Planning Statement
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Planning Statement

RALION PROPERTY II LIMITED

JLL SEE A BRIGHTER WAY

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1. Introduction

Introduction

1.1. This Planning Statement has been prepared to accompany an application seeking permission on behalf of RALION PROPERTY II LIMITED (the 'Applicant') for the installation of a new roof terrace and associated rooftop plant at One Tony Wilson Place, Manchester, M15 4FN.

1.2. The proposed development is described as follows:

> *'Full Planning Permission for Installation of New Roof Terrace and Associated Rooftop Plant'*

1.3. The planning application is accompanied by the following supporting documents:

- Planning application form and certificates duly signed and completed (prepared by JLL)
- Statutory planning fee
- Planning Drawings (prepared by JMArchitects)
  - Location Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0001-S4-P03)
  - Site Plan-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL0002-S4-P03)
  - Existing Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0001-S4-P03)
  - Existing North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0001-S4-P03)
  - Existing East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0003-S4-P03)
  - Existing-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0005-S4-P03)
  - Existing West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0007-S4-P03)
  - Existing-Section AA (ref: 7124-JMA-01-ZZ-DR-A-PL5001-S4-P03)
  - Section BB-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
  - Existing-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5005-S4-P03)
  - Site Plan-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL0003-S4-P03)
  - Proposed Seventh Floor (ref: 7124-JMA-01-07-DR-A-PL0001-S4-P02)
  - Proposed Roof Terrace Plan (ref: 7124-JMA-01-07-DR-A-PL0002-S3-P02)
  - Proposed Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0002-S4-P03)
  - Proposed Roof Terrace Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0003-S4-P02)
  - Proposed North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed North Elevation-North Context (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0004-S4-P03)
  - Proposed-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0006-S4-P03)

  - Proposed West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Proposed West Elevation-Site Context (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Section AA-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
  - Proposed-Section BB (ref: 7124-JMA-01-ZZ-DR-A-PL5004-S4-P03)
  - Proposed-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5006-S4-P03)
- Reports
  - Design and Access Statement (prepared by JMArchitects)
  - Noise Impact Assessment (prepared by Spectrum)
  - BNG Assessment (prepared by Urban Green)
  - BNG Design-Stage Report (prepared by Urban Green)
  - Lighting Strategy (prepared by Flatt Consulting)

Structure

1.4. This Planning Statement identifies and addresses the issues relevant to the consideration of the application submission as follows:

- Description of Site and Surrounding Area – describes the physical characteristics of the planning application site and its immediate surroundings.
- Planning History of the Site – sets out the planning history for the site.
- Proposed Development – provides a description of the proposed development.
- Relevant Planning Policy – describes the planning policies which are relevant to the proposed development.
- Planning Considerations – provides an assessment of the planning application proposals against the relevant planning policies.
- Conclusions – sets out the conclusions of this Statement.

2. Site Location and Description

The Site

2.1. One Tony Wilson Place is located in Manchester City Centre and lies within the Strategic Regeneration Area of First Street, which is now a well-established area of the city comprising a mix of culture, leisure, retail and office space. Please see figure 1 below.



Figure 1 - Aerial View of Site

2.2. The application site comprises of seven storey Grade A, BREEAM Excellent office building with approximately 180,000sqft of office space.

2.3. A unit operated by Pizza Express abuts the building which protrudes out from the northern elevation.

2.4. Directly to the north of the site lies INNSiDE Melia,4-star hotel, Home which is a performing arts theatre and Junkyard Golf, an indoor miniature golf course.

2.5. To the east of the site is a multi storey car park, the ground floor of which comprises a mixture of restaurants, coffee shops and a bar. There is also a student accommodation block to the east of the site.

2.6. To the west of the site is another prime office development consisting of 170,000sqft of office space. A gym and a restaurant also lie to the west of the Site.

3. Planning History

3.1. A planning history search has been undertaken via a desktop search of the Manchester City Council Public Access. A summary of the most relevant applications is provided in Table 1.

