

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
111742/FO/2016/N1	4th Apr 2016	2nd Jun 2016	Ancoats And Clayton Ward

**Proposal** Erection of a part 8 storey, part 5 storey building to form mixed use development comprising 199 residential units together with formation 4 ground floor commercial units (468 sqm) (Use Class A1, A2, A3, B1 and D1 (excluding a place of worship) with association car parking, landscaping, amenity space, vehicular access from Bengal Street and other associated works following the closure of Loom Street and demolition of existing buildings including the former Smith's Arms public house and express motors buildings

**Location** Land Bounded By George Leigh Street, Bengal Street, Blossom Street & Sherratt Street, Ancoats, Manchester, M4 6AW

**Applicant** Manchester Life Development Company &, Blossom Iron Developments Ltd, C/o Agent

**Agent** Mr John Cooper, Deloitte LLP, 2 Hardman Street, Spinningfiels, Manchester, M3 3HF

## **Description**

The application site is approximately 0.74 hectares and is within the Ancoats Conservation Area; bound by George Leigh Street, Bengal Street, Blossom Street and Sherratt Street. The site consists of two plots of land spanning across Loom Street, the road that runs between the two plots. The plots are described below:

- Plot 1 – Land bound by Blossom Street, Loom Street, Sherratt Street and Bengal Street - This plot comprises of a vacant three storey former public house named the Smith's Arms, located on the Sherratt Street side of the plot. The site is secured with perimeter fencing and includes a number of trees, as well as vegetation, along the boundary. The majority of the site is cleared hard standing with overgrown vegetation.
- Plot 2 – Land bound by George Leigh Street, Loom Street, Sherratt Street and Bengal Street - This plot accommodates a vacant one storey building formerly used as a vehicle repair garage (Express Motors). This plot is also secured with perimeter fencing and includes a number of trees, as well as vegetation, along the boundary. Additionally, the majority of this plot is made up of hard standing and overgrown vegetation.

The topography of the site is relatively flat and comprises predominantly of hard standing. Access to the site is via Blossom Street (pedestrian) or Bengal Street (vehicular).

The surrounding area is a mixture of residential and commercial developments. To the south of the plot is cutting room square, bounded by the converted Hallé St Peter's building, the Fairbairn Building, the Hood Street development site and the Ice Plant. These are a mixture of new and converted residential blocks fronting the square, with ground floor commercial units.

Immediately to the west of the plot, along George Leigh Street, is the Grade II Listed residential building Victoria Square. This development which is a municipal housing block and is currently occupied by apartments.

To the south east of the site is the converted Hallé St Peter's building, which is used as a rehearsal space for the Hallé Concert Society Orchestra and Choir as well as a general space for functions and other events. Other neighbouring buildings include the NQ4 Building on Bengal Street, a part residential, part commercial block, and BS41, a residential block with ground floor commercial space adjacent to Naval Street. Additionally, there are a series of established residential terraced properties fronting Anita Street and George Leigh Street to the west of the plot.

The City Centre is within a 15 minutes walk of the application site providing access to amenities and public transport facilities.

The applicant 'Manchester Life Development Limited' is seeking full planning permission for the erection of 2 x part 8 storey and part 5 storey mixed use residential led buildings to form 199 build to rent apartments and townhouses (Use Class C3), including 62 one-bed apartments, 116 two-bed apartments, 7 three-bed apartments and 14 two-bed townhouses. This development also proposes a total of 4 ground floor commercial floorspaces (468 sqm) (Use Class A1, A2, A3, B1 and D1) with associated access from Blossom Street along with residential amenity space (110 and 120 sqm), 63 car parking spaces (accessible from Bengal Street), 192 cycle parking spaces, landscaping, public realm, boundary treatment and associated works. This submission also acts as a notice of the proposed removal of trees within a Conservation Area.

This proposal is part of a number of sites which have been brought forward by the applicant.

It should also be noted that this proposal seeks consideration of the demolition of the existing buildings on the site within the Conservation Area. In addition, this planning application contains notice of the intent of the applicant to remove trees in the Conservation Area (in accordance with section 211 of the Town and Country Planning Act 1990 (as amended)). These matters will be given detailed consideration within this report.

## **Consultations**

**Local residents/public opinion** – A total of 87 individual objections have been received, the majority of which relate to the demolition of the Smith's Arms public house. These can be summarised as follows:

- The Smith's Arms is the oldest building in Ancoats and to demolish it would be a loss of potential for the area and future generations.
- This historic building should be preserved for its historical, cultural and aesthetic importance.
- The current proposal damages the aesthetics of the area greatly.
- There is quite enough residential as it is in this area.
- At present, this area can be dark and unsafe to walk around at night. Retention of a public house would alleviate this risk.
- This proposal not only destroys a part of Manchester's history but damages the city as a whole by erasing the very aesthetic that tourists and inhabitants associate with Manchester and its industrial identity.
- The Smith's Arms is an important 18<sup>th</sup> century building and should be saved and brought back into use.
- The closure of any streets impacts on the distinctive grid pattern of the area.
- The proposed demolition of the Smith's Arms is an unnecessary loss of a period building which could easily be incorporated into the replacement development.
- Nothing is done to improve access, streetscape or green spaces.
- The development would have an adverse effect on the history of Manchester.
- This proposal has a poor design with inadequate car parking.
- This 5 storey building will overlook neighbouring buildings and could potentially infringe on local residents' privacy.
- The level of traffic in the area, car parking availability and noise levels from increased traffic and construction.
- Over 30 mature trees will be felled on this development plot which shows a lack of vision and a kind of environmental vandalism.

**Manchester Conservation Areas and Historic Building Panel** – The Panel highlighted the importance of retaining the Smith's Arms public house as it makes a contribution to the character of the Ancoats Conservation Area and is one of the last remaining small scale buildings in this area. They commented that the options that had been looked at to retain the building had not been properly considered, and would like to see the designers look at more creative ways of integrating the pub into the design and layout.

The Panel would like to see the road retained and the site dealt with as two distinctly separate development sites. Alternatively they would prefer a more comprehensive block development similar to Victoria Square building that addresses all of the street frontages with positive edges. The Panel felt that the proposed development presents rather weak ends to the street and would like to see a more considered solution to the street ends.

The Panel drew attention to the significant contrast in the heights of the two blocks and asked for more unification of the blocks similar to the adjacent listed Victoria Square building.

The Panel welcomed the height and scale adjacent to Victoria Square and stated that the elevational design was reasonably well considered with a good module size to the street. The Panel asked for window reveals to be at least one brick deep rather

than half a brick, which adds greatly to improving visual interest and modelling in the elevations.

**Strategic Development Team** – No objections to the application. The proposal reflects the principles of the Ancoats and New Islington Neighbourhood Development Framework and contributes to the City's aspiration to provide a quality housing offer in the eastern side of the City Centre to meet the demands of a growing population. The scheme maintains the urban grid of the area whilst also providing a quality infill development on this key site in the residential core of Ancoats. The five storey frontage onto George Leigh Street reflects similar heights in Victoria Square and therefore does not overshadow the existing building.

