs which the Proposed Development will deliver:

- Creation of approximately 118 new jobs with £8.1m of GVA within Greater Manchester during the construction phase.

- Creation of circa 300 permanent new jobs comprising 137 jobs on-site and a further 164 supply chain jobs and £12m of GVA per year at the national level, during the operational period of the building. A further 205 jobs and GVA of £8.2m per year is also anticipated within Greater Manchester.

- The Applicant is committed to working with MCC's Work & Skills Team to ensure that employment opportunities resulting from the Proposed Development are made available to Manchester residents through the existing recruitment offer and allow hard-to-reach groups an equal opportunity to be successful in applying.

Environmental

6.9 The environmental benefits are largely associated with bringing a currently long-term vacant Grade II listed building back into active use to achieve high quality office and commercial accommodation.

6.10 The environmental benefits are also realised through improving the internal and external appearance of the building, in turn resulting in a marked enhancement to the character and appearance of the Stevenson Square Conservation Area.

6.11 The environments benefits are also realised through the inclusion of low carbon technologies and sustainability considerations, including :

- U-values and air permeability that match or are lower than the minimum Building Regulations U-values.

- Maximising the use of natural sources of cooling and ventilation which will assist in maintaining comfortable conditions within the internal spaces and will also allow the heating and cooling system to perform more efficiently.

- Inclusion of the following renewable and low zero carbon technologies:

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- Air Source Heat Pump (ASHP) to provide hot water to the kitchen and point of use electric water heaters for changing rooms, WCs and sinks.

- VRF ASHP to provide space heating and cooling to the office and amenity areas.

- High efficiency LED lighting throughout. Lights in communal spaces will be coupled with demand operated lighting where appropriate via daylight diming and absence/presence detection which turns lights off when no occupancy is detected.

- High efficiency/Low specific fan power (SFP's) ventilation fans which will used to reduce the energy consumption of the Proposed Development's air handling systems.

Conclusions

6.12 There are no policies in the NPPF which provide a clear reason for refusing the Proposed Development. There would not be any adverse impacts associated with the Proposed Development that would significantly and demonstrably outweigh the anticipated benefits.

6.13 Overall, the planning application proposals are fully in line with the Statutory Development Plan and accordingly the direction of national policy, as set out at paragraph 11(c) of the NPPF, is for permission to be granted *'without delay'*. Accordingly, we invite the MCC (in their role as the Local Planning Authority) to support this important application so that the development proposed can swiftly proceed.

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Appendix 1 - Relevant Policies from the Manchester Core Strategy

Policy	Summary
Spatial Objective 1: Spatial Principles	Promotes the sustainable development of the City, which can contribute to halting climate change.
Spatial Objective 2: Economy	Seeks to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City, to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
Policy SP1: Spatial Principles	States that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. Notes that the majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.
Policy EC1: Employment and Economic Growth in Manchester	Policy EC1 sets out the priorities for delivering economic growth within Manchester. The focus for new employment uses is to be the Regional Centre. Development proposals are required to demonstrate how CO2 emissions will be minimised with an aim of zero carbon emissions, through energy efficiency, renewable energy and contributing to low and zero carbon decentralised energy infrastructure and 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, considers the needs of users/employees of a site/building for access via walking, cycling and public transport and reduction of opportunities for crime by applying current best practice in security design.
Policy EC3: The Regional Centre	States that within the Regional Centre, development for employment generating uses including offices and other commercial development will be encouraged. It goes on to state that housing will also be an appropriate use within the Regional Centre and, subject to site and location details, this will generally be a location where higher density residential development is appropriate.
Policy CC1: Primary Economic Development Focus: City Centre and Fringe	This identifies the City Centre as a strategic economic location and focus of employment growth as shown in figure 3. The City Centre and Fringe will serve as major economic hubs, targeting about 33 ha of office and employment space in the Centre and 25 ha in the Fringe. High-quality, diverse accommodations and high-density, commercially focused mixed-use developments are planned to attract investment. A diverse range of economic uses — including retail, leisure, entertainment, cultural, and tourism facilities — will be encouraged in the City Centre, in line with Policy C1 (Centre Hierarchy), to create a vibrant and attractive employment hub, with proposals expected to contribute to decentralised low and zero carbon energy systems. Developments that intensify the use of employment land through increased floorspace will also be encouraged.
Policy CC4: Visitors - Tourism, Culture and Leisure	This policy aims to strengthen Manchester's role as a leading destination for tourism, cultural activities, and leisure by promoting high-quality facilities and attractions within the City Centre and its fringes. It supports development that enhances the visitor experience, encourages overnight stays, and integrates cultural and leisure uses with other city centre functions, while ensuring accessibility and sustainable transport options. The policy also emphasises

