Paul Butler Associates
Planning, Development & Heritage Consultants

**CubicWorks Ltd**

Winter's Buildings, Manchester

# Planning Statement

July 2026

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**File Name:** Plannning Statement

**Document Preparation/Checking Record:**

| | Name and Qualifications | Position | Date |
|---|---|---|---|
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**Document Revision Record:**

| Issue No. | Date | Details of Revisions |
|---|---|---|
| | | |
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# Contents


1. Introduction

2. The Application Site and Surrounding Area

3. The Proposed Scheme

4. Planning Policy Context and Assessment

5. Conclusions

Appendix A: Planning History

Appendix B: Waste Proforma and Plan

# 1. Introduction

1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of CubicWorks Ltd. The Statement has been prepared in support of applications for Planning Permission and Listed Building Consent submitted to Manchester City Council (MCC) for proposed works and change of use of part of the Winter's Buildings, St Ann's Square Manchester, from commercial use (use class E) to 5 apartments (use class C3).

1.2 The application property forms part of a four-storey building with an attic and basement. The building, although currently vacant, was most recently in use as a retail unit occupied by 'COS' clothing. The proposal involves the conversion of the 2nd, 3rd, and 4th floors to 5 residential apartments, as well as the necessary access through the lower floors to street level. External works include works to the building's roof, the creation of a roof terrace, replacement of rainwater goods, and works to create a residential entrance.

1.3 To provide a clear understanding of the application proposal this statement includes:

- A description of the application site and surrounding area;
- A review of relevant planning history;
- A description of the proposed scheme;
- An appraisal of the scheme against relevant national and local planning policies; and,
- A conclusion.

**Supporting Information**

1.4 This statement should be read in conjunction with the supporting application drawings prepared by Bridge Architects, and the following accompanying reports:

- Design and Access statement by Bridge Architects, including:
    - Disabled Access Information (Section 8)
    - Photographs of the affected parts of the building (Section 2.5)
    - Architectural Method Statement / Schedule of Works (Section 5)
- Heritage Statement by Paul Butler Associates.
- External Lighting Details (Refer to proposed plans).

- Construction Management Plan by CubicWorks Ltd.
- Structural Survey by Booth King Partnership.
- Waste Management Plan (Construction Waste) by CubicWorks Ltd.
- Ecological Assessment (Bat Survey) by Evergreen Ecology.
- Acoustic Assessment by Hann Tucker Associates.
- Plant Information by Hurstwood.
- Ventilation Strategy by Hurstwood.
- Odour Impact Assessment by Redmore Environmental.
- Air Quality Assessment by Redmore Environmental.
- Window Schedule by Quadriga.

1.5 The planning history of the site (Appendix A) and a waste proforma and plan (Appendix B) are appended to this Statement.

# 2. The Application Site and Surrounding Area

**The Application Site**

2.1 The application site is situated within St Ann's Square, on the corner of St Ann's Street and St Ann's Churchyard, within the city centre of Manchester. The site is rectangular in shape, and covers an area of approximately 0.05 hectares.

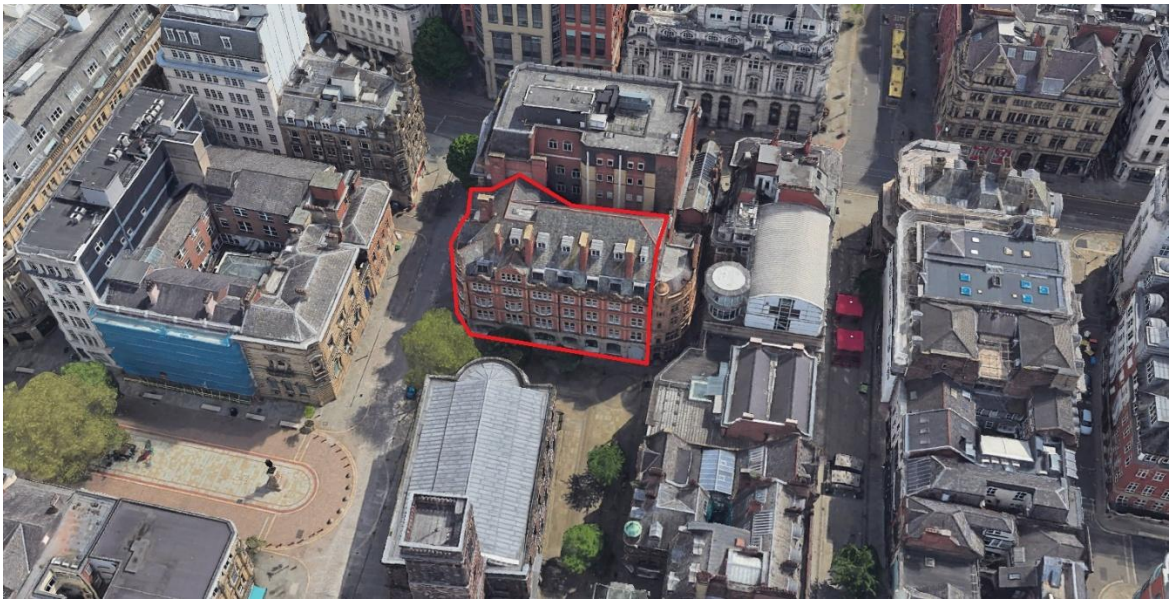


**Fig 2.1**: Aerial view identifying the site in red outline.

2.2 The building is four storeys with an attic and basement and is constructed on a corner plot. The building is currently vacant, most recently in retail use, occupied by COS clothing retailer. It is built of red brick with terracotta dressings with a granite plinth. The ground floor consists of a glazed arcade forming shopfronts.