**Highway Services** – The applicant's trip generation assessment states that the proposed development is likely to generate an additional 35 two way trips during the AM peak and an additional 34 two ways trips during the PM peak. Traffic impacts on the surrounding highway are expected to be accommodated within the existing highway network which is acceptable in principle.

It is proposed that 63 on site car parking spaces will be allocated for residential use which equates to 32% provision and is acceptable in principle.

The car parking should all meet minimum standards and there should be a 6 metre aisle width to allow vehicles to safely manoeuvre within the car park. It is also recommended that a swept path analysis to illustrate vehicle accessing/egressing car park spaces.

Access into the site is to be via a new priority controlled 4 arm junction from Bengal Street. Further information is required regarding the location of the vehicular access in terms of design, gate locations, extents of adoption and swept path analysis.

The new access should be agreed via a s278 agreement which should also include dropped kerbs and tactile paving and also make good the footways surrounding the site (including any redundant footways). Loom Street will also require stopping up.

A total of 192 secure cycle spaces are proposed at the site to be situated within the developments courtyard and residents car park area. this equates to a cycle parking provision of 96% which is acceptable.

The doorways of the commercial units appear to open out onto the adopted highway. It is recommended that these doorways open inwards.

A travel plan has been submitted and is acceptable in principle. This should be developed fully including relevant initiatives, monitoring and deadlines.

In terms of servicing, there will be a number of commercial units at ground floor level facing onto Blossom Street. Servicing/delivery vehicle will load/unload on street adjacent to the site. Residential refuse storage for the site will be provided centrally with refuse vehicle loading/unloading accommodated on street on Bengal Street.

A plan should be provided which indicates where waste collection will take place for commercial and residential uses at the site including bin storage locations on collection days.

A construction management plan should be prepared.

**Environmental Health** – There is historical evidence of land contamination at the application site. The desk top study report is adequate; however, further site investigation information should be submitted for consideration along with a risk assessment and remediation strategy. On completion of any remediation proposals, a verification report should be submitted for approval.

Deliveries should be restricted to Monday to Saturday 07:30 to 20:00 and Sundays (and Bank Holidays) no deliveries/waste collections.

The opening hours of the commercial elements shall be restricted to 08:00 to 23:00 Monday to Saturday and 09:00 to 23:00 on Sundays. A schedule of operating hours should be agreed for the external areas.

The residential and commercial accommodation shall also be acoustically insulated along with appropriate ventilation for the commercial units. Details any plant and for the commercial unit shall also be agreed.

The details submitted in respect of the residential and commercial waste are acceptable.

**Flood Risk Management Team** – The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for major planning applications which is being introduced from 6 April 2015. As per the guidance issued by the Department of Communities and Local Government (DCLG), all major planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Conditions should be imposed on this planning application which provide details on the surface water drainage. In addition, details of a maintenance and management of the system shall be submitted for approval.

**Design for Security at Greater Manchester Police** – The proposed development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement.

**Greater Manchester Ecology Unit (GMEU)** – Further information is required in respect of the mitigation proposals in respect of this scheme. The ecology report states that a bat box 'will be erected within the vicinity of the canal'. No details of this proposed bat box is provided. This matter requires clarification and the location of the alternative roosting site within the application site needs to be provided.

Provided that the location of the compensatory roost site is satisfactory, a method statement will be required giving full details of all compensatory and mitigation measures to be taken to avoid possible harm to bats. It is recommended that a condition be attached to any permission, if granted, requiring this statement to be submitted and agreed.

Trees and vegetation should not be removed in bird nesting season along with the provision of biodiversity enhancements.

**Historic England** – The Ancoats Conservation Area is characterised by its history as one of the first industrial suburbs in the country, which can be seen in both its industrial buildings and domestic scale architecture. We are concerned about the harmful impact of the proposed demolition of the Smith's Arms and some aspects of the proposed new intervention. We advise that the Local Planning Authority pays special attention to the desirability of preserving or enhancing the character and appearance of the Ancoats Conservation Area in line with national legislation and policy.

The character of the Ancoats Conservation Area is rooted in its history as one of England's first industrial suburbs, and the area holds an important place in the history of both global industrialisation and urbanisation. The area developed rapidly following the population growth and introduction of the canals in the mid to late 18<sup>th</sup> Century, from a small hamlet to the industrial suburb we see today. Canals, mill and places of worship play a vital role in the character of the area, as do the more human-scale, residential parts of the industrial suburb seen in remaining housing, places of worship, shelter and public houses. Surviving examples of these, such as the Smith's Arms public house, therefore make an irreplaceable contribution to the significance of the Conservation Area. On a townscape level, the variation between industrial and smaller scale massing/void relationship plays a notable role, as does the clear and functional grid street pattern. The simple palette of materials, largely red brick. With restrained quality detailing as well as visually solid junctions with ground level and robust corners also contributes to a strong sense of place in this historic area.

The current proposal seeks permission to demolish the Smith's Arms and Express Motors building on site and introduce a residential and commercial building of 5-8 storeys with associated parking and landscape works.

It is clear that the semi-cleared and vacant nature of the site does not contribute to the significance of the Conservation Area, and there is great potential for a carefully considered development to enhance its contribution. Some development on the site is therefore welcome in principle.

Given the closer grain and smaller scale of building historically on site and the contribution of varied massing to the Conservation Area, reflection of this in new residential development would be preferable from a historic environment perspective. Within the wider context of change in Ancoats, this would help prevent erosion of the domestic character. While the decision not to do so represents a missed opportunity from a historic environment perspective, it is clear that consideration has been given to conserving the industrial character of the area, and the mass and scale of the proposal are acceptable in this case from a national historic environment perspective. However, the closing of Loom Street in both directions will harm the historic street plan of the area and would merit further consideration.

As outlined above, the Smith's Arms makes a positive contribution to the Conservation Area, and the proposal to demolish this irreplaceable heritage asset therefore constitutes a level of harm to the significance of the designated area. Such harm requires clear and convincing justification in line with paragraph 132 of the NPPF. The supporting information bases the loss of the Smith's Arms on the poor structural condition of the building, the financial viability of the proposal and the benefits of the proposal. The option of façade retention provided is also informed by viability consideration. As economic viability appears to be central to this justification, the Local Planning Authority, should carefully review the viability appraisal to assess whether a positive scheme which integrates the Smith's Arm's in a more sensitive way could not be achieved. From a historic environment perspective, the information provided is not a clear and convincing justification for the loss of the Smith's Arms.

Historic England would be supportive of a scheme which conserve the Smith's Arms (allowing for notable intervention due to its structural condition) and uses this to conserve the characteristic varied massing and appearance of the Conservation Area. However, the proposal in its current form would cause harm to the Conservation Area. While not of national significance in its own right, the Smith's Arms contributed to the character of the Conservation Area, to which the LPA is required to give special attention to the desirability of preserving or enhancing in line with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In coming to its decision, the LPA requires clear and convincing justification for the loss of the Smith's Arms, and weigh the harm of the proposal against its associated public benefits in coming to their decision.