Table 1

Application ref	Proposal	Decision and Date
142576/FO/2025	External alterations including replacement cladding, new entrance and plant to roof top	Approved 22 May 2025
092663/AOH/2010/C1	Retrospective Consent for erection of 2no. 10m x 17.5m banner letting signs	Temporarily approved 27th April 2010
091485/VO/2009/C1	CITY COUNCIL DEVELOPMENT Installation of new doors to the west and east elevations of the building and erection of new timber enclosure and single storey building to provide a children's play area with store	Approved 11th Nov 2009
090451/FU/2009/C1	Change of use from offices (Class B1) to offices (Class B1) and customer services and creche with associated play area (Sui Generis), in relation to temporary relocation of City Council services	Approved 24th Aug 2009
083763/FO/2007/C3	Refurbishment of existing office building including new external elevations, two storey roof extension and ancillary servicing	Approved 20th Aug 2007
081805/FO/2007/C3	Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension	Approved 20th Feb 2007
054932/FO/CITY3/98	Elevational alterations to existing building	Approved 25th Aug 1998

4. Proposed Development

Background

4.1. An planning application (reference: 142576/FO/2025) was approved on 22 May 2025 for external alterations including replacement cladding, new entrance and plant to roof top on One Tony Wilson Place.

4.2. The approved works to the external facades of the building ensure that the building remains an attractive and well maintained place to work, as well as aesthetically integrating into the character and environment of the area. Moreover, the works represent a significant improvement to an existing office building in a key location within Manchester city centre.

4.3. The works aligned with local and national planning policies, addressed sustainability concerns, and positively contributes to the continued success of the First Street area. It is considered that the proposed development as part of this application will further maximise the potential of this existing asset.

Proposed Development

4.4. The proposed development comprises the installation of a new roof terrace and associated plant area on the roof of the existing building.

4.5. As set out within the supporting Design and Access Statement, the proposed development will comprise of 286 sqm of amenity space, made up of:

- Internal Amenity Space – 89 sqm
- External Amenity Space – 197 sqm

4.6. The roof terrace has been designed in black anodised aluminium with folded detailing to complement the building's main terracotta-toned façade whilst maintaining its own distinct character. The darker finish ensures the terrace appears lightweight and recessive against the skyline, thereby preserving the visual prominence of the principal façade below.

4.7. The terrace incorporates a new curtain wall system with black aluminium mullions that provide visual consistency and emphasise vertical proportions. Two adjustable louvred pergolas flank the internal terrace area, enabling users to control sunlight, shade, ventilation, and rain protection throughout the year. The lightweight pergola structure integrates sensitively with the existing building whilst minimising visual impact.

4.8. The design achieves a balanced, contemporary addition that is both sympathetic to the existing building and functionally adaptable for year-round use, thereby enhancing the quality and utility of the development whilst respecting the established architectural character.

4.9. A portion of green roof will be lost to facilitate the development of the roof terrace. To offset habitat loss and uplift BNG value of the site, additional areas of green roof are to be created.

4.10. Please see the supporting Design and Access Statement, Proposed Drawings and Biodiversity Net Gain Design Stage Assessment for further context.

5. Planning Policy Context

5.1. When determining any planning application, the relevant authorities (in this case Manchester City Council) are under a statutory obligation, as imposed by Section 54a of the Town and Country Planning Act, repeated in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to make their determination in accordance with the development plan unless material considerations indicate otherwise.

5.2. The Levelling Up and Regeneration Act 2023 amended section 38 of the Planning and Compulsory Purchase Act to add that regard must be given to the National Development Management Policies (NDMPs) and that where there is a conflict between development plan policies and NDMPs, 'the conflict must be resolved in favour of the national development policy'.

5.3. As yet, NDMPs have not been published for consultation and have not been adopted. The principal Development Plan documents against which planning applications for development in Manchester are considered currently comprise the following:

- Manchester Unitary Development plan 'saved' policies (1995)
- Manchester Core Strategy (2012)
- Places for Everyone Development Plan Document (2024)

5.4. Other material considerations will include the National Planning Policy Framework (2024) and supplementary planning guidance.

Local Planning Policy

Manchester Unitary Development Plan 'saved' Policies (1995)

5.5. The following saved policies of the UDP are considered to be of relevance to the proposed development:

DC26. Development and Noise

5.6. Policy DC 26.1 sets out that the Council intends to reduce the impact of noise on people living, working or visiting the city by considering the effect of new proposed developments which may generate noise as well as consider new development that will be exposed to noise sources.

5.7. Policy DC26.4 explains that where a new proposal may generate potentially unexpected levels of noise, the Council will require the applicant to provide an assessment of the likely impact and the mitigation measures that will be put in place to deal with any noise impact.