2.3 The building is constructed in an eclectic style with Elizabethan features and some Art Nouveau decoration. It has a slightly curved canted corner facing into St. Ann's Square which rises to a decorative terracotta pediment with a datestone: "1901 WINTER'S BUILDINGS".

2.4 The roof is of Welsh slate which although partially visible is largely concealed from street level by a low red brick parapet with terracotta scrollwork and the pitched red brick and terracotta dormers. Further up the roof there are a series of leaded dormers in two tiers with the lower dormers louvred as ventilation extracts. The roofline also has a series of tall red brick chimney stacks.



**Fig 2.2** View of site from St Ann's Square



**Fig 2.3** Western Elevation

2.5 The building is Grade II Listed. Reference to the building's planning history along with on-site analysis confirms that the only surviving historic elements of the building are its north and west facades. The remainder of the original building was demolished and a modern concrete structure and steel framed roof constructed in around 1995 behind the two historic facades. Notwithstanding this, externally it retains its historic character (potentially partly via the re-use of historic slate to the modern roof) and rebuilt chimneys, with the external facades being in good condition. The building shares a narrow lightwell with Tom's Chop House public house to the south and National House to the east, both of which are also Grade II Listed.



**Fig 2.4** First Floor interior



**Fig 2.5** Second Floor interior



**Fig 2.6** Attic interior containing plant



**Fig 2.7** Third Floor Interior

**The Surrounding Area**

2.6 The site is located at the south east corner of St Ann's Square, one of the main public squares within the City Centre. It is also located within the retail heart of the City in between Deansgate and Market Street. Uses, particularly at street level are a mixture of commercial, including retail and food and drink, often with offices above. The conversion of upper floors from retail to residential has emerged within the last decade and there is now a growing community within this part of the City Centre.

2.7 Immediately adjacent to the site is Tom's Chop House public house which adjoins the building's south elevation, and National House to the east, which contains restaurants and shops at ground floor level and offices above. In addition to Winters and the two buildings which it adjoins, there are multiple other Listed Buildings within the immediate area, and the site is also located within the St Ann's Conservation Area.

2.8 The site is located within the City Centre's Primary Shopping Area. It is located 750m south of Manchester Victoria Station, and c. 1,200m from both Manchester Oxford Road and Manchester Piccadilly Stations. Bus stops are located less than 100m away on Market Street. The free city centre bus passes close to the site along Corporation Street. The site is therefore located within a highly accessible location. It has access to extensive retail, service, and leisure provision, and a choice of public transport modes are accessible within approximately 10 minutes' walk.

**Planning History**

2.9 The building has an extensive planning history which is detailed within Appendix A. The applications of specific relevance to the current proposals are identified below:

| Address | Reference | Description | Decision |
|---|---|---|---|
| **28-32 St Ann Street Manchester M2 7LF** | 121353/LO/2018 | Listed Building Consent for works to windows, replacement of two entrance doors and internal strip out and fit out works. | Approved December 2018 |
| **28-32 St Ann Street Manchester M2 7LF** | 121693/FO/2018 | Replacement of two retail entrance doors. | Approved October 2018 |
| **28-30, St Ann Street, City** | 050042/AO/CITY1/96 (also LBC) | Installation of new shop windows and doors to ground floor and erection of 6 x fascia signs and 3 x banner signs | Approved July 1996 |
| **Winter's Building, 28-32, St. Ann Street, City** | 047346/FO/CITY1/95 | Removal and replacement of existing walls and floors of building for retail development with retention of existing facade | Approved August 1995 |
| **Winter's Building, 28-32, St. Ann Street, City** | 047348/LL/CITY1/95 | LISTED BUILDING CONSENT Removal and replacement of existing walls and floors of building for retail development with retention of existing facade | Approved August 1995 |

2.10 The planning approvals of most interest are the 1995 approvals above which saw the demolition of the building aside from its facades. Further refurbishment works including the replacement of external doors to the two entrances to the ground floor retail unit, took place following the 2018 approvals identified above.

# 3. The Proposed Scheme

3.1 This application is for full planning permission and Listed Building Consent and involves the change of use of the 2nd, 3rd, and 4th floors of the building from commercial use (use class E) to 5 residential apartments (use class C3). The applications also include for the internal and external works necessary to achieve this change. The description of development for the Planning Application is:

> *Change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3), other associated external works including creation of roof terrace, residential entrance, works to roof and windows, replacement of rainwater goods, and associated works.*

3.2 This application involves the creation of two large 2 bedroom apartments on the second floor of the building; two large apartments on the third floor of the building (1 x 2 bed, 1 x 3 bed) and a large 3 bed penthouse on the 4th floor with rooftop terrace. Internal bin and bike stores will also be provided, along with a yoga studio at second floor level. All 5 apartments significantly exceed the Nationally Described Space Standards.