Consideration should be given as to whether the public benefits of the proposal could be achieved, or enhanced, through the conservation of the Smith's Arms and associated amendments to the proposed intervention. In coming to its decision, it is advised that the LPA is mindful of its duty under the 1990 Act and determine the application in accordance with this, as well as national and local policy guidance.

**Environment Agency** – No objection in principle to the development subject to a condition relating to land contamination.

**Greater Manchester Archaeological Advisory Service (GMAAS)** – The site has been fully investigated and recorded through the previous archaeological mitigation schemes. No further archaeological mitigation is required.

**Interest** - Members of the Committee are advised that the City Council has an interest in this application site as landowner. However, the Committee must disregard these interests and exercise its duty as Local Planning Authority only.

**Publicity** - The proposal, by virtue of the size of the site and floor space created, has been classified as a small scale major development. As such, the proposal has been advertised in the local press (Manchester Evening News) as a major development along with being of public interest and affecting the setting of a Conservation Area and Listed Buildings. Site notices were displayed at various locations around the application site. In addition, notification letters have been sent to an extensive area of local residents and businesses.

**Environmental Impact Assessment-** The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken.

The nature of the proposal falls within “Urban Development Projects” being of more than 150 residential units. The City Council has adopted a screening opinion in respect of this matter to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It was concluded that there will not be significant environmental impacts associated with the proposed development and therefore an Environmental Statement is not required.

## **Policy**

### **The Development Plan**

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

The NPPF requires application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Manchester Core Strategy Development Plan Document (July 2012)**

The relevant policies within the Core Strategy are as follows:

Policy SP1 '*Spatial Principles*' states that one of the key spatial principles is the emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

All development should have regard to the character, issues and strategy for each regeneration area – in this case East Manchester. In addition, new development will



be encouraged that maximises the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to state 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 well being of residents;
  - Considering the needs of all members of the community;
  - 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.

The proposed development is considered to be in accordance with policy SP1 in that a high quality residential development will be provided that contributes towards meeting housing growth in the City and creating a high quality neighbourhood for residents to live in. Consideration has been given to minimising the impact on local residents along with protecting the historical context.

Policy EC3 '*The Regional Centre*' states that housing will be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.

The proposal is considered to be in accordance with policy EC3 as it will provide a dense residential development thus contributing towards the City housing growth.

Policy T1 '*Sustainable Transport*' seeks to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport. The Council will support proposals that:

- Improve choice by developing alternatives to the car;
- Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life;
- Improve pedestrian routes and the pedestrian environment;
- Improve and develop further Manchester's cycle network;

- Contribute to improvements to the extent and reliability of the public transport network through safe and attractive waiting facilities, better priority and information provision,
- Would reduce the negative impacts of road traffic.

The proposal is considered to be in accordance with policy T1 as the development is located in an area where there is access to a range of public transport modes whilst encouraging other forms of transport such as cycle, car sharing and car clubs.

Policy T2 '*Accessible areas of opportunity and needs*' states that the Council will actively manage the pattern of development to ensure that new development:

- Is located to ensure good access to the City's main economic drivers, including the regional centre and to ensure good national and international connections;
- Is easily accessible by walking, cycling and public transport; connecting residential to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites including – links with East Manchester to employment locations such as Eastlands.

Applications should include appropriate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

This planning application is accompanied by a transport assessment and travel plan which demonstrates that the proposal will have a minimal impact on the local highway network and will encourage other forms of transport.

Policy C1 '*Centre Hierarchy*' states that development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres

Policy C9 '*Out of centre development*' states that development of town centre uses in locations which are outside a centre identified in policy C1 (or a strategic location) will be inappropriate unless it can meet the following criteria:

- There are no sequentially preferable sites, or allocated sites, within the area the development is intended to serve that are available, suitable and viable;
- The proposal would not have unacceptable impacts, either individually or cumulatively with recently completed and approved schemes and having regard to any allocations for town centre uses, on the vitality and viability of the City Centre and designated district and local centres. An assessment of impacts will be required for retail developments of more than local significance; and,
- The proposal is appropriate in terms of its scale and function to its location.

Paragraph 10.96 states that development of a scale which is of local significance only is unlikely to lead to unacceptable impacts on the City Centre, District or local

centres. However, proposals of a scale which is likely to have a significant impact beyond the immediate locality could have implications for the vitality and viability of existing centres within the City and in neighbouring areas, and on the accessibility of communities to shopping facilities. These implications should be considered through the planning process. In Manchester's circumstances, the impacts of out-of-centre development will vary across the City and will need to be considered on a case-by-case basis, although the Council considers that development of less than 650 square metres gross will generally be of local significance only.

Proposals of more than local significance should be accompanied by a statement which describes the nature and role of the proposals, evidence of the area the development is likely to serve, an assessment of the likely turnover of the development, an assessment of trade diversions from designated centres and an appraisal of the effects of the proposal on the vitality and viability of affected centres.

Paragraph 10.57 goes on to state that Policy C9 also establishes a basis to support out-of-centre development provided it is intended to improve the experience of visitors or neighbours, rather than increase the role of the location. This could include enhanced pedestrian linkages within the scheme or the reorganisation of loading facilities to reduce the impact on adjacent residents.

Policy H1 '*Overall Housing Provision*' states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors, in particular, the need to diversify housing stock in mono tenure areas by increasing the availability of family housing. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location. 90% of residential development will be on previously developed land. The re-use of vacant housing, including the renewal of areas characterised by poor quality housing, will be prioritised. New developments should take advantage of existing buildings where appropriate through refurbishment or rebuilding works. If this is not possible, development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

Policy H1 goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed site in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. Schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

The development will form a dense residential scheme within an area that is expected to accommodate housing growth. Consideration has been given to the design, siting and scale of the building along with prioritising the re-use of a previously developed site. In addition, the proposal will also provide accommodation which will be attractive to a diverse range of housing needs through varying accommodation sizes. Given the proposal is for privately rented accommodation, it is expected that the proposal will be attractive to young professionals wishing to share. The accommodation is generous in size with one bedroom apartments measuring 49 sqm, two bedroom apartments ranging between 68-71 sqm and three bedroom apartments measuring 94 sqm.

Policy H2 '*Strategic Housing Location*' states that the key location for new residential development throughout the plan period will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing. Land assembly will be supported in this area to encourage the creation of large development sites or clusters of sites providing the potential for significant regeneration benefits.

Developers should take advantage of these opportunities by:-

- Diversifying the housing offer with particular emphasis on providing medium density (40-50 dwellings per hectare) family housing including affordable housing. In locations which are close to the City Centre, such as the Lower Irk Valley and Holt Town, higher densities will be appropriate. However, the provision of family homes should remain an emphasis in these areas, too.
- Including environmental improvements across the area.
- Creating sustainable neighbourhoods which include complementary facilities and services.
- Considering the scope to include a residential element as part of employment-led development.