Manchester Core Strategy (2012)

5.8. The following policies of the Core Strategy are considered to be of relevance to the proposed development:

5.9. Policy SP1: Spatial Principles sets out that '*development in all parts of the city should:*

- *Make a positive contribution to neighbourhoods of choice including:-*
- *creating well designed places that enhance or create character.*

- *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.*
- *protect and enhance the built and natural environment.*
- *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.*
- *Improve access to jobs, services, education and open space by being located to reduce* the need to travel and provide good access to sustainable transport provision.'

5.10. Policy CC 6: City Centre High Density Development sets out that '*City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City'.*

5.11. Policy CC8: Change and Renewal set out that '*developments which make significant contributions to the City Centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre will be supported. … The Council will also provide appropriate support including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester*'.

5.12. Policy EN1: Design Principles and Strategic Character Areas explains that all '*development 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. Opportunities for good design to enhance the overall image of the City should be fully realised…. Design and Access Statements must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.'*

5.13. Policy DM1: Development Management sets out that development should have regard to specific issues including:

- *'Appropriate siting, layout, scale, form, massing, materials and detail*
- *Impact on the surrounding areas in terms of the design, scale and appearance*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation*
- *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'.*

Place For Everyone

5.14. The Places for Everyone (PfE) is a joint development plan for Manchester City Council and eight other Greater Manchester authorities. The plan was adopted in March 2024 and is part of

Manchester's development plan. The PfE sets out a framework for planning and development in the area until 2039.

5.15. The following policies are considered to be of relevance:

5.16. **Policy JP-Strat2: City Centre** sets out that '*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'*.

5.17. **Policy JP-J3: Office Development** '*At least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on: 1. The City Centre, accounting for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new Northern Powerhouse Rail links which will further enhance its position as the premier office location outside London'…'The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations*'.

National Planning Policy

5.18. The revised NPPF was published on 12th December 2024 and contains the national planning policy for England.

5.19. At the heart of the NPPF is a presumption in favour of sustainable development, it also states applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.20. The following policies are considered to be of relevance to the proposal.

5.21. NPPF paragraph 11 is clear that in decision making:

- *'Development proposals are approved with an up-to-date development plan without delay;*
- *Where there are no relevant development plans or the policies which are most important are out of date, permission should be granted unless:*
    - *The application of policies in this Framework that protect area or assets of particular importance provides a clear reason for refusing the development proposed;*
    - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.'*

5.22. NPPF paragraph 12 states that '*The presumption in favour of sustainable does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up to date development plan (Including any neighbourhood plans…) permission should not usually be granted. Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should be not followed.'*

5.23. Section 6 'Building a strong, competitive economy' sets out at paragraph 85 that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development…'.*

5.24. Section 12 'Achieving well designed places' paragraph 131 explains that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

5.25. Paragraph 139 follows on stating that '*Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) 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'.

6. Planning Considerations

6.1. The proposed roof terrace and associated rooftop plant represents a carefully considered addition that enhances the functionality and long-term viability of the building whilst preserving its established visual character and relationship with the surrounding context.

Principle of Development

The proposal seeks to extend an existing office building at roof level through the addition of a roof terrace and associated facilities. The principle of enhancing and improving existing commercial buildings within the City Centre is supported by the Development Plan, particularly Core Strategy Policy CC8 and Places for Everyone Policy JP-J3, which encourage the refurbishment and enhancement of existing office accommodation to improve standards and competitiveness. The efficient use of existing built assets without increasing the building's footprint aligns with sustainable development principles set out in Core Strategy Policy SP1 and the NPPF. The principle of development is therefore acceptable and accords with local and national planning policy objectives.

Design

6.2. The terrace incorporates a curtain wall system featuring black anodised aluminium mullions and cappings with vertical emphasis, providing durability and visual consistency with the building's material palette. Two louvred pergola structures are positioned on either side of the internal terrace area, featuring adjustable louvres that control sunlight penetration, provide shade, enable ventilation, and offer weather protection. The lightweight aluminium construction minimises structural load and visual impact on the existing building.

6.3. The design has been developed to integrate sensitively with the existing structure, ensuring minimal visual impact whilst contributing positively to the character and usability of the building, in accordance with Core Strategy Policy EN1 and Policy DM1 by demonstrating appropriate materials, design quality, and provision of adequate amenity space.

Visual Impact and Streetscape

6.4. Due to its set-back position at roof level, the proposed terrace will not be visible from street level when viewed from the north elevation and will therefore have no material impact on the existing streetscape or visual character of the area. The design has been deliberately developed to ensure that the terrace sits discreetly within the building's envelope, avoiding prominence in key public views.