3.3 Externally, works comprise:

- Creation of part glazed residential entrance to St Ann's Street elevation, replacing existing modern fire escape doors.
- Replacement of all rainwater goods with cast replacements designed to reflect historic / original pipework.
- Works to the roof including:
    - Removal of mansard section and louvered dormer windows to create roof terrace for fourth floor penthouse.
    - Replacement of louvres to 2 lower level dormers with glazing, to serve 4th floor apartment.
    - Removal of section of flat roof, and erection of hipped roof section to improve building's appearance and contribution to the Conservation Area.
    - Louvering of two of the windows to the upper 'dummy' dormers, due to the mechanical ventilation requirements of the apartments. Creating a louvred section to the fourth floor to serve internal plant room.
- Repair works to timber window frames.

3.4 The site is exempt from any biodiversity net gain, as the development does not impact a priority habitat and has less than 25sqm of on-site habitat and 5m of on-site linear habitats.

3.5 Due to the site's highly accessible location, including its excellent public transport links, parking is not required for the site.

3.6 In terms of bin collections, this will take place from St Ann's Street which, it is understood, reflects existing arrangements. On non-collection days bins will however be stored within dedicated bin stores on each of the three residential floors. The provision is sufficient and will ensure that bins will not be stored on the highway. Please refer to the completed MCC waste proforma and plan at Appendix B.

**Statement of Community Involvement**

3.7 When considering a pre-application consultation, paragraph 41 of the NPPF advises that 'Local planning authorities should '…where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.'

3.8 As this application is for the conversion of the upper floors of an existing building to just five apartments, it has not been regarded as necessary to undertake a formal public consultation exercise. Nonetheless, the applicant is in the process of engaging with immediate neighbours including National House, Tom's Chop House, and St Ann's Church, who will all of course be formally consulted by MCC following validation of the applications.

3.9 Consultation has also taken place with MCC planning and conservation officers. Further details of this consultation and the feedback received is set out within Section 4 of the Design and Access Statement.

# 4. Planning Policy Context and Assessment

4.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF).
- The Development Plan for Manchester.
- Places for Everyone Joint Development Plan Document.

4.2 National planning policy and guidance is set out in the sections below. A review of the application proposals in the context of that policy and guidance, along with local planning policy, is then provided in the subsequent tables.

## National Planning Policy Framework

4.3 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and most recently updated in December 2024) and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

4.4 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4.5 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and

environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

4.6 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

4.7 Delivering a sufficient supply of homes (Chapter 5) – paragraph 61 explains that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

4.8 Paragraph 73 highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. Paragraph d) emphasises the importance of windfall sites and states local authorities should support their development through giving **great weight** to the benefits of using suitable sites within existing settlements for homes.

4.9 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

4.10 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

4.11 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

4.12 Paragraph 116 advises that 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

4.13 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. 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 125 (c) explains that the planning system should specifically give **substantial weight** to the value of using suitable brownfield land within settlements for homes and other identified needs, **proposals for which should be approved unless substantial harm would be caused.** Part (d) seeks to 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)'.

4.14 Paragraph 128 states 'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

4.15 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 129 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

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 or of promoting regeneration and change; and

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

4.16 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.17 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

4.18 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

4.19 Decision making – guidance in paragraph 39 states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the

economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

## The Development Plan for Manchester

4.20 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council (MCC), the adopted development plan consists of the Core Strategy which was adopted in 2012 and 'saved' policies of the UDP. Consultation on a new Local Plan is currently underway. The Development Plan also includes the Places for Everyone Joint DPD which was Adopted in 2024.

4.21 Due consideration in the determination of the applications will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which will represent a significant material consideration.

### Manchester Core Strategy 2012 - 2027

4.22 The Core Strategy is the key Development Plan Document against which proposals should be judged. A site allocations plan was also adopted. Policies of specific relevance to the proposals are set out in the table below, with an appraisal of the scheme's compliance with those policies:

| Policy | Appraisal |
|---|---|
| **Policy SP1**<br>'Spatial Principles' | The development would reuse and refurbish a currently vacant building on previously developed land to improve the built environment and local character. The site is highly accessible, and the scheme would maximise the potential of the transport infrastructure, in particular walking, cycling and use of public transport. |
| **Policy CC2**<br>'Retail' | The Policy sets out the steps that MCC will take to support the growth and improvement of retail provision within the City Centre. Prior to the 1995 demolition and reconstruction of the building, the upper floors were in office use. Following the reconstruction, it is primarily the ground, basement, and first floor of the building which have been in use as retail floorspace, with the second and third floors used primarily for storage (and the fourth floor a plant room) by COS. The limited floorplates and lift capacity mean that providing retail floorspace to the public, above the first floor is unlikely to be viable. The application proposals therefore enable the building's lower floors to remain in retail use, whilst also enabling a viable re-use of the upper floors. |
| **Policy CC3**<br>'Housing' | In accordance with this policy, the proposed city centre residential development will comprise apartments, which are of an unusually large size, thereby broadening the City Centre offer. |