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	preserving heritage assets, improving public spaces, and fostering a vibrant, inclusive environment that contributes to economic growth and Manchester's international profile.
Policy CC7: Mixed Use Development	Mixed use developments will be an essential part of City Centre development, as they reflect the variety of uses which co-exist in this environment. They are an important means of promoting the efficient use of land. Active ground floor uses are particularly important, as they help to animate the City Centre, emphasise the sense of place and improve security.
Policy CC9: Design and Heritage	This policy states that development in Manchester City Centre must preserve or enhance identified heritage assets, including listed buildings, conservation areas, and scheduled monuments. High-density and mixed-use development will be supported, provided it addresses design challenges to ensure compatibility of function and form. Proposals should contribute to a cohesive, integrated environment that supports the City Centre's mix of uses.
Policy C10: Leisure and the Evening Economy	This policy supports evening and nighttime economy uses that enhance the vitality of Manchester's centres and promote a safe, balanced, and inclusive environment. The City Centre and District Centres are the focus for such activity, recognising its value to residents' well-being and the City's economy.
Policy 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. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • 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. • Refuse storage and collection. • Vehicular access and car parking. • 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. • Flood risk and drainage. • Existing or proposed hazardous installations.

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Policy EN1: Design Principles and Strategic Character Areas	States that all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The site is located within the City Centre Character Area, where developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. While there will be opportunities to create landmark buildings, development should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
Policy EN3: Heritage	Notes that throughout the City, the Council will encourage development that complements and take advantage of the distinct historic and heritage features of its districts and neighbourhoods. It also explains that 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 listed buildings, registered parks and gardens, conservation areas and archaeological remains.
Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	States that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices. Specifically, wherever possible, new development must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.
Policy EN5: Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure	This Policy identifies the Regional Centre as a Strategic Area, which has a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. As such, new development will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans.
Policy EN6: Target Framework for CO2 reductions from low or zero carbon energy supplies	States that applications for all development over 1,000 sq m will be expected as a minimum to meet the targets set out in this Policy, unless this can be shown to be not viable. This should be demonstrated through an energy statement. This energy statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.
Policy EN8: Adaptation to Climate Change	States that all development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
Policy EN16: Air Quality	States that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas. Developers will be expected to take measures to minimise and mitigate the local impact of emissions created by the use of the development itself. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives, including cumulative impacts in Air Quality Management Areas.
Policy EN19: Waste	States that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.

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Appendix 2 - Relevant Saved Policies of the Manchester Unitary Development Plan

Policy	Summary
DC18: Conservation Areas	States that the Council will seek to preserve and enhance the character of its designated conservation areas, noting that development proposals adjacent to conservation areas will be granted only where it can be shown that they will not harm the appearance or character of the area (including the protection of views into and out of conservation areas).
DC19: Listed Buildings	States that the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.
DC26: Development and Noise	States that the Council will 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. New noise-sensitive developments such as housing will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

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Appendix 3 - Relevant Policies o Places or Everyone (P E)

Policy	Title
JP-Strat1 - Core Growth Area	The Policy outlines that the economic role of the Core Growth Area will be protected and enhanced, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities. Complementary to, but not at the expense of, its economic function it will see a significant increase in the number and range of homes in areas with good connections to employment, training and education facilities. Infrastructure provision will support the growth and continued capacity of the Core Growth Area.
JP-Strat2 - City Centre	The Policy states that role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. 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. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.
JP-S1 - Sustainable Development	The Policy seeks 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. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.
JP-S2 - Carbon and Energy	Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