The proposal is considered to comply with policy H2 in that it will provide a dense residential development in an area of the City that is expected to accommodate residential growth.

Policy H4 '*East Manchester*' states that over the lifetime of the Core Strategy, the area will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats and New Islington.

The proposal is considered to comply with policy H4 in that it will provide a dense residential development in an area of the City that is expected to accommodate residential growth.

Policy H8 '*Affordable Housing*' states affordable housing contributions will be considered of 0.3 hectares and 15 units or more. The development will not provide provision for affordable housing and will provide private accommodation for rent as part of diversifying the area and offering housing choice.

Policy EN1 '*Design principles and strategic character areas*' states that all development in Manchester will be expected to follow the seven principles of urban design. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Proposals for new development must clearly detail how the proposed development addresses the design principle, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategic objectives.

The proposed development is considered to be a high quality scheme in terms of its design and appearance and will enhance the regeneration of the area.

Policy EN3 '*Heritage*' states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposal has been designed to preserve the setting of the adjacent Listed Buildings and Conservation Area and removes a vacant site in a key regeneration area. The proposed building is considered to be a high quality addition to the area reflecting the key characteristics of the area in terms of siting, scale, massing and materiality. Consideration has been given to the demolition of the existing buildings on the site which, although have some historical significance, this has been diminished through extensive internal and external remodelling of the buildings and loss of context.

EN4 '*Reducing CO<sub>2</sub> emissions by enabling low and zero carbon development*' states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO<sub>2</sub> emissions and rising fossil fuel prices, through the following actions:

All development must follow the principles of the energy hierarchy being designed to:

- Reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
- To reduce the need for energy through energy efficient features such as improved insulation and glazing;

- To meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN5 '*Strategic areas for low and zero carbon decentralised energy infrastructure*' states that with the regional centre (which includes the application site) will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies.

Policy EN6 '*Target framework for CO<sub>2</sub> reductions from low or zero carbon energy supplies*' states that developments over 1000 sqm will be expected to meet targets shown with the policy unless this can be shown not to be viable.

The development is considered to comply with policies EN4 – EN6 in that clear consideration has been given to how the buildings functions to reduce overall energy demands. The building fabric is considered to be high quality and will allow energy costs to remain low.

Policy EN9 '*Green Infrastructure*' states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

The proposal seeks to remove trees from the application site. Although some of the trees are in a good condition, and contribute to the setting of the Conservation Area, the overriding public benefits of developing this site outweigh their loss. The applicant's wider portfolio of sites will ensure there are enhancements in green infrastructure as a whole within the Ancoats and New Islington Area.

Policy EN14 '*Flood Risk*' states that all new development should minimise surface water run off. In addition, an appropriate Flood Risk Assessment (FRA) will also be required for all development proposals on sites greater than 0.5ha within critical drainage areas. Consideration has been given to the surface water run off from the site and a scheme will be agreed which minimises the impact from surface water run off.

Policy EN15, '*Biodiversity and Geological Conservation*', states that developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

The application site is not considered to be of high quality in ecology terms and therefore no mitigation is required.

Policy EN16 '*Air Quality*' states that the Council will seek to improve the air quality within Manchester. The proposal is not considered to compromise air quality.

Policy EN17 '*Water Quality*' states that developments should minimise surface water run off and minimise ground contamination into the watercourse. Consideration has been given to minimising the impact of the adjacent canal particularly during construction.

Policy EN18, '*Contaminated Land*', states that any proposal for development of contaminated land must be accompanied by a health risk assessment. The applicant has provided provisional details relating to ground conditions. Further investigative work will be needed to confirm the findings of the provisional details and determine if any mitigation is required.

EN19 '*Waste*' states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled. The applicant has a clear waste management strategy for the site which will ensure that residents adhered to recycling principles.

Policy DM1 '*Development Management*' all development should have regard the following specific issues:-

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
- Community safety and crime prevention;
- Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

The applicant has given careful consideration to the design, scale and layout of the development along with providing solutions to prevent noise ingress, crime, refuse and car and cycle parking. The proposal also meet the City Councils space standards.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

#### The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

DC7 '*New Housing Development*' states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

The proposal meets City Council spaces standards and will be accessible for all residents of Manchester.

Policy DC10 '*Food & Drink Uses*' determines that planning applications for development involving the sale of hot food to be consumed off the premises the Council will have regard to, particularly in this instance:

- The general location of the proposed development;
- The effect on the amenity of neighbouring residents;
- The storage and collection of refuse and litter.

The Council will normally accept the principle of development of this kind in the City Centre, industrial and commercial area and, at ground level, in local shopping parades of more than 8 shops or offices.

Where the Council considers food and drink premises to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. Such conditions include limitations in terms of the hours of opening and the need to deal adequately with the storage of refuse and collection of litter.

The proposed commercial units as part of this development will add to the viability of the development and its vibrancy.

Saved policy DC18 '*Conservation Areas*' states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve or enhance the character of its designated conservation areas by carefully considering the following issues:



- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

The proposal has been designed to respect the setting of the Conservation Area and adjacent Listed Buildings along with maintaining established views around the application site and road network. The extent of the demolition work has been given due consideration and it is considered that although the buildings have some significance this has been reduced through extensive alterations over the years. In addition, the public benefits of redeveloping the site outweigh the retention of the building.

Saved policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise. Conditions will be used to control the impacts of developments.

The proposal has been designed to minimise the impact from noise sources and further mitigation will be secured by planning condition.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

### **Other material policy considerations**

#### **The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)**

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

- Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The

layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

- Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.
- Paragraph 2.14 advises that new development should have an appropriate height having regard to the location, character of the area and specific site circumstances. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations.
- Paragraph 2.17 states that vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises.
- Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;
- Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

#### Ancoats and New Islington Regeneration Framework (2014)

The framework was adopted by the City Council's Executive in 2014 and is now a material consideration in the determination of planning applications.

The document details that there are a number of character areas and the application site falls within the 'The Ancoats Core' where there is significant opportunity for further regeneration and delivery of new housing.

The document states:

*"Key objectives for the Ancoats Core have been over time to build on the distinct character of the area through the restoration and re-use of historic buildings and the addition of new buildings on vacant or underutilised parcels. Development of the core is the critical next step in the eastward expansion of the city centre helping to close the gap between Great Ancoats Street and regeneration efforts in Holt Town and Eastlands and to the east.*

*Establishing complementary new employment and commercial space alongside new residential development and conversions will be critical to maintaining activity levels throughout the day. The viability of such uses will be dependent on establishing a critical mass of residential development to support them. Key opportunity sites include Murrays' Mill and the block bound by Hood, Murray, Jersey and Cotton Streets. Development of these sites should be contextually responsive to character of the area in terms of street and block patterns, materiality, and the mixture of building heights that characterise the area"*

#### East Manchester Strategic Regeneration Framework (2008-2018)

The Eastlands Strategic Regeneration Framework (SRF) was revised in November 2007. It identified the progress made in East Manchester since 2001 but also sets out the strategic direction for the next 10 years in order to continue the holistic regeneration of the area.