| Policy | Appraisal |
|---|---|
| **Policy CC5**<br><br>'Transport' | The Policy seeks to ensure that transport is managed in a way which supports the projected growth of the City Centre. The 0% car parking provision with the scheme is in accordance with the adopted parking standards due to the high accessibility of the site. All apartments will be provided with secure cycle storage, therefore the scheme supports the utilisation of sustainable transport modes. |
| **Policy CC7**<br><br>'Mixed use developments' | The conversion of upper floors of the building to residential will result in a mixed use scheme. The proposals accord with this Policy as the residential apartments will occupy disused (and previously under-used) floorspace within a building which will retain retail use to three lower levels, thereby utilising land efficiently, and retaining active ground floor use. |
| **Policy CC9**<br><br>'Design and Heritage' | The proposals will help to preserve and enhance the building which is Grade II Listed and the St Ann's Square Conservation Area. The proposed works will also enable re-use of the street level retail unit as well as introducing residential use, therefore providing a range of uses that will contribute to the flow of the physical environment. |
| **Policy CC10**<br><br>'A Place for Everyone' | The proposals (which include large apartments able to accommodate families) are in line with this policy which supports development which has appeal for a wide range of residents, particularly if they increase the diversity of activity and if it is family orientated. |
| **Policy EC3**<br><br>'The Regional Centre' | The proposals accord with this policy which states that housing is an appropriate use within the Regional Centre, and a location where higher density residential development is appropriate. |
| **Policy H1**<br><br>'Overall Housing' Provision | The proposals are in line with this policy as a high density, mixed use scheme thereby contributing to regeneration initiatives and more niche markets which provide sustainable, well-designed accommodation. The proposals also take advantage of an existing building. |
| **Policy H5**<br><br>'Central Manchester' | The Policy states that Central Manchester will accommodate around 14% of new residential development, with priority given to family housing, and other high value, high quality development where this can be sustained. The scheme is therefore in accordance with this Policy, not least as the apartments are of a size capable of accommodating families. |
| **Policy T1**<br><br>'Sustainable Transport' | The proposals assist in encouraging a modal shift away from car travel to public transport and walking by providing residential apartments within a highly accessible location. This also helps to promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services. |
| **Policy EN1**<br><br>'Design Principles and Strategic Character Areas' | The proposals consider the City's heritage in enabling the full re-use of a Listed Building, helping to continue the rich pattern of activity in the core area, including the positive experience at street level. |

| Policy | Appraisal |
|---|---|
| **Policy EN3**<br><br>'Heritage' | The proposals will take advantage of distinct historic and heritage features, specifically the Winter's Buildings, enhancing its contribution to the St Ann's Square Conservation Area. The submitted Heritage Statement confirms that the proposals will preserve and enhance the historic environment, character, setting and accessibility of areas with acknowledged importance and designated heritage assets. |
| **Policy EN4**<br><br>'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' | The proposal will follow the principle of the Energy Hierarchy to reduce CO2 emissions. Opportunities for low and zero carbon energy supplies have been considered, albeit the site and building are constrained in this regard. As part of the conversion works, external walls will be thermally upgraded where possible. This will reduce heat loss, reduce annual heating demand, lower operational carbon emissions and contribute towards compliance with the energy efficiency requirements of Approved Document L. |
| **Policy EN6**<br><br>'Target Framework for CO2 reductions from low or zero carbon energy supplies' | Multiple measures have been included within the scheme to ensure that its CO2 emissions are minimised. These include MVHR units with high heat recovery efficiencies, high efficiency electric panel heaters with intelligent electronic controls, an air source heat pump to provide low temperature underfloor heating to the fourth floor apartment, the use of high performance electric hot water cylinders, and the use of high-efficiency inverter-driven fan coil air conditioning systems. Further information is set out within Section 7 of the submitted Design and Access Statement. |
| **Policy EN8**<br><br>'Adaptation to Climate Change' | The residential accommodation has been designed to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces. |
| **Policy EN15**<br><br>'Biodiversity and Geological Conservation' | The site currently has very low / no biodiversity quality. An assessment was undertaken by Evergreen Ecology to identify the bat roost potential of the building. Whilst the assessment identified 'negligible' potential to support roosting bats, Evergreen advised that a dusk emergence survey should be undertaken as a precautionary measure. This was subsequently undertaken on 22 July 2026, and did not identify any bats entering or existing the building. Please refer to the submitted survey reports for further information. |
| **Policy EN16**<br><br>'Air Quality' | The site is highly accessible by public transport which reduces reliance on cars and therefore will minimise emissions from traffic generated by the development. The building is located within an Air Quality Management Area. Redmore Environmental undertook an Air Quality Assessment in support of the application to assess the potential impact upon air quality from the development during construction; to assess the risk to future occupants from existing air quality issues; and to identify mitigation. The Assessment confirmed that site specific control measures would provide suitable mitigation during construction, and that the impact from road traffic and elevated pollution levels was not predicted to be significant. The assessment concluded that air quality factors were not considered a constraint to planning consent. |