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	i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv. Use low carbon energy; and v. Utilise other energy sources. From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund. a. As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies. b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site; c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date; d. d. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation,
JP-P1 - Sustainable Places	This Policy outlines the 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: A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and 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 4. Resilient, capable of dealing with major environmental events 5. Adaptable, able to respond easily to varied and changing needs and technologies 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;

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	D. High levels of recycling 8. 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. 9. Supported by critical infrastructure, such as energy, water and drainage and green spaces 10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage 11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places 12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place 13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest 14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond 15. Comfortable and inviting, with indoor and outdoor environments: A. Offering a high level of amenity that minimises exposure to pollution; and B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter 16. Incorporating high quality and well managed green infrastructure and quality public realm, with: A. Opportunities for recreation and outdoor play for children, and interaction between the generations; B. Public and private spaces clearly distinguished; C. Development clearly defining, and promoting activity within, public spaces; D. High quality landscaping with schemes 17. Well-served by local shops, services and amenities, including education and health facilities
JP-P2 - Heritage	This Policy outlines the intention to proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.
Policy JP-J2: Employment Sites and Premises	This policy recognises the City Centre serves as the leading office location outside London. Sustaining this status and enhancing access to related employment opportunities is essential for the broader benefit of Greater Manchester, contributing to efforts to reduce inequalities, deprivation, and poverty.

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Appendix 4 - Key Policies of the Draft Manchester Local Plan

Draft Policy	Summary
Policy SP 1: Spatial Principles	The key principles guiding strategic development to 2040 are: • The Core Growth Area is the focus for economic, commercial, retail, leisure, cultural, and high-quality residential development, focused mainly in the City Centre, universities and hospitals on the Oxford Road Corridor, and east toward Central Park. • The Inner Areas will focus on residential development in key locations like Victoria North and Holt Town. High-quality, diverse housing that meets local needs around district centres will also be prioritized. • The Southern Area will maintain its distinctive neighbourhood character and environment, while key growth areas like Manchester Airport, Wythenshawe District Centre, and the hospitals will drive economic and residential growth within Wythenshawe Centre. • The City's network of green and blue spaces, including river valleys and city parks, will offer improved recreation access for all residents. New development will maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.
Policy SP 2: Development Principles	This policy states that Development in all parts of the City should promote high quality design and architecture, support net zero carbon development, and make a positive contribution to neighbourhoods of choice including:- • creating well designed places that enhance or create character and promote social cohesion. • making a positive contribution to the health, safety and wellbeing of residents. considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. • take account of the local character and history, including the surrounding built and natural environment. • ensure efficient use of natural resources and reuse previously developed land Use natural resources efficiently, prioritize previously developed land reuse; improve access to jobs, services, education, health services and open space with good sustainable transport access, and support spatial interventions addressing health inequalities.
Policy SGL1: Strategic Growth Locations	The Core Growth Area is generally suitable for higher density development. Economic, residential, retail, leisure, and cultural uses should be balanced and complementary. Development must maximise benefits for Manchester while ensuring impacts on existing communities remain acceptable.
Policy SGL2: Manchester City Centre	Policy SGL2 states that the expanded City Centre is the most significant economic location outside London and will remain the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester to 2040. Development proposals will be expected to contribute to inclusive economic growth. This should be done by (inter alia): • Making provision for a broad range of business floorspace typologies, including Grade A offices, research and development, lab and life sciences and hybrid space. Improve existing employment space through intensification, renewal and modernisation.