A key objective of the framework is to increase local employment opportunities by attracting investment. East Manchester is seen as a major investment location with a key role in the development of a complete City region, in order to become one of the premier destinations for new investment and leisure visitors in the North West. Investment in the public realm and creation of high quality buildings will also assist in improving the image of the area.

#### National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

*"...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system"*

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Section 4 outlines the Governments objectives in respect of promoting sustainable transport, in particular developments should be supported that exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Section 7 'Requiring Good Design' outlines the Governments expectations in respect of new developments:

*“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” (paragraph 56)*

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- 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;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

*“Local planning authorities should...concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally”*

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes onto to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Section 12 outlines the Governments objectives in terms of conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and

any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should

be weighed against the public benefits of the proposal, including securing its optimum viable use.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Promoting healthy communities is an integral part of delivering the Government sustainable vision; this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces.

Meeting the challenge of climate change is also important part of the NPPF. This includes supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided. Conserving and enhancing the natural environment is also a key consideration and efforts should be made to increase biodiversity at development sites.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

#### National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

*Open space, sports and recreation facilities, public rights of way and local green space* states that open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It is advised that Sport England are consulted where the loss of major sporting facilities is proposed.

*Noise* states that Local planning authorities’ should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

*Design* states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

*Health and well being* states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);

*Travel Plans, Transport Assessments in decision taking* states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

### **Other legislative requirements**

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## **Issues**

### **Planning History**

Application: 076755/FO/2005/N1 - Erection of 2 x four/five storey buildings comprising 135 residential units (including 25 no. townhouses) 180 sq metres retail units (classes A3/A4) with associated parking landscaping and public realm area. Demolition of Smiths Arms Public House **Approved by Planning Committee on the 29.06.2006**

Application: 076756/FO/2005/N1 - CONSERVATION AREA CONSENT for demolition of existing buildings, including the Smiths Arms Public House, in connection with re-development of site for 2 x four/five storey buildings comprising 135 residential units and 180 sq. metres retail/public realm floorspace **Approved by Planning Committee on the 29.06.2006**

### **Demolition works in the Conservation Area**

The application site consists of two buildings, the former Smiths Arms Public House and the express motors MOT building. This planning application seeks consent to demolish these buildings and clear the site of all trees and vegetation in order to provide a cleared site in preparation for the proposed development. As a consequence, it is necessary to determine if the demolition works are acceptable and what impacts there will be on the significance of the Ancoats Conservation Area.

Paragraph 138 of the NPPF advises that not all elements of Conservation Areas will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribute to the significance of the Conservation Area should be treated as either substantial harm (under paragraph 133 of the NPPF) or less than substantial harm (under paragraph 134) taking into account the relative significance of the element and its contribution to the significance of the Conservation Area as a whole.

The applicant has provided a detailed justification for the demolition works together with a heritage statement to justify the loss of the buildings in the Conservation Area.



The building which became known as the Smith Arms was constructed between 1801 and 1831 and is situated on the corner of Sherratt Street and Blossom Street within the Ancoats Conservation Area. The building is not Listed but is considered to be a non designated heritage asset.

When the property was originally constructed, it is believed to have been occupied as residential dwelling. The surrounding context (which now forms the wider application site) was also predominately housing reflecting the demand for worker accommodation to support the surrounding mills. Research shows that the building was converted into the Smiths Arms public housing around 1827.

During the 19<sup>th</sup> Century, the Smiths Arms public house underwent considerable rebuilding, particularly the cellar and ground floor and a three storey extension on the north eastern elevation was added. Externally the most visually significant change was made in 1892 when the pub was given a new façade and further internal refurbishments were made to the building. This façade is typical of the period with brick and terracotta detailing. Following the decline of the cotton mill industry in the 1930s, there was a steady decline in the fortunes of the area. Whilst further remodelling of the building took place, the pub eventually closed in the 1990s and has since been vacant and boarded up with no attempts to restore, refurbish or re-use the building.

In considering the loss of the Smiths Arms, paragraph 138 of the NPPF states that consideration must be given to paragraph 133, 134 and 135 in terms of determining the scale of any harm or loss and the significance of the heritage asset.

The applicant's justification for the loss of the building seeks to demonstrate that the significance of the Smith Arms has diminished through the extensive remodelling, extension and alterations that have been undertaken over the years along with the loss of its original context. In addition, the applicant has provided a detailed options appraisal which considers the retention of the Smiths Arms with this option being discounted on the grounds of that the resulting development would not be viable and would preclude the comprehensive redevelopment of the site.

As detailed above, the volume of alterations that have been undertaken to the Smith's Arms has compromised its structural integrity and damp and water ingress is evident throughout the building. The main impact as a result of these defects is on the interior of the building. All internal features (such as plaster work and detailing), fixtures and fittings having been removed resulting in no evidence of the buildings previous use as a public house being evident.

The current condition of the interior and its structural integrity therefore makes the building problematic and difficult to convert.

In terms of the exterior, architecturally the building was always modest with simple detailing and construction method reflecting the period it was built. The most notable features are the string courses and window coping on the main façade. These are the only decorative features present at the building and these dates from the late 19<sup>th</sup> Century when the building had a new frontage. There is damage to the flank walls,

and patch repairs, where now demolished buildings were attached to the Smiths Arms.

With regards to the surrounding context of the building, the Smith's Arms sits isolated on Sherratt Street. The adjoining and adjacent buildings we demolished some time ago. The resulting impact is the total loss of the Smiths Arms original context and relationship with its setting.

The applicant's conclusion is that the current condition of the building has a neutral impact on the Conservation Area with its overall significance having been reduced by its current condition and loss of its overall context.

The applicant's justification also notes that there are also other examples within the Ancoats Conservation Area of public houses that are better preserved and have internal and external features that exemplify and typify public houses of that era. These are the Edinburgh Castle (which is connected with a planning application to redevelopment the surrounding site with the intention bringing the public house back into use), The Shamrock, the former Cross Keys and the Crown and Kettle (Grade II Listed Building).

The applicants supporting information has also considered the possibility of retaining the Sherratt Street façade of the Smiths Arms within the development proposal. This option would have resulted in a two storey terrace block running along Sherratt Street. Whilst the historic fabric façade would have been retained this option would have still resulted in the remainder of the rear of the building being demolished due to its condition. This option was discounted for a number of reasons principally that the resulting development would produce a scheme which was not viable in terms of the density of development and would have created a development which would have been inferior to the development which forms part of this planning application in terms of overall design and layout (particularly as this option would remove views along Loom Street which would be retained as part of the proposed scheme).

In considering the above, it is recognised that the Smiths Arms is a well known and establish feature of the Ancoats Conservation Area and forms part of the visual character and social history of the area. This is reflected in the public opinion which has been expressed in this regard.

It is also noted that Historic England have raised specific comments and observations in respect of the loss of the Smiths Arms and have requested that detailed consideration be given to the justification presented in this regard.