| Policy | Appraisal |
|---|---|
| | A Ventilation Compliance Statement has been undertaken by Hurstwood, supported by a Mechanical Services HVAC layout plan. This confirms that adequate means of ventilation will be provided to ensure good indoor air quality and protect the property structure from internal moisture build-up. The development is in accordance with Part F of the 2010 Building Regulations. |
| **Policy EN19**<br><br>'Waste' | The proposed scheme is consistent with the principles of the waste hierarchy. A Waste Management Strategy and MCC's waste proforma has been completed and is appended to this Statement (Appendix B). Further details on waste management are also provided within Section 9 of the Design and Access Statement.<br><br>A Site Waste Management Plan has been prepared by CubicWorks and is submitted in support of the application. This identifies the waste materials which will be generated during construction, and sets out the strategy for dealing with and minimising waste. |
| **Policy T1**<br><br>'Sustainable Transport' | The proposed scheme includes dedicated cycle stores for all apartments, providing 100% cycle parking. This along with the building's location within the City Centre, and proximity to public transport, will help to encourage a modal shift away from car travel to more sustainable alternatives. |
| **Policy DM1**<br><br>'Development Management' | The policy sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. The proposed scheme is in accordance with this Policy for the following reasons:<br><br>▪ It makes sustainable use of a well-located existing building / previously developed site.<br><br>▪ It is designed for health, by providing a residents' yoga studio, an external amenity space for the penthouse apartment, and secure cycle parking. It is highly accessible meaning that the vast majority of trips can be undertaken by foot / cycle and longer trips by public transport. The building will be fully accessible, and will include 5 accessible adaptable apartments.<br><br>▪ The proposed scheme will increase passive surveillance and increase activity thereby having a positive impact on safety and crime prevention. The proposed residential entrance has been designed to be secure, and to only enable access into the building by occupiers, whilst the slight relocation forward of the doors reduces its potential as a place of concealment. The scheme includes adequate refuse storage / collection and arrangements for recycling.<br><br>▪ All apartments have been designed and located within the building to ensure that primary rooms are provided with good outlook and access to natural light. Potential effects on amenity, including privacy, light, noise, vibration, air quality, road safety and traffic generation during both the construction and operational phases of development have been fully considered within the planning submission. |

| Policy | Appraisal |
|---|---|
| | An Odour Assessment has been completed by Redmore Environmental. This notes that nearby restaurants, fast food establishments, and coffee shops have the potential to produce odour emissions which may lead to odour impact. The purpose of the Assessment was to establish baseline conditions and the site's suitability for residential use. The Assessment set out measures to mitigate the potential odour impact including non-openable windows to the lightwell elevation, and the incorporation of carbon filtration to mechanical ventilation systems. The assessment concludes that subject to the inclusion of this mitigation, overall odour effects are not considered to be significant. |

**Manchester Unitary Development Plan (1995)**

4.23 The Manchester Unitary Development Plan (UDP), adopted in 1995, has largely been replaced by the Core Strategy. Some 'saved' policies are however still extant, and are a material consideration in the determination of planning applications. UDP policies of particular relevance to the proposed scheme are set out within the table below.

| Policy | Appraisal |
|---|---|
| **Policy DC7**<br><br>New Housing Development | The proposed scheme accords with this policy in that all apartments will be fully accessible to M4(2) standard. |
| **Policy DC18**<br><br>Conservation Areas | The proposed scheme is in accordance with this Policy as it will help to preserve and enhance the character of the St Ann's Square Conservation Area, not least through the introduction of a high quality residential entrance on St Ann's Street, and also works to the roof to restore the 'missing hip'. An assessment of the impact of the proposed scheme on the Conservation Area is included within the submitted Heritage Statement. |
| **Policy DC19**<br><br>Listed Buildings | The proposals will help to secure the future of the Grade II Listed Winter's Buildings, bringing long term vacant floors back into productive use. Overall, the proposed external works scheme will protect and enhance the building and its setting, whilst the change of use of the 2nd, 3rd, and 4th floors will not have a detrimental effect on the character or appearance of the building. An assessment of the impact of the proposed scheme on the Listed Building is included within the submitted Heritage Statement.<br><br>A Structural Survey has also been undertaken by Booth King Partnership, and is submitted in support of the applications. This considers the structural implications of the proposals including modifications to the lift shaft, new risers, the removal of a section of concrete wall adjacent to the ground floor entrance, alterations to the roof including extension of the hip and creation |

| Policy | Appraisal |
|---|---|
| | of a roof terrace. The Survey concludes that the works will have no impact on any historic building fabric. |
| **Policy DC26**<br><br>Development and Noise | The policy sets out MCC's intention to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. This will be achieved via assessing the effect of new noise-generating development proposals; and considering the implications of new development being exposed to existing noise sources which are outside planning control.<br><br>A Noise Impact Assessment has been undertaken by Hann Tucker Associates to establish the baseline noise conditions of the site, and to consider the suitability of the site for residential use. Noise from plant within the lightwell was identified to be the dominant noise source, and this would result in a significant adverse impact on proposed residents without mitigation. Mitigation in the form of secondary glazing has been specified and incorporated into the proposed scheme as a result.<br><br>The Assessment concludes that subject to the implementation of recommended façade sound insulation and ventilation strategy, acceptable internal acoustic conditions are expected to be achievable within the proposed residential accommodation. |