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Draft Policy	Summary
	• Making provision for new cultural, leisure and tourism facilities to strengthen and diversify the visitor economy and attraction of the City. Delivering an appropriate range of supporting facilities such as food and drink, hotel and conference facilities to enhance the experience and stay time of visitors and to maximise the economic contribution. • Protecting and make provision for the night-time economy where it contributes to the leisure and cultural offer in the City Centre and where the impact on amenity is acceptable. Ensuring proposals take appropriate account of relevant heritage assets and their settings.
Policy EC1: Employment Provision	Within Manchester, to build a strong, responsive and competitive economy, suitable office, industrial and warehousing land will be made available to support sustainable growth, innovation and improved productivity, and enable the coordination and provision of infrastructure and digital technology. Key employment areas, are identified to make provision for at least 1.4 million sqm of accessible office floorspace and continue to be the focus for industrial and warehousing, where appropriate. This includes the City Centre (within the Core Growth Area).
Policy EC3: Existing Employment Space	Proposals for the upgrading, refurbishment and redevelopment of existing offices, industrial/business estates, premises and sites will be supported
Policy C9: Leisure Developments	Proposals for the enhancement and provision of leisure including cultural, entertainment and visitor attractions F1(b, c, d, e)/ F2(c, d), food and drink E(b) and sui generis leisure (excluding hot food takeaways) uses will be encouraged where: • Development is in accordance with the centre hierarchy with the City Centre as the primary focus, followed by district centres; • Outside of centres, the location is identified as suitable for leisure and is accessible to public and sustainable transport modes; and, • Proposals are complementary to the wider development and enhances the area, contributing to the needs of those living, working and visiting an area.
Policy C10: Leisure and Evening Economy: Amenity	Development proposals for cultural, entertainment and leisure F1(b, c, d, e)/ F2(c, d), food and drink E(b) and sui generis leisure uses which are in accordance with Policy C9 Leisure Developments will be permitted subject to: Residential and wider area impact - the proposals should not create an unacceptable impact on residential amenity and the operation and amenity of existing areas and sites. Specific consideration will be given to: a. a Cumulative Impact –development will not have an unacceptable impact, either individually or cumulatively, on the amenity and character of the surrounding area, particularly due to noise, opening hours, litter, odour, traffic generation, parking or disorder/nuisance; b. b Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies and ensure the mix of uses supports the vitality and viability of centres, including the function of centres and safety of residents and visitors; c. c The storage and collection of refuse and litter - relevant planning applications should be accompanied by a waste management strategy setting out how the proposal will deal with its own waste and also the waste generated by customers. Developments should incorporate sufficient mitigation to ensure existing activities in the surrounding area are not impacted in their function and

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Draft Policy	Summary
	operation by the new development. This particularly applies in areas with an existing leisure and night time economy or employment/commercial use, these activities and venues should be unaffected by new development proposals. In these locations, the agent of change principal will apply, particularly in the City Centre which is a mixed-use area. When considering the amenity impact of a proposal in the City Centre it is recognised that mixed-uses sit together and mitigation measures can be critical in ensuring a proposal's impact is acceptable.
Policy ZC 1: Sustainable Design and Construction	All new developments shall support sustainable development where possible, including the reuse and/or refurbishment of existing buildings within the site where appropriate. Where buildings are to be demolished a Demolition Justification Statement should be submitted. The principles of the energy hierarchy should be adopted. There should be efficient use natural resources, considering energy, carbon emissions, and environmental impacts from construction to demolition; for major projects, demonstrate reduced life-cycle carbon through an assessment. Minimise travel by promoting walking, cycling, and public transport and incorporate the installation of electric vehicle (EV) points where appropriate Developments should be designed to reduce building overheating and ensure comfortable outdoor spaces by considering layout, orientation, and the use of green and blue infrastructure. Where suitable, incorporate features like green walls and living roofs to enhance cooling and conserve water.
Policy ZC 2: Towards Net Zero Construction	This policy states that the council will expect new development, unless it can be demonstrated that it is not practical or financially viable, to achieve the net zero targets for residential and commercial development. All development should minimise the demand for heating, cooling, hot water, lighting and power through the inclusion of energy efficiency measures and in line with the energy hierarchy. How these requirements will be met should be demonstrated through a detailed Energy Statement set out as part of its Sustainability Statement based on expected end user requirements.
Policy EN 1: Strategic Green and Blue Infrastructure	Development proposals will be expected to: • Maintain and enhance existing green and blue infrastructure in terms of quality, quantity and multifunctionality and incorporate it early in the design stage. • Seek to maximise the benefits that high quality green and blue infrastructure can bring, such as improving health, adapting to climate change and reducing flood risk, including through the use of SuDS. • Incorporate links to existing green and blue infrastructure and where possible, facilitate extensions to and connections with strategic recreational routes. • Ensure that appropriate long-term management and maintenance measures are in place for any proposed green and blue infrastructure. Ensure that improvements to green and blue infrastructure are consistent with other relevant Local Plan policies
Policy EN 7: Air Quality	Under this policy, the council will seek to improve the air quality within Manchester, taking account of policy JP S5 in Places for Everyone; and statutory Air Quality Management Areas within the City. Developers will be expected to take measures minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of development itself, including Combined Heat and Power and biomass plant.