6.5. Only a very limited portion of the glazed balustrade may be perceptible from certain oblique vantage points. This element has been specified as a lightweight, transparent component to minimise its visual presence. The terrace comprises black anodised aluminium cladding with folded detailing, complementing the existing terracotta-toned anodised aluminium façade. The darker anodised finish reduces visual prominence against the skyline, maintaining the hierarchy of the principal elevation.

6.6. As a result, the proposal preserves the established appearance of the north elevation whilst introducing a subtle and high-quality architectural addition that does not detract from the

surrounding context. This approach aligns with Core Strategy Policy EN1 and Policy DM1 by demonstrating appropriate siting, scale, materials and minimal impact on surrounding areas, whilst reflecting NPPF paragraph 139 through design that fits with the overall form and character of its surroundings.

Functional and Economic Benefits

6.7. The proposed addition has been carefully considered to enhance both the functionality and long-term viability of the property. High-quality amenity space is a key factor in attracting and retaining tenants, and the introduction of a well-designed outdoor terrace will significantly improve the building's offering.

6.8. The terrace will provide valuable breakout space, supporting employee wellbeing, informal meetings, and flexible working patterns all of which are now widely recognised as essential components of modern workplace design. The intervention makes efficient use of previously underutilised roof space, delivering a clear uplift in value without increasing the building's footprint or impacting on surrounding land uses.

6.9. These benefits accord with Core Strategy Policy SP1 by making a positive contribution to the health, safety and wellbeing of occupants and ensuring efficient use of existing built resources. The proposal supports Policy CC8 and Places for Everyone Policy JP-J3 by enhancing the quality and competitiveness of existing office accommodation, directly contributing to the City Centre's role in employment growth. Significant weight should be afforded to these economic benefits in accordance with NPPF paragraph 85, which emphasises the need to support economic growth and productivity.

Noise

6.10. A Noise Impact Assessment has been prepared by Spectrum Acoustic Consultants to support the application.

6.11. The assessment concludes that noise from proposed mechanical services plant within the existing rooftop compound would result in levels significantly below existing background noise levels at the nearest receptors and would not give rise to adverse noise impact. Predicted noise levels comply with Manchester City Council's Planning and Noise Technical Guidance (October 2022) and relevant WHO guideline values, with no additional mitigation required for mechanical services.

6.12. Noise from rooftop terrace activities has been assessed and demonstrates compliance with applicable criteria when considered over a typical year, with no material change to or adverse effect on the existing noise environment.

6.13. The Noise Impact Assessment aligns with UDP Policy DC26 by providing a comprehensive assessment of likely noise impact and demonstrating that the proposal will not result in adverse effects on nearby receptors. The assessment addresses Core Strategy Policy DM1 requirements regarding effects on amenity, including noise impacts on surrounding areas. The proposed mitigation measures for amplified music demonstrate compliance with Policy SP1 by considering the health, safety and wellbeing of residents in the surrounding area. The assessment satisfies Manchester City Council's Planning and Noise Technical Guidance requirements, ensuring the development is acceptable in accordance with local policy frameworks.

Biodiversity Net Gain

6.14. A Biodiversity Net Gain Design Stage Assessment and its associated metric have been submitted in support of the application.

6.15. The assessment has been undertaken using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units for the site. The baseline assessment identified a small parcel of 'other green roof' comprising low-growing sedum species and developed land with sealed surfaces. The proposals involve the conversion of a portion of green roof to recreational terrace whilst creating additional areas of green roof on previously sealed surfaces.

6.16. The proposed development produces a net gain of 0.02 area habitat units, representing an 80.13% increase in biodiversity value. This exceeds the mandatory 10% Biodiversity Net Gain requirement. The trading rules have been met for all habitat types present, and no off-site mitigation is necessary to meet local and national planning requirements.

6.17. The Biodiversity Net Gain Assessment aligns with Places for Everyone Policy JP-G8 which requires development to follow the mitigation hierarchy and achieve a measurable net gain in biodiversity of no less than 10%. The assessment demonstrates compliance with Core Strategy Policy EN15 by identifying and implementing opportunities to create new biodiversity onsite. The proposal accords with the mandatory Biodiversity Net Gain requirements set out in Schedule 7A of the Town and Country Planning Act 1990 and NPPF paragraphs 187 and 192, which emphasise the need to provide net gains for biodiversity and pursue opportunities for securing measurable net gains. The proposal therefore satisfies national and local policy requirements for biodiversity enhancement.