**Places for Everyone (PfE) adopted 21st March 2024**

4.24 The nine combined authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan have prepared a Strategic Plan covering the nine areas. In March 2024 MCC adopted the Places for Everyone Joint Development Plan Document. The following PfE policies are of relevance to the application proposals.

| Policy | Initial appraisal |
|---|---|
| **Policy JP-Strat1:**<br><br>Core Growth Area | The economic role of the Core Growth Area will be protected and enhanced, in part via the delivery of around 54,000 new dwellings between 2022 – 2039 within the City Centre. It encourages the use of previously developed land which will enable the delivery of a range of types of homes so that people can live close to a major source of jobs, education and amenities, reducing the need to travel. The scheme supports these objectives. |
| **Policy JP-Strat2:**<br><br>City Centre | The proposals respond to the policy aspiration for the expansion of the City Centre's increasingly important residential role. The proposed scheme is high density; and will enable future residents to take advantage of the access to the extensive public transport offer thereby reducing the need to travel whilst supporting economic growth. |
| **Policy JP-Strat14:**<br><br>A Sustainable and Integrated Transport Network | The proposals support the Policy aim of increasing reliance on public transport, cycling and walking, with a zero provision of car parking, and secure cycle store access for residents. The policy also specifically states that higher densities will typically be |

| Policy | Initial appraisal |
|---|---|
| | appropriate in locations with good access to rapid transit connections, as is the case with the site. |
| **Policy JP-S1:**<br><br>Sustainable Development<br><br>**Policy JP-S2:**<br><br>Carbon and Energy | Whilst opportunities to provide on-site renewable energy measures are limited, the scheme does include air source heat pumps to service part of the scheme, whilst other opportunities to reduce carbon emissions have also been taken. This assists the aim of delivering carbon neutrality within Greater Manchester by 2028 for operational omissions. Please refer to Section 7 of the Design and Access Statement for further information. |
| **Policy JP-S5:**<br><br>Clean Air | Via the delivery of residential dwellings in a highly accessible location, the development supports improvements in air quality, by reducing the need to travel and encouraging the use of sustainable transport. Please refer to the submitted Air Quality Assessment for further information. |
| **Policy JP-H1:**<br><br>Scale, Distribution and Phasing of New Housing Development | The proposals will make a small contribution to the plan's requirement for 175,185 net additional dwellings to be delivered over the plan period, within a location which reduces the need to travel. The apartments are of a good quality and design, and adaptable. |
| **Policy JP-H3:**<br><br>Type, Size and Design of New | The proposals will provide unusually large city centre apartments thereby extending the range of dwelling types. The dwellings meet the Nationally Described Space Standards and will be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations. |
| **Policy JP-H4:**<br><br>Density of New Housing | The policy sets out that new housing developments should be delivered at a density appropriate to the location, reflect the accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. The application proposals achieve this objective. |
| **Policy JP-P1:**<br><br>Sustainable Places | The proposed scheme responds positively to the 17 key attributes listed within the Policy, that all development should be consistent with. The proposals will conserve and enhance the historic environment, and will respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used. |
| **Policy JP-P2:**<br><br>Heritage | The Policy states that development proposals affecting designated heritage assets and/or their settings will be considered having regard to national planning policy. Development proposals will help to protect the significance of the assets in a sustainable manner. Proposals should be informed by appropriate heritage assessments. This is achieved for example via the retention and adaption of existing historic timber window frames, replacement of deteriorated rainwater goods with sympathetic cast replacements, and works to the roof which on balance, will enhance the building's contribution to the Conservation Area. Further detail is provided within the submitted Heritage Statement. |

| Policy | Initial appraisal |
|---|---|
| **Policy JP-C5**<br><br>'Streets for All' | The proposed scheme accords with this policy via the introduction of a high quality residential entrance to St Ann's Street, thereby making a significant positive contribution to the quality of place. It also supports high levels of walking, cycling and public transport. |
| **Policy JP-C6**<br><br>'Walking and Cycling' | The site is in a highly accessible location and includes 100% secure cycle parking provision, therefore will ensure a high proportion of journeys are made by walking and cycling. |
| **Policy JP-C8:**<br><br>Transport Requirements of New Development | The proposed scheme will be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency. The scheme will help to deliver a high quality, attractive, liveable and sustainable environment. |

4.25 The proposed scheme has been designed in accordance with relevant policies and guidance summarised in this section.

# 5. Conclusions

5.1 The proposed scheme involves the refurbishment and conversion of the vacant 2nd, 3rd, and 4th floors of a building which is located in an accessible and sustainable location. The proposed apartments will be unique within Manchester City Centre, and will creatively re-use part of a Listed Building. The scheme will provide housing on previously developed land which will contribute to meeting the housing needs of the City, helping to grow the residential community within this part of the City Centre. The development will provide economic, social and environmental benefits and constitutes sustainable development.