The Sherratt Street elevation still presents a 'public house' façade with the main stone detailing and decorative features still bringing evidence. Furthermore, the building is an example of how the buildings within the Conservation Area varied in scale and massing between the industrial mills and more domestic scale commercial and residential accommodation. This non designated heritage asset is therefore considered to make a positive contribution to the Conservation Area and therefore the loss of the building will have a permanent and irreversible impact on the setting of the Conservation Area resulting in a degree of harm.

The harm, however, is considered to be '*less than substantial*' (as stated in paragraph 134 of the NPPF). Notwithstanding this, as the Smiths Arms is a non designated heritage asset and paragraph 135 of the NPPF is particularly relevant in this instance. This states that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It is recognised that the significance of the building has been diminished as a result of its current condition (internally and externally) which makes converting the building, and finding a viable use, difficult and problematic as a result of its poor structural integrity and poor condition which, as a result, bears no resemblance to its previous use.

Furthermore, the loss of the buildings immediate context means that the building appears isolated. Indeed, the loss of the 'group value' and original context for this building has affected its overall significance whereas other public houses within the Ancoats Conservation Area still benefit from their original context therefore adding more value and significance to understanding the Conservation Area.

It should also be noted that the Smiths Arms has been derelict for many years. Despite planning permission being in place in 2006 for the demolition of the building this did not take place. No efforts have been made during this time to restore the building.

Whilst the applicant has considered façade retention, which would have retained the decorative historic fabric to Sherratt Street, this scheme would not have been viable and would have produced a scheme which would not have brought the same level of positive benefits to the area. In particular, its retention does not allow for the comprehensive redevelopment of the remainder of this vacant site and also would have resulted in compromises in terms of layout and design, particularly surrounding the Blossom Street frontage where car parking, amenity space and commercial units are proposed (which are all necessary elements required to produce a successful development).

The public benefits derived from the regeneration of the site (including creating new homes to support housing growth in this part of the City and a high quality development in terms of design) outweigh the loss of the Smiths Arms. These public benefits of the proposed development will be considered in further detail elsewhere within this report, however, it is recommended that as part of the conditions of the planning approval that some elements of the façade of the building are incorporated into the final development.

The only other building that requires demolition at the application site is the former Express MOT station. The building is a single storey structure with a dual pitched roof, white rendered walls and a modest number of windows and door openings. The building has historically been used for a variety of general industrial purposes. It is not considered that the building has any historical significance and the applicant's survey work has confirmed this. As such, there will be no harm to the significance of the Conservation Area and its loss will facilitate the comprehensive redevelopment of the site, and regeneration of the area.

On this basis there is no objection in principle to the demolition of the buildings in the Conservation Area. Whilst there will be a degree of harm caused by the loss of the Smiths Arms (in both social and architectural terms due to the positive contribution of the Sherratt Street façade) the harm is considered to be less than substantial particularly when balanced against the loss of the overall significance of the building as a result of its internal condition and loss of its context. Furthermore, there are considered to be sufficient public benefits to outweigh the loss of the building given the overriding regeneration benefits from the comprehensive redevelopment of the site. The requirements of the NPPF are therefore considered to be satisfied in this regard, particularly paragraphs 133, 134 and 135.

### **Principle of the redevelopment of the site and contribution to regeneration**

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the City between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the latter which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice. There is currently a mismatch between supply and demand for suitable accommodation to meet the growing population of the City.

The application site is located within the Regional Centre, as allocated on the Proposals Map contained within the Manchester Core Strategy (2012), and forms part of the Ancoats and New Islington Regeneration area. Policy SP1 states that this area will be the focus for economic and commercial development, retail, leisure and cultural activity along side high quality city living. Policy H1 goes on to state that the Regional Centre is a priority area for residential schemes in order to support regeneration and drive regional growth.

The application site is also identified within the Ancoats and New Islington Development Framework as a site which should be redeveloped for housing as part of supporting the ongoing redevelopment and renewal of the area.

In order to meet the objectives of these policies, this proposal seeks to create 199 residential units along with 468 sqm of the commercial floorspace. As a result, this development will contribute to delivering 30% of new residential development in East Manchester.

Policy H1 also seeks to ensure good quality family housing. Whilst this specific proposal will be a private rental scheme, the proposal does offer the opportunity to provide 7 x three bedroom apartments along with 116 two bedroom apartments and 14 two bedroom townhouses. This type of accommodation could be attractive to families particularly given their sizes.

The application site is also previously developed and therefore provides an opportunity to redevelop this vacant site within the heart of the Ancoats Conservation Area as part of the ongoing regeneration of the area, as required by policies SP1 and H1 of the Core Strategy and the development framework.

A proposal of this nature is considered to be acceptable in principle as it accords with the residential growth principles identified within policies SP1, H1, H4 and EC3 of the Core Strategy along with the principles and aspirations outlined in the Ancoats and New Islington Development Framework. The proposal also has the support of the Strategic Development Team.

In terms of regeneration benefits, policies SP1 and EC1 seek to support developments in the City which consider the needs of all the community and their wellbeing along with contributing to economic growth. This includes demonstrating the employment generating potential of developments for local people and promoting good health and community cohesion. Such an approach is a key consideration within the NPPF which outlines the Governments desire to secure economic growth in order to create jobs and prosperity along with securing the wellbeing of communities.

The applicant has considered the socio-economic benefits of the proposed development along with the other developments that will be brought forward as part of the applicant's residential portfolio. This details the benefits of the proposal in terms of its ability to create direct and indirect job creation from both construction and operations of the development.

The level of expenditure that will be created from the construction process of this development, and others, will allow the applicant to work with construction companies to provide apprenticeships and training/employment opportunities for local residents.

The applicant predicates that across their development interest the following full time equivalent construction jobs and apprenticeships will be created:

- 2015/2016 – 446 jobs and 22 apprenticeships;
- 2016/2017 – 766 jobs and 38 apprenticeships; and
- 2017/2018 – 211 jobs and 11 apprenticeships.

There will be a range of jobs that will be available including design and project management as well as core trade skills in the construction industry.

Furthermore, the applicant has formed the *Manchester Life project apprenticeship (MLPA)* which will provide local young people, who are based at Manchester College, the opportunity for work experience along side formal qualifications. The apprentices will have the opportunity to work in a variety of disciplines within the project area and partner organisations will be asked to support the MLPA programme by employing one apprentice through this programme. This will provide them with a 2 year paid placement and covering education costs.

There will also be opportunities for targeted apprenticeships with construction companies along with assisted employed along with working with supply chains to ensure that wherever possible employment opportunities are advertised across the City and with employment agencies which can target communities and schools.

It is recommended that this forms part of the conditions of the planning approval.

### **Material planning considerations**

Whilst the principle of the development is consistent with planning policy framework, there are detailed matters that require particular attention. This report will therefore consider the following material considerations and determine whether any undue harm will arise as a consequence of the development:

- Affordable housing;
- Visual amenity;
- Impact on the historic environment ;
- Ecology;
- Tree removal;
- Effect of the development on the local environment and existing residents
- Effect of the development on the proposed residents
- Landscaping and amenity space /boundary treatment/public realm
- Impact on the highway network/car parking
- Flood Risk/surface drainage
- Flood risk/surface water;
- Sustainability;
- Designing out crime;
- Ground conditions; and
- Construction management.