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Draft Policy	Summary
	When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas.
Policy EN 11: Waste	This policy states that the council will: • Require all developers, including those of new waste facilities in Manchester, to show their project aligns with the waste hierarchy: prevention, reduction, reuse, recycling/composting, energy recovery, and final disposal. Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised recycled on site wherever possible and how the sustainable waste management needs of end user will be met.
Policy SI 3: Social Value	Major planning proposals should aim to maximize social value for future users and the community. They must include a Social Value Statement detailing measures like Employment and Skills plans, apprenticeships, training opportunities for locals, and the use of local suppliers.
Policy T 1: Transport Principles	To achieve the modal shift from private vehicles to public transport, shared mobility and active travel and contribute to zero carbon, road danger reduction and sustainable economic growth, the Council will support proposals that enable and remove barriers to travel and access by public transport and active travel, promote sustainable economic growth and a reduction in carbon emissions. That also contribute to delivery of the Network Plan of walking, wheeling and cycling routes in the Manchester Active Travel Strategy and Investment Plan (MATSIP), facilitate delivery of electric vehicle charging infrastructure,
Policy T 2: Sustainable Location of Development	This policy aims to ensure that new developments are located and designed to prioritise sustainable transport options like walking, cycling, and public transport. Developments should be easily accessible and connect residents to jobs, services, and leisure opportunities. In the City Centre, parking will be limited to essential needs such as for disabled persons, emergency vehicles, and business services, while additional parking will be evaluated based on its alignment with sustainable transport goals. Outside the City Centre, parking will be minimized, especially near high-frequency public transport like Metrolink and rail services, with consolidated parking considered for major developments. Developers must provide evidence to justify parking needs through a Transport Assessment. All proposals in the city must include cycle parking that meets national guidance (LTN 1/20). If a development causes excessive off-site car parking that negatively affects the surrounding area, appropriate mitigation measures must be implemented.
Policy T 4: Digital Infrastructure	Development proposals in Manchester should: • Provide enough ducting space for full fibre connectivity infrastructure in new developments. • Meet the expected demand for mobile connectivity. • Prevent reductions in mobile connectivity in surrounding areas or mitigate them if unavoidable. Utilize rooftops and public spaces (e.g., street furniture and bins) for well-designed and appropriately located mobile digital infrastructure.
Policy D 1: Design Principles	All development must create high-quality places by reinforcing local character, addressing diverse community needs, ensuring safe and active streets, promoting connectivity and sustainable transport, integrating with blue and green infrastructure, providing appropriate, discreet parking and