5.2 The scheme will be associated with a series of positive planning and regeneration benefits including:

- Reuse of part of an existing building on previously developed land which will help to address housing demand in Manchester and reduce pressure to develop greenfield and Green Belt sites.

- External works to the building will be undertaken (for example the new residential entrance, creation of roof terrace, and louvering of windows) to enable the change of use, but works will also enhance the appearance and setting of the building including the replacement of rainwater goods with cast replicas, the glazing of currently louvered windows, and the installation of a hip to the slate roof. Overall the works will have a positive impact on the setting of the Listed Building and St Ann's Square Conservation Area.

- The apartments will be of an outstanding design quality, furnished to a high standard to provide dwellings in a highly accessible and sustainable location within close proximity to City Centre shops, services, employment and leisure opportunities.

- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits and so is in line with chapter 6 of the NPPF.

- Delivery of five apartments which will help to meet an identified need for such accommodation within this area and contribute to the creation of a sustainable community.

- Securing direct investment into the local community through the provision of jobs during the construction stage of the project and increased spending in nearby facilities by future residents.

- The encouragement of further investment into the City Centre and the provision of residential use that will encourage natural surveillance to help reduce crime and the fear of crime.

- Exploiting opportunities to minimise the carbon footprint of the development, thereby assisting the City's aspirations to be carbon neutral by 2038.

5.3 The proposal accords with national and local planning policy guidance, conforming with the Core Strategy, saved UDP policies, and PfE policies. The presumption in favour of sustainable development applies to the application proposal and there are no 'strong reasons' for refusing the development, having regard to the requirements of Paragraph 11 of the NPPF. On this basis Paul Butler Associates are pleased to submit the applications for planning permission and Listed Building Consent and look forward to working with the Council on progressing them through to a positive determination.

**Appendix A** - Planning History

| Address | Reference | Description | Decision |
|---|---|---|---|
| **28-32 St Ann Street Manchester M2 7LF** | 123475/LO/2019 (PP as well) | Listed Building Consent for 2no. externally illuminated hanging signs. | Approved July 2019 |
| **28-32 St Ann Street Manchester M2 7LF** | CDN/19/0010 | Discharge of condition 3 (Works to Windows) attached to listed building consent 121353/LO/2018 | Approved March 2019 |
| **28-32 St Ann Street Manchester M2 7LF** | CDN/19/0005 | Discharge of condition 4 (Cleaning) attached to listed building consent 121353/LO/2018. | Approved March 2019 |
| **28-32 St Ann Street Manchester M2 7LF** | 121458/AO/2018 | Installation of two internally illuminated metal hanging signs, two internally illuminated metal plaques to the main entrance and two non-illuminated individual letter signs above the two entrances. | Approved December 2018 |
| **28-32 St Ann Street Manchester M2 7LF** | 121353/LO/2018 | Listed Building Consent for works to windows, replacement of two entrance doors and internal strip out and fit out works. | Approved December 2018 |
| **28-32 St Ann Street Manchester M2 7LF** | 121693/FO/2018 | Replacement of two retail entrance doors. | Approved October 2018 |
| **28/30, St. Anns Street, City** | 054284/AO/CITY1/98 | Various illuminated signage | Approved June 1998 |
| **28-30, St Ann,s Street, City** | 051645/AO/CITY1/97 (LBC ALSO) | Two illuminated pendant name signs | Approved April 1997 |
| **28-30, St Ann Street, City** | 050756/AO/CITY1/96 (also LBC) | Installation of shopfront lighting | Approved November 1996 |
| **28-30, St. Ann Street, City** | 050718/FO/CITY1/96 | Installation of external lighting to St. Ann Street and St. Anns Churchyard elevations | Approved November 1996 |
| **28-30, St Ann Street, City** | 050042/AO/CITY1/96 (also LBC) | Installation of new shop windows and doors to ground floor and erection of 6 x fascia signs and 3 x banner signs | Approved November 1996 |
| **Winter's Building, 28-32, St. Ann Street, City** | 047346/FO/CITY1/95 | Removal and replacement of existing walls and floors of building for retail development with retention of existing facade | Approved August 1995 |
| **Winter's Building, 28-32, St. Ann Street, City** | 047348/LL/CITY1/95 | LISTED BUILDING CONSENT Removal and replacement of existing walls and floors of building for retail development with retention of existing facade | Approved August 1995 |
| **28, St. Ann Street, City CENTRAL** | 032246 | (A) Illuminated name sign above entrance doorway (B) Non-illuminated name and trade board either side of doorway (C) Non-illuminated name sign to window facing St. Anns Church | Approved October 1988 |
| **28 St. Anns Street, City.** | F/AD03655 | Illuminated fascia panel above entrance doorway to hairdressing salon. | Approved April 1982 |

| Address | Reference | Description | Decision |
|---|---|---|---|
| **28 St. Anns Street, City.** | F16261 | Erection of a canopy above entrance to shop. | Approved August 1981 |