The above matters will be considered in turn below.

### **Affordable Housing**

Policy H8 of the Core Strategy requires that consideration be given to the provision of affordable housing within all new residential developments on site of 0.3 hectares and above or where 15 or more units are proposed for development to contribute to the City-wide target for 20% of new housing provision to be affordable.

The supporting SPD to this policy states that there are exemptions to the policy where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing or a proportion, or where material considerations indicate that intermediate or social rented housing would be inappropriate.

The criteria that might qualify development for exemptions that are of relevance in this instance include:

- that inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included

within existing Strategic Regeneration Framework, planning frameworks or other Council approved programmes.

- It would financially undermine significant development proposals critical to economic growth within the City;
- The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

The proposal will consist of properties that will be available through the private rental system (PRS). As such, the proposal will not include any affordable housing provision as it is considered that they will be meeting an existing housing need in this part of the City. Socially rented accommodation would not be appropriate in this location as there is already an adequate supply in this regard. Therefore, in this regard, it is considered that there is already a high level of affordable housing in the immediate area. As such, it is not necessary to provide affordable housing in this development rather the need is to meet the demand for high quality privately rented accommodation for young professionals and young families.

Furthermore, the site has been vacant for a considerable period of time and in order to achieve a high quality development, in terms of design, materials, space standards and amenity space this raises issues of viability of the overall scheme. In this regard, the applicant has provided a viability appraisal for the development. This has been assessed by the City Council and it demonstrates that the proposed scheme is viable, in its current form, and is capable of being delivered.

It is therefore considered that in this instance, the approach to not provide any affordable housing is acceptable. The development will deliver a high quality PRS scheme in a key regeneration area. This will assist in diversifying the housing market in this area which is predominately socially rented or privately owned.

Furthermore, this proposal will bring substantial regeneration benefits to the area by developing an under used site which no longer contribute to the vitality and viability of the area.

On this basis, the proposal is in accordance with the Council's approved guidance in relation to affordable housing.

### **Residential development - density/type/accommodation standards**

The proposal will provide 199 residential units within the development. This represents a development of 269 units per hectare. Policy H1 states that developments of over 75 units per hectare will be appropriate on sites in the City Centre and in the Regional Centre. Whilst this development is considered to represent a dense form of development, it is considered appropriate given the character of the area given its location on the City Centre fringe.

In terms of the type and standard of accommodation, policies SP1, H1, H2 and H4 of the Core Strategy seek to ensure that the right type and standard of accommodation is created in the City. Recently, the City Council's Executive adopted interim space standards for new accommodation to ensure that a minimum standard of accommodation is created across the City.

The break down of accommodation and sizes within the development is as follows:

- one bed apartments – 62 (31%) 49 sqm;
- two bed apartments – 68 (58%) range from 68-71 sqm;
- three bed apartments – 7 (7%) 94 sqm;
- two bedroom town houses – 14 (7%) varying sizes 54-94 sqm).

The mixture of apartment sizes is considered to be acceptable, particularly as the predominant apartment type is two bedroom accommodation. The apartments also broadly comply with the interim space standards which is welcomed.

The apartments will be privately rented (PRS scheme) and operated by a management company appointed by the applicant. It is considered that this will help meet the growing demand for high quality privately rented accommodation in this part of the City. This in turn will help diversify the tenure in the local area with the accommodation being particularly attractive to young professionals wishing to share. However, the availability of 2 and 3 bedroom accommodation within the development could also be attractive to families wishing to rent in close proximity to the City Centre and enjoy the local amenities.

It is recommended that a condition of the planning approval requires that a management strategy is agreed as part of the approval. This will seek to understand the management and lettings policy of the development in order to ensure that the development positively contributes to the area as part of providing neighbours of choice. In addition, this will also ensure that the development is well managed and maintained as well as providing residents with an opportunity to be long standing parts of the Ancoats community.

The Strategic Development Team are supportive of the proposal and therefore it is considered that the development complies with policies SP1, H1, H2, H4 and DM1 of the Manchester Core Strategy along with meeting the aspirations of the Ancoats and New Islington Framework. Consideration will be given below to how this level of density fits within its context to ensure compliance with the Guide to Development in Manchester SPD and the neighbourhood framework.

### **Commercial development**

The proposal will provide four commercial units along the Bengal Street and Blossom Street frontages. The total floor space created by the commercial development is 468 sqm and the applicant has applied for uses falling within A1, A2, A3, B1 and D1 (excluding a place of worship).

Policy SP1 of the Core Strategy states that the regional centre, which the application site is located within, will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. Policy EC3, which relates to the regional centre, goes on to state that proposals for other town centre uses, will be assessed in accordance with policies C1 and C9 of the Core Strategy.



The application site is not identified within the list of defined centres outlined within policy C1. The nearest centre is the City Centre which is a short walk from the application site. Policy C9 states that development of town centre uses in locations which are outside of a centre identified in policy C1 (or a strategic location identified for such uses) will be inappropriate unless it can meet the criteria in the policy. This includes demonstrating that there are no sequentially preferable sites or any unacceptable impacts on a defined centre. The supporting text to this policy states that developments of below 650 sqm will generally be of local significance only.

This proposal seeks to create 468 sqm of commercial floor space. As such, it is considered that the impacts of the floor space will only impact on the local area and not any nearby defined centre. As such, it is not necessary to undertake any form of sequential test. The proposal will support the objectives of the Ancoats and New Islington Framework which makes it clear that the aspirations for the Ancoats Core is that it becomes a mixed use residential and commercial neighbourhood.

*“[New development should]...support the establishment of complementary new commercial and retail space alongside new residential development and conversions in order to maintain activity levels throughout the day”*

The framework seeks to strike the balance between having commercial uses within the residential areas whilst at the same time detailing that such commercial developments are necessary to support the growing population of the area.

In this instance, it is considered that this quantum of floor space is acceptable in this location, in order to support the aspirations of the development framework and create the sense of a ‘high street’ along Blossom Street. This has been fully assessed against national and local policy.

In terms of the provision of restaurant/café uses (use class A3), regard must be had for saved policy DC10 of the UDP. Saved policy DC10 of the UDP seeks to encourage food and drink uses in centres or in parades of 8 or more shops along with an assessment on the impact on residential amenity.

Whilst the development is not within an established parade or centre, it is considered that having an offer of this nature is very important to support this mixed use development and adds to the vitality and viability of the development. In addition, it will complement the other commercial uses around Cutting Room Square, and other new developments nearby, and will provide much needed facilities which are required to meet the population growth that will be envisaged as part of the residential growth in the Ancoats Core.