Lighting

6.18. A Lighting Strategy has been prepared by Flatt Consulting. The proposed lighting design mitigates obtrusive light through careful luminaire selection, positioning, and appropriate light intensity levels in accordance with lighting design guidance. LED lamps in the 3000K range reduce ecological impact, whilst luminaires with no upward light components prevent sky glow. Centralised lighting control systems enable dimming in sensitive areas during post-curfew times. The design complies with ILP Guidance Note 01/20 illuminance limits to ensure light pollution is mitigated into adjacent properties. Horizontal and vertical illuminance contour plans and luminaire specifications will be provided to demonstrate compliance.

6.19. It is considered that the lighting strategy aligns with Core Strategy Policy DM1 by addressing effects on amenity, including light pollution to surrounding areas. The use of LED technology, dimming controls, and careful luminaire specification demonstrates efficient use of natural resources in accordance with Policy SP1. The mitigation measures protect the built and natural environment whilst considering the wellbeing of residents and minimising environmental impacts, supporting the sustainable development principles set out in the Development Plan and the NPPF.

Conclusion

6.20. The proposed roof terrace aligns with local and national planning policy objectives by delivering economic benefits through enhanced office accommodation, demonstrating high-quality design that respects local character, making efficient use of existing built resources, and supporting employee wellbeing through valuable amenity space. The proposal preserves the established

streetscape whilst contributing positively to the functionality and sustainability of the building in accordance with the Development Plan and the NPPF.

7. Conclusions

7.1. The proposed development is described in the application as follows:

> *'Full Planning Permission for Installation of New Roof Terrace and Associated Rooftop Plant'*

7.2. The proposed works at One Tony Wilson Place represents a high-quality addition that delivers economic and functional benefits whilst preserving the established visual character of the building and surrounding area.

7.3. The proposal accords with Manchester Core Strategy Policy SP1 by making a positive contribution to the health, safety and wellbeing of building occupants through the provision of amenity space that supports employee wellbeing and flexible working patterns. The efficient use of previously underutilised roof space demonstrates sustainable use of existing built resources without increasing the building's footprint.

7.4. The development supports Core Strategy Policy CC8 and Places for Everyone Policy JP-J3 by enhancing the quality and competitiveness of existing office accommodation within the City Centre, directly contributing to employment growth and economic vitality.

7.5. The proposal aligns with Core Strategy Policy EN1 and Policy DM1 through appropriate siting, scale and materials. The set-back position ensures the terrace will not be visible from street level when viewed from the north elevation, preserving the established streetscape. The black anodised aluminium cladding complements the existing façade whilst maintaining visual hierarchy.

7.6. The proposal complies with UDP Policy DC26 and Core Strategy Policy DM1. The Noise Impact Assessment demonstrates that noise from mechanical services and terrace activities will not result in adverse effects on nearby receptors.

7.7. The Lighting Strategy addresses Policy DM1 requirements by mitigating obtrusive light through careful luminaire selection, LED technology, and compliance with ILP Guidance Note 01/20 illuminance limits, protecting residential amenity whilst minimising environmental impacts in accordance with Policy SP1.

7.8. The Biodiversity Net Gain Assessment demonstrates that the proposal achieves an 80.13% net gain in biodiversity, significantly exceeding the mandatory 10% requirement, with no off-site mitigation necessary. This accords with Places for Everyone Policy JP-G8, Core Strategy Policy EN15, and NPPF requirements for measurable biodiversity enhancement.

7.9. The proposal responds to NPPF paragraph 85, which states that significant weight should be placed on the need to support economic growth and productivity. The enhancement of existing office accommodation addresses evolving workplace requirements and supports the competitiveness of Manchester's office market.

7.10. The development complies with NPPF Section 12 and paragraph 139 by reflecting local design policies through careful integration with the existing building's architectural character. The design fits with the overall form and layout of its surroundings whilst delivering a high-quality addition that enhances the building's sustainability.

7.11. The proposal represents sustainable economic development that accords with the Development Plan when read as a whole and complies with national planning policy. It delivers substantial benefits with no adverse impacts identified. In accordance with the statutory presumption and the NPPF presumption in favour of sustainable development, planning permission should be granted.

7.12. The information submitted with this application is considered sufficient to determine the proposals, which are acceptable in this location and accord with adopted local and national planning policy.

We can support you with expert advice that reflects your business needs and priorities

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