MANCHESTER CITY COUNCIL

# Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: TBC
Date Submitted: TBC
Estimated volumes / m2 required by the development

| | |
|---|---|
| Will this property be used as a House in Multiple Occupation (HMO)? | No<br>(delete as appropriate) |
| If this property will be used as an HMO,<br>how many people do you intend to accommodate (5+)? | N/A |

## Low Rise Domestic

| Waste Types | Capacity required (litres) | Number of bins required (per household) | Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these) |
|---|---|---|---|
| General refuse | 140 standard / 240 in certain circumstances | 1 x wheeled bin (possibly more for HMO) | 110 litres per apartment requirement for general waste –<br>1 x 240 litre bin to be shared between 2 apartments on 2nd floor.<br>1 x 240 litre bin to be shared between 2 apartments on 3rd floor.<br>1 x 140 litre bin for 1 apartment on the 4th floor. Developer will order. |
| Pulpable Recycling | 240 | 1 x wheeled bin (possibly more for HMO) | 55 litres per apartment for pulpable recycling –<br>1 x 240 litre bin to be shared between 2 apartments on 2nd floor.<br>1 x 240 litre bin to be shared between 2 apartments on 3rd floor.<br>1 x 240 litre bin for 1 apartment on the 4th floor. Developer will order. |
| Mixed Recycling | 240 | 1 x wheeled bin (possibly more for HMO) | 55 litres per apartment for co-mingled recycling<br>1 x 240 litre bin to be shared between 2 apartments on 2nd floor.<br>1 x 240 litre bin to be shared between 2 apartments on 3rd floor.<br>1 x 240 litre bin for 1 apartment on the 4th floor. Developer will order. |

| | | | |
|---|---|---|---|
| Garden Waste | 240 | 1 x wheeled bin (possibly more for HMO) | N/A |
| Food Waste | 23 | 1 x 23 litre caddy (Possibly more for HMO) | 10 litres per apartment for food waste<br>1 x 23 litre bin to be shared between 2 apartments on 2nd floor.<br>1 x 23 litre bin to be shared between 2 apartments on 3rd floor.<br>1 x 23 litre bin for 1 apartment on the 4th floor. Developer will order. |

## High Rise Apartment Developments – N/A

| | |
|---|---|
| 0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection.<br><br>(different for purpose-built student accommodation – see guidance) | Yes / No (delete as appropriate)<br><br>How many of each container do you plan to provide?<br>_____x general refuse x 1100 litre<br>(based on 110 litres per apartment)<br><br>_____x pulpable Recycling x 1100 litre<br>(based on 55 litres per apartment)<br><br>_____x mixed recycling x 1100 litre<br>(based on 55 litres per apartment)<br><br>_____x food waste x 240 litres<br>(based on 10 litres per apartment)<br><br>_____x garden waste (if applicable) x 240 litres |
| Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste? | Yes / No (delete as appropriate) |

## Commercial Developments – N/A

Please state number of bins you propose, showing calculations where appropriate.

General Waste -

Dry recycling (include material type details) -

Food Waste -

Industrial Waste -

Other -

| | |
|---|---|
| Has / will a contract be obtained with a licenced waste carrier? | Yes (delete as appropriate |

## Mixed Use Developments

| | |
|---|---|
| Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store? | Yes (delete as appropriate) |

## Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each residential floor will have a dedicated bin store.

Each bin store to each floor features an internal access door from the residential part of the development to allow residents internal access to the storage area. Each will be connected to the residential area by a lobby, so as to prevent nuisance odours entering the residence. All doors leading to the bin stores will be 1010mm doorsets, which give 870mm clear width, which is more than enough to accommodate a 580mm wide 240ltr wheely bin.

The stores will have permanent signage that promotes recycling and outlines what should go in each bin.

All waste stores will have adequate artificial lighting. The floor will be a surface that can be easily cleaned. 'Bump Strips' will be placed around the edge at bin height to prevent damage caused when using the bins and doors will have a facility to be held open during collection'.

## Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please refer to attached plan which identifies the storage area for bins on collection day.

| | |
|---|---|
| Ensure all bins in the store are accessible | X |
| Ensure recycling facilities are as easy to access as general refuse | X |

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation – The stores will be ventilated as per the broader building mechanical ventilation strategy.

Hygiene – The floor and walls of the binstores will be constructed and finished in materials that are impervious and easily kept clean.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

| |
|---|
| Management Company |

Please ensure that you have attached:

| | |
|---|---|
| Detailed plans of bin stores | x |
| Location plans showing stores | x |
| Location plans showing the proposed collection point and the route the collection vehicle will take<br>(please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing) | ☐ X |

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023, read in conjunction with the Waste and Recycling Service Standard found on the Council website.