The applicant has also applied for uses within B1 and D1. Whilst there is no objection in principle to these uses, it is recommended that the type of D1 accommodation is restricted to not include places of worship which have particular characteristics and impacts which need to be assessed. In terms of other uses that fall within use class D1, it is recommended that prior to the occupation of the units for a D1 use, further details would need to be given in respect of the operations of that use, particularly to identify and manage any specific operational and servicing so that

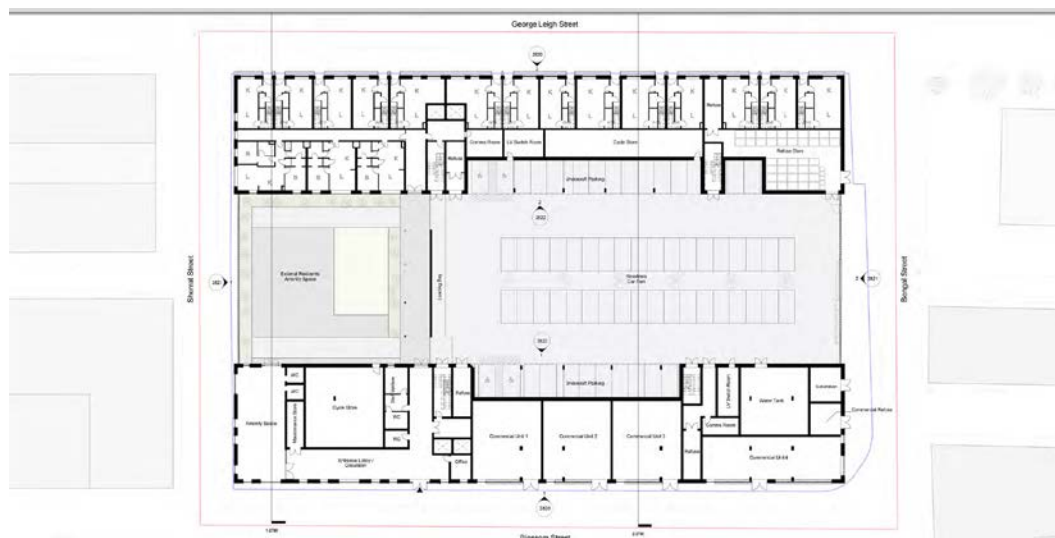
they do not have a detrimental impact on residential amenity or the operations of the rest of the development. This should form a condition of the planning approval.

### Visual amenity

Policies EN1 and DM1 of the Core Strategy, along with the Guide to Development in Manchester, requires that consideration be given to layout of new developments ensuring that they respond to the surrounding context and maximise frontages with the street scene and other important features of sites.

As detailed above, the application site is split into two distinct plots separated by Loom Street. The applicant intends to close Loom Street (with the impact on the Conservation Area being considered elsewhere within this report) and incorporate it into the application site. This will provide a uniform shape to the application site providing frontages to Blossom Street, George Leigh Street, Bengal Street and Sherratt Street.

The applicants supporting documentation demonstrates that a number of options were considered in terms of the siting, layout and scale of the development. In order to respond appropriately to shape of the application site and character and scale of other buildings in the area, the approach has been to develop two distinctive blocks that address the street edges along George Leigh Street and Blossom Street that can be designed to respond to the scale of any adjacent buildings. Then central part of the site will form a car parking courtyard along with an amenity area adjacent to Sherratt Street.



The Guide to Development in Manchester SPD advises that consideration should be given to the scale of new developments and ensure that they are informed by their context. Where buildings are of different scale to their surroundings they should be of the highest quality and be of landmark status.

In order to appropriately address the street, along with considering the scale of the surrounding buildings, the block to George Leigh Street will measure 5 storeys (16.5 Metres) along with an 8 storey block to Blossom Street (measuring 28 metres).

The context analysis undertaken by the applicant has helped inform the scale of the proposed development. The buildings in the immediate context to the application site are as follows:

- Victoria Square (north along George Leigh Street) – 5 storeys (17-28 metres);
- George Leigh Street terraces – 2 storeys (with accommodation in the roof) (9.5 metres);
- Development under construction Sherratt Street – 3 storeys (12.5 metres);
- Vacant plot to Blossom Street – planning permission for 8 storeys (28.3 metres) to Blossom Street;
- Ice Plant – 9 storeys (29.5 metres)
- Former school house – part 3 part 4 storeys
- NQ4 Building – part 6, part 7, part 10 storeys (measuring between 19 metre to 31 metres)
- St Peter's Halle - 4 storeys (15 metres) plus 38 metre spire

The development framework advises that any future development on this site within the Ancoats Core must respond to the surrounding context:

*“Development of these sites should be contextually responsive to character of the area in terms of street and block patterns, materiality, and the mixture of building heights that characterise the area”*

Such principles are reiterated within the Guide to Development in Manchester SPD.

It is clear from the applicant's analysis of the building heights in the area that a variety of building height exists. In addition, a characteristic of the Conservation Area has always been buildings of different scales situated adjacent to each other resulting in larger buildings being adjacent to more modest low rise buildings.

It is recognised that the proposed building will mark a change in the street scene from the existing low rise buildings on the site. However, it is considered that the proposal responds appropriately to its context.

Along the George Leigh Street frontage, the proposed building height will be uniform at 5 storeys which will respond positively to the 5 storeys of Victoria Square. As a result, the two buildings will sit comfortably next to each other.

There will be a similar corresponding building height to Blossom Street with the proposed building height being uniform at 8 storeys which will be situated adjacent to the block opposite which received planning permission for 8 storeys but is not yet under construction.

It is acknowledged that there are other immediately adjacent buildings which are lower than the proposed building, including the terrace properties and 3 storey dwellinghouses currently under construction at the adjacent site along George Leigh Street and the two storey shamrock public house. However, it is considered that the

change in scale (from large blocks to domestic scaled properties) is a key characteristic of Conservation Area within this dense urban environment.

In terms of the arrangement of the rest of the site, the ground floor of the Blossom Street block will contain four commercial units along with the main lobby entrance for the development. This will activate the street scene but also strengthen the commercial focus of Blossom Street as whole along with the other units in Cutting Room Square and those that will be brought forward on the opposite side of Blossom Street.

George Leigh Street will contain multiple entrances for the town house which will line this route. This will provide a domestic scale and complement the terrace housing to the north west of the application site which also has their main entrances directly off George Leigh Street.

Commercial and residential refuse areas will be provided along Bengal Street which will also provide the vehicular access to an internal courtyard area which will provide a 62 space car park for residents of the development.

The remaining floors of the development will be occupied by the residential accommodation. The units will be arranged either side of a central corridor with each floor being served by two main circulation cores in which there are three lifts and two secondary fire escape cores. These cores include recycling stores and refuse chutes.

In terms of the relationship of the siting of the block to the surrounding area, the perimeter block arrangement means that the proposed building is not located immediately adjacent to any other development due to being separated by the road network. This will allow the building to sit within its own context and will have a similar relationship in terms of distances to the other properties in the street scene.

In terms of design and architectural quality, policy EN1 of the Core Strategy states that opportunities for