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Draft Policy	Summary
	storage solutions, being climate-resilient, and meeting key standards for space, storage, and amenity.
Policy D 2: Character Areas	All development should demonstrate how proposals consider the distinct character areas of the city. • City Centre • Arterial Routes • River Valleys and Canals • Higher Education Precinct (HEP) • Central Arc • Southern and Northern Suburban Areas • Eastern Area • Heaton Park Wider Wythenshawe and Airport
Policy D4: Conservation Areas, Listed Buildings and Registered Parks and Gardens	New development will conserve or enhance the significance of Conservation Areas taking into account their special character and setting, and will: • Conserve the unique and distinctive townscape characteristics and features of the conservation areas including landscape character, boundary treatments, walls, gardens, open spaces and trees. • Preserve or enhance key views and vistas. • Expect high quality design in new development that enhances the historic an architectural character. • Use high quality materials and detailing appropriate to the context. • Refurbish or replace buildings that have a negative impact on the area and take opportunities to better reveal the significance of the area. • Resist harmful incremental changes where the cumulative effect erodes the special character. • Take account of any further guidance and frameworks approved by the Council. Listed Buildings Alterations to listed buildings and their settings will conserve their significance, restoring original architectural detail and historic fabric through: • Development affecting settings of Listed Buildings should take opportunities to enhance or better reveal their significance. • Taking opportunities to reinstate internal and external features of special architectural or historic significance and remove harmful features. • Ensuring change of use and adaption will be consistent with their long term • conservation particularly those which have been identified at risk. • Resisting the demolition of Listed Buildings in whole or in part or the removal or modification of later features of interest. • Ensuring work is informed by appropriate specialists and carried out to high quality conservation standards.
Policy D5: Heritage	Development affecting Heritage assets will positively conserve or enhance their significance as an integral part of sustainable growth, and will: • Describe and assess the significance of the heritage asset which will inform proposals for their positive conservation. • Ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance.

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Draft Policy	Summary
	• Secure the continued beneficial use of heritage assets while allowing them to meet changing needs and adapt to climate change. • Ensure heritage is at the heart of place making and sustainable growth, responding positively to the distinctive character of our heritage assets and delivering high quality buildings and spaces which enhance their settings. • Avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.
Policy DM 1: Development Management	This policy lists the following issues all development should regard: • Appropriate siting, layout, scale, form, massing, materials and detail. • Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. • 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. • Refuse storage and collection. • Vehicular access and car parking. • 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. • Flood risk and drainage. • Existing or proposed hazardous installations.
Policy DC 1: Developer Contributions	Where needs arise as a result of development, the Council will seek to secure planning obligations in line with the latest Government legislation and guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by basis: • Affordable housing • Climate change mitigation / adaptation • Community facilities • Education • Health and wellbeing facilities • Highway improvements, traffic management, sustainable transport and disabled people's access • Protection or enhancement of cultural heritage • Protection or enhancement of environmental value • Provision of Green Infrastructure including open space • Public realm improvements • Safety and security improvements • Sports and Recreation facilities and spaces • Training and employment initiatives The nature and scale of any planning obligations sought will be related to the form of development and its potential impact upon the surrounding area. Where appropriate, any such provision will be required to be provided

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Draft Policy	Summary
	on site. Where this is not possible, a commuted sum payment is likely to be sought.

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Appendix 5 - Key Policies o□the Guide to Development SPD

Key Principle	Summary
New developments should maximise access □or disabled people	The Council will expect developers to comply with the standards detailed in its "Design for Access 2" Manual, and to produce an access statement, with identifies their philosophy and approach to inclusive design.
Quality o□the Public Realm	Successful open spaces play a vital role within the City. Successful open spaces encourage use and ownership by local people, stimulating neighbourliness and pride, and contributing to people's sense of wellbeing.
Construction Management	Appropriate measures should be put in place to limit environmental impacts during the construction of new developments, specifically to manage and control the waste generated, the amount of water and energy used, and any potential releases to water, land and air. Use of the Considerate Constructor scheme is recommended.
Biodiversity	Developments should result in no net loss in overall biodiversity value and maximise opportunities to meet and exceed our target to achieve a 10% net increase in tree cover across new developments. Existing green links across the site should be maintained and the opportunity taken to create new links as appropriate. Landscaping and new planting should include species appropriate to the proposed development that will encourage wildlife
Waterways	Developers working in close proximity to the City's waterways should demonstrate, how public access, environment and management will be enhanced. Developers should landscape to ensure that site run-off and blown waste does not enter watercourses, even during extreme weather conditions.
Community Sa□ety and Crime Prevention	Design and Access Statements should demonstrate how crime prevention measures have been considered in the design of the proposal. Informal surveillance should be promoted and crime prevention measures should be included in designs.
Design □or Health	The Council wants to ensure that development works to improve the health of Manchester's residents. This is encourage through ten objectives, including (inter alia):- Encourage active lifestyles; Build opportunities for social interaction; Ensure accessibility for all; Promote safety and a sense of safety; Promote social inclusion; Improve the quality of the natural environment; and, Improve the quality and aesthetics of the built environment

