Planning Statement.

New Cathedral Street, Manchester, M1 1AD.

On behalf of Jones Lang LaSalle Limited.

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1. Introduction

1.1. This Planning Statement has been prepared on behalf of Jones Lang LaSalle Limited ('the Applicant') in support of a full planning application at New Cathedral Street, Manchester, M1 1AD ('the Site') for the following development:

"Installation of replacement roof covering."

1.2. This Statement assesses the planning considerations associated with the proposed development in the context of national, strategic and local planning policy and guidance. It should be read in conjunction with the drawings, reports and documents as submitted to the Council in support of the application.

1.3. The Statement is structured as follows:

- **Section 2** provides a description of the site and surrounding context;
- **Section 3** provides an overview of the relevant planning history;
- **Section 4** provides a description of the development proposals;
- **Section 5** sets out the planning policy context;
- **Section 6** assesses the proposals against relevant planning considerations;
- **Section 7** summarises and concludes the report.

2. Site and Surroundings

2.1. The application site comprises the roof of the New Cathedral Street shopping centre. The proposals relate specifically to the replacement of the existing roof covering, which also forms the top of the enclosure to the plant area serving the shopping centre. The proposals relate to this roof area only and does not affect any floorspace below.

2.2. The New Cathedral Street building itself also includes a 14-storey residential block to the south-west corner named 1 Deansgate which does not form part of the application site.

2.3. The site is bounded by Cateaton Street to the north, New Cathedral Street to the east, St Mary's Gate to the south and Deansgate to the west. The surrounding area is predominately characterised by a mixture of commercial uses, including retail, restaurants, and offices, forming part of the city centre's Primary Shopping Area.



Figure 1 - Image showing existing roof of New Cathedral Street outlined red

2.4. The Manchester City Council Proposals Map (2024) indicates the site is located within the Manchester Regional Centre, Manchester City Centre and Primary Shopping Area.

2.5. The site is not located within a Conservation Area, nor is the site listed either statutorily or locally. However, it is immediately adjacent to the City of Manchester (Cathedral) Conservation Area to the north which runs through Cateaton Street and St Anns Square Conservation area to the south which runs through St Mary's Gate.

2.6. There are also several Grade II Listed buildings immediately to the north of the site on Cateaton Street, with the Grade I Listed St Mary Cathedral slightly further beyond. The Grade II Listed Victoria Bridge is located to the north-west and the Grade II Listed Corn Exchange is located north-east.

2.7. According to the Environment Agency's Flood Map, the Site is located within Flood Zone 1 which indicates a 'low' probability of flooding. The site is not at risk of surface water flooding.

3. Planning History

3.1. The New Cathedral Street shopping centre was constructed in 2000 following approval of the below planning applications. The roof covering was created as part of the initial construction and there appear to have been no planning applications submitted since then to alter the roof:

- **052643/OO/CITY1/97** - *A mixed use development comprising retail (A1), and food and drink (A3), offices, leisure facilities and possible residential use; together with associated servicing and plant, car parking, formation of a new pedestrian street with a connection via a pedestrian route to Deansgate and vehicular access from Deansgate*. Granted 24/10/1997.

- **056636/OO/CITY1/99** - *Mixed use development comprising shops (A1), commercial (A2), food and drink (A3) and residential uses with associated parking and new vehicular access from Deansgate*. Granted 09/07/1999.

- **057736/MO/CITY1/99** - *RESERVED MATTERS APPLICATION Mixed use development comprising A1/A2/A3 uses and residential uses with associated parking and access Approved in Outline under ref. 056636/OO/CITY1/99*. Granted 25/11/1999.

- **058515/JO/CITY1/00** - *Variation of Condition No.2 consent 057736/MO/CITY1/99 for substitution of drawings*. Granted 27/03/2000.

- **059006/JO/CITY1/00** - *Variation of condition no.2 attached to planning ref.057736/MO/CITY1/99*. Granted 08/05/2000.

4. Proposed Development

4.1. This application seeks planning permission for the installation of a replacement roof covering for the New Cathedral Street shopping centre, with ventilation to serve the existing plant beneath. The replacement roof will benefit from an improved ventilation and rainwater management system, protecting the existing plant beneath from water damage and supporting the continued operation of the commercial units within the building.

4.2. The replacement roof covering is proposed to be slightly increased in height compared to the existing situation, to allow adequate ventilation for the existing plant equipment beneath. The edges of the roof will extend 4.294m (0.404m increase) while the top of the pitch will extend 4.579m (0.689m increase). The roof has also been designed to be flat, as per the existing arrangement, but with a very minor pitch towards the centre to facilitate water run-off.

4.3. To further enhance ventilation, the eastern section of roof will include 11no. equally dispersed penthouse louvres and 6no. swan-neck ducts to the north-eastern corner, extending an additional 0.959m and 1.3m above the new roofline respectively. The western roof section will also include 1no. penthouse louvre.

4.4. The existing lift overrun located towards the centre of the roof is proposed to be slightly increased in height to 7.664m (0.274m increase). This is also designed with a pitched angle to reduce the visual impact.

4.5. The roof will have a trapezoidal profile, utilising a mixture of louvres and cladding. The flat roof system will be finished in grey, whilst all other elements will be finished in goosewing grey, including accessories to the roof, such as the gutter system, downpipes doors.

4.6. The area surrounding the raised roof element to the east and west is also proposed to be replaced and will be comprised of a felt in mid-grey, with an associated maintenance access route demarcated in dark grey.

4.7. No changes are proposed to the existing cleaning gantry around the roof edge or the glazed lantern to the north-western corner.

5. Planning Policy

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Manchester City Council comprises the Manchester Core Strategy 2012-2027 (adopted July 2012).

5.2. Of note, the Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 was adopted on 21 March 2024. An Addendum to Manchester Core Strategy 2024 has been published, setting out which Core Strategy policies have been partially replaced by PfE policies. Any part of the policy that is not replaced remains part of Manchester's Core Strategy.

5.3. Other material considerations include (but are not limited to), the National Planning Policy Framework (NPPF, December 2024), supplementary planning documents and planning guidance.

5.4. The key policies relevant to this application are outlined below.

Manchester Core Strategy 2012-2027 (adopted 2012, updated 2024)

5.5. **Policy CC9 'Design and Heritage'** requires development to be of the highest standard in terms of appearance and function, with particular attention to be given to the City Centre context and character. It is also states that development should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas.

5.6. **Policy EN1 'Design Principles and Strategic Character Areas'** state that development in Manchester is expected to follow the seven principles of urban design and opportunities for good design to enhance the overall image of the City should be fully realised. Development should contribute positively to the experience at street level.

5.7. **Policy EN3 'Heritage'** (as amended by PfE) states that proposals should be informed, as necessary, by the findings and recommendations of an appropriate heritage assessment.

5.8. **Policy DM1 'Development Management'** requires all development to have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odour and noise.

Saved Policies from the Unitary Development Plan (UDP) (1995)

5.9. **Policy DC18 'Conservation Areas'** states that 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. This will include the protection of views into and out of Conservation Areas.

5.10. **Policy DC19 'Listed Buildings'** states that for proposals having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to protecting their general setting. 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.

5.11. **Policy DC26 'Development and Noise'** requires the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

6. Planning Assessment

6.1. The existing roof was constructed alongside the rest of the New Cathedral Street building in circa 2000, following the approval of application refs. 056636/OO/CITY1/99 and 057736/MO/CITY1/99 in 1999 (as varied under ref. 058515/JO/CITY1/00 granted in 2000). No significant alterations have been made to the roof since the building was first constructed.

6.2. The existing roof currently suffers with water ingress due to its age, poor condition and louvred design, which has resulted in long standing water damage to the plant area beneath and risks structural damage to the building's lower levels if left in its current state. Therefore, this application seeks planning permission for the installation of a replacement roof covering to prevent further water damage to the building and allow the continued operation of the plant beneath.

6.3. Careful consideration has been given to the scale, siting, and detailed design of the roof covering to ensure that the proposal will respect the character and appearance of the host building and the surrounding area and will not cause harm to amenity, in accordance with Policy CC9 and EN1 of the Manchester Core Strategy.

Scale and Siting

6.4. The roof seeks to build upon the existing design, retaining the overall shape but raising the height a modest amount to facilitate an upgraded ventilation system which prevents water ingress.

6.5. As described in Section 4, the proposed raised roof has been designed to appear flat, but includes a very small pitch to encourage water run-off. The raised roof is proposed to be increased in height by 0.404m at the edges and 0.689m at the top of the pitch. Similarly, the lift overrun is proposed be increased in height by 0.274m. It is considered that these are very minor increases which are proportionate in the context of the scale of the existing roof covering and the host building itself, and so this change would not appear unobtrusive compared to the existing situation, particularly as it is retaining the overall shape and flat-roofed appearance.

6.6. New penthouse louvres and swan-neck ducts are proposed as these are an essential feature for allowing sufficient ventilation for the plant beneath, while allowing the remaining majority of roof to be kept as low as possible to minimise any visual impacts.

6.7. The penthouse louvres have been carefully designed to run lengthwise east to west to minimise bulk in views from the east and west, which are longer than those from north and south. Furthermore, they have been designed to be as discreet as possible, rising only 0.959m above the height of the new roofline and 1m wide, and being evenly placed for a symmetrical, neat appearance. It is therefore considered that these features will not look out of place in the context of the other elements proposed to the roof.

6.8. The swan-neck ducts have similarly been designed to reduce any visual impacts, rising only up to 1.3m above the new roofline and again being neatly contained to a single area to the north-eastern section of roof. These features will also not look out of place in the context of the wider roof, which clearly has a functional appearance.

6.9. Notwithstanding the above, the floor area of the replacement roof covering is not proposed to increase in footprint and so the raised roof area, penthouse louvres and ducts will continue to be substantially set back from the roof edges on the east and west elevations. As such, visibility of the roof from the surrounding streetscene will remain very limited, with minimal opportunity for public views. Where private views are possible, such as from 1 Deansgate, the proposed roof will be viewed in context with the surrounding buildings (such as the Exchange Building) and will be in keeping with the appearance of this area. As such the proposal will respect local context and character in accordance with Policy EN1 and CC9 of the Manchester Core Strategy.