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Appendix 6 - Key Paragraphs of the National Planning Policy Framework

National Planning Policy Framework

Introduction

1. The NPPF Introduction (Section 1) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The policies in the Framework should be taken into account in dealing with applications from the day of its publication [paragraph 224].

2. The NPPF is set out over 17 Sections along with Annex 1, Implementation, Annex 2, Glossary, Annex 3, Flood risk vulnerability classification, and covers 231 paragraphs. Paragraph 3 states that 'the Framework should be read as a whole (including its footnotes and annexes)'.

3. It is relevant to note that the NPPF goes on to outline in paragraph 6 that other statement of government policy may be material when preparing plans or deciding planning applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

Achieving Sustainable Development (Section 2: ¶ 7 to 14)

Three Overarching Objectives

4. Paragraph 7 of the NPPF informs that the United Kingdom, as a member of the United Nations, has agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

5. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that objectives can be taken to secure net gains across each of the different objectives. These objectives are defined as follows:

> **a) an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
>
> **b) a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
>
> **c) an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6. Importantly the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in so doing 'take local circumstances into account, to reflect the character, needs and opportunities of each area'.

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Presumption in favour of sustainable development

7. Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

'c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [footnote 8], granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [footnote 7]; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

Decision-Making (Section 4: ¶ 38 to 59)

8. Section 4 of the NPPF provides guidance regarding the decision-making process. It states, in paragraph 38, that Local Planning Authorities should approach decisions on proposed development 'in a positive and creative way', and should look to use the full range of planning tools to secure developments 'that will improve the economic, social and environmental conditions of the area.'

Pre-application engagement and front-loading

9. The NPPF promotes pre-application engagement and front-loading and states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties'.

Determining applications

10. Paragraph 48 of Section 4 provides guidance regarding the weight that should be given by LPAs when determining applications against emerging plans; it states:

> a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
>
> b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
>
> c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given) [in line with Footnote 22].

Planning conditions and obligations

11. Paragraphs 55 to 59 of Section 4 provide guidance regarding the use of planning conditions and obligations, along with the submission of viability assessments.

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12. Paragraph 57 provides guidance on when planning obligations should be sought, stating that this is only necessary where they meet the following tests:

> *'a) Necessary to make the development acceptable in planning terms;*
>
> *b) Directly related to the development; and*
>
> *c) Fairly and reasonably related in scale and kind to the development.'*

Building a strong, competitive economy (Section 6: ¶ 85 to 89)

13. Section 6 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 85). Furthermore, it states that planning policies and decisions should recognise and address the specific locational requirements of different sectors (paragraph 87).

Ensuring the vitality o town centres (Section 7: ¶ 90 to 95)

14. Section 7 of the NPPF seeks to ensure that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation (Paragraph 90).

15. Paragraph 91 states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Paragraph 92 goes on to explain that, when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.

16. Paragraph 94 states that when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (or 2,500sqm if there is no locally set threshold.

Promoting Sustainable Transport (Section 9: ¶ 108 to 117)

17. Section 9 seeks to ensure that sustainable transport modes are promoted through both the plan making process as well as in the determination of planning applications.

18. In terms of decision-making, paragraph 114 confirms that proposals should be assessed on the basis that there are appropriate opportunities to promote sustainable transport modes, safe and suitable access, and that any significant impacts on the highway network or on highways safety can be cost effectively mitigated.

19. Importantly paragraph 115 states:

> *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*

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20. In light of this, paragraph 116 states that development should: give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.

Making Effective Use o Land (Section 11: ¶ 123 to 130)

21. Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding the environment and ensuring safe and healthy living conditions. Strategic policies should set a clear strategy for accommodating objectively assessed needs, in a way that 'makes as much use as possible of previously-developed or 'brownfield land' [in line with Footnote 49]'.

22. Paragraph 124 is noteworthy and states that planning policies and decisions should:

> *'a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
>
> *b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
>
> *c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
>
> *d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) [in liner with footnote 50]; and*
>
> *e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards),and can maintain safe access and egress for occupiers.'*

23. Guidance in respect of 'achieving appropriate densities' in set out in paragraphs 128 and 129 of Section 11; the latter stating that planning policies and decisions should support development that makes efficient use of land, taking into account:

> *'a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
>
> *b) local market conditions and viability;*
>
> *c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
>
> *d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*

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e) the importance of securing well-designed, attractive and healthy places.'

24. Paragraph 129 specifically states that 'area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places'.

Achieving Well-Designed Places (Section 12: ¶ 131 to 141)

25. Section 12 of the NPPF provides design guidance and states that 'the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'.

26. Paragraphs 133 and 134 provides guidance for Local Planning Authorities in terms of creating local design guides and codes. The NPPF advises that design guides 'can be prepared at an area-wide, neighbourhood or site-specific scale' and that 'landowners and developers may contribute to these exercises'.

27. Paragraph 135 is noteworthy and states that planning policies and decisions should ensure that developments:

> *'a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
>
> *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
>
> *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
>
> *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
>
> *e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
>
> *f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

28. Paragraph 136 outlines the importance of trees in contributing to character and quality of urban environments, as well as mitigating and adapting to climate change. Specifically it states that 'planning policies and decisions should ensure that new streets are tree-lined' and applicants and local planning authorities should work with tree officers to ensure this.

29. Paragraph 139 outlines that 'significant weight should be given [when determining applications] to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

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Meeting the Challenge o Climate Change, Flooding and Coastal Change (Section 14: ¶ 157 to 179)

30. Section 14 sets out guidance for ensuring the planning system supports the transition to a low carbon future in a changing climate, taking into account flood risk and coastal change. This includes encouraging the re-use of existing resources, including the conversion of existing buildings, and supporting renewable and low carbon energy and associated infrastructure.

Conserving and Enhancing the Natural Environment (Section 15: ¶ 180 to 194)

31. Paragraph 180 introduces Section 15 and sets out that planning policies and decisions should contribute to and enhance the natural and local environment.

32. The NPPF states that plans should protect and enhance biodiversity and geodiversity. Paragraph 186 goes on to state that LPAs should apply the following principles when determining planning applications:

> *'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
>
> *b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
>
> *c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
>
> *d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'*

33. In terms of ground conditions and pollution the NPPF states in paragraph 189 that planning policies and decisions should ensure that a 'site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination'.

34. Paragraph 191 goes on to state that planning policies and decisions should also 'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'.

35. Paragraph 192 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

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36. Similarly paragraph 193 is relevant:

> *'Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed'.*

Conserving and Enhancing the Historic Environment (Section 16: ¶ 195 to 214)

37. Paragraph 200 of the NPPF sets out that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

38. Paragraph 203 is also of relevance to this application and states that in determining applications, local planning authorities should take account of:

a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Considering potential impacts

39. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance (Paragraph 205).

40. Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

41. Linked to the above, Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Reform

42. The Ministry of Housing, Communities and Local Government is currently undertaking consultation on a series of proposed reforms to the National Planning Policy Framework and other changes to the planning system. This consultation finished on 10 March 2026, and a new/updated National Planning Policy Framework is expected by the end of 2026.

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National Design Guide

43. The National Design Guide was published on 1 October 2019 by the Ministry of Housing Communities and Local Government, and illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

44. The Guide, which is a material consideration, sets out that well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics set out in Part 2 of the Guide are: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and, lifespan.

National Planning Practice Guidance

45. On 6 March 2014 the DCLG published the National Planning Practice Guidance ("NPPG") web-based guidance. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this guidance is a material consideration that should be taken into account during the determination of planning applications.

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