Design and Materials

6.10. As mentioned in Section 4, the replacement roof system will be finished in grey, whilst all other roof elements will be finished in goosewing grey, including accessories to the roof, such as the gutter system, downpipes doors. A mid-grey colour has been chosen for the flat roof area to the east and west.

6.11. The grey colour palette has been carefully selected to match colours already present on the existing roof and the wider host building, thereby ensuring that the alterations remain visually consistent with the established character of the building. This approach also ensures the new roof alterations will complement the modern character of New Cathedral Street and the surrounding area, where grey and neutral tones are often used.

6.12. The majority of features, including the raised roof covering, penthouse louvres and swan-neck ducts will be comprised of metal to align with the existing materials on the roof. The flat roof area to the east and west will be comprised of felt to provide additional protection from the elements.

6.13. Overall, the use of materials and colours already present on the roof and surrounding area will ensure the proposal is both functional and visually unobtrusive. As such, the proposal will respect the character and appearance of both the host building and surrounding area in accordance with Policy CC9 of the Manchester Core Strategy and should be similarly supported.

Heritage

6.14. As mentioned, the replacement raised roof will retain the existing set back from the edges of the building, ensuring public views from the surrounding streetscene remain minimal. Figure 2 shows an overlay of the proposed roof covering to the north-west elevation, which hosts a penthouse louvre, as seen from Cathedral Approach. This demonstrates that the altered roof will remain subtle within the streetscape and will not disrupt the established skyline and will not obscure the turret of the Grade II Listed Royal Exchange.

6.15. While the roof may be visible in some private views, such as from the dwellings in the glazed tower at No. 1 Deansgate, it will not result in any adverse visual impacts by reason of its considered design and grey colour selection, which ensures that its appearance does not significantly differ from the existing roof, as outlined above.



Figure 2 - Extract of overlay showing existing (orange) and proposed (blue) roof covering viewed from Cathedral Approach

6.16. A Heritage Assessment has been submitted further examining the impact of the roof on surrounding heritage assets, including listed buildings and conservation areas. The assessment concludes that the significance of all the surrounding heritage assets would not be affected by the proposals. Despite intervisibility and co-visibility, as illustrated in the photomontage and presented in photos throughout the report, the changes are minor and in the context of established rooftop-mounted equipment on the building and surrounding buildings as existing. Therefore, the proposals do not result in a change which would impact upon the features of the surroundings which contribute to the significance of the assets through setting.

6.17. Thus, with reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the significance of all of the above assets. The proposals will satisfy the statutory requirement set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CC9 and EN3 of the Manchester Core Strategy and 'saved' Policies DC18 and DC19.

Noise Amenity

6.18. As stated above, the surrounding area is characterised by a mixture of commercial uses, including retail, restaurants and offices, as well as the residential dwellings at No. 1 Deansgate. The submitted Noise Impact Assessment identifies the nearest noise sensitive receptors to the proposed new plant equipment as the residential properties at No. 1 Deansgate and concludes that, through the use of the mitigation measures, there will be no adverse impact on residential amenity arising from the proposal in accordance with Policy DM1 of the Local Plan and 'saved' Policy DC26 of the UDP.

7. Conclusion

7.1. This Planning Statement supports a full planning application for the replacement of the roof at New Cathedral Street. The proposal will wholly comply with local and national policy.

7.2. This Statement has demonstrated that the proposed development will facilitate continued operation of the building as a popular shopping centre by preventing water damage to the building and allowing the continued operation of the rooftop plant. These works are essential for allowing the building to fulfil the requirements of future occupiers of New Cathedral Street by ensuring that the building can continue to meet a range of demands for plant when the need arises. This is considered essential to secure to future viability of New Cathedral Street as a luxury and popular shopping destination in the Manchester City Centre.

7.3. The proposal has been carefully designed to be of a high-quality appearance which will respect the character and appearance of the host building and the surrounding area. The overall shape of the roof will remain the same, with the main visual changes being a modest increase in height and inclusion of penthouse louvres and ducts essential for ventilation, which have all been designed in grey to completement the existing building. Nevertheless, the roof will retain the existing set back from the building edge, ensuring views from the streetscene remain minimal.

7.4. The proposal has also taken into consideration the significance of the City of Manchester (Cathedral) Conservation Area to the north and St Anns Square Conservation area. The proposals have been demonstrated to result in 'no harm' to the significance of the conservation area. There will be no adverse impact on visual amenity or public safety by reason of the careful scale, siting, and detailed design of the proposed replacement roof.

7.5. Finally, it has been demonstrated that the proposals will not result in an adverse noise impact.

7.6. The proposal will therefore accord with Policies CC9, EN1, EN3 and DM1 of Manchester Core Strategy (2012), 'saved' Policies DC18, DC19 and DC26 of the Unitary Development Plan (1995), Supplementary Guidance and the NPPF.

7.7. Therefore, it has been demonstrated the proposals are in accordance with national and local planning policy and guidance, including the Development Plan and relevant material considerations. On this basis, we respectfully request that full planning permission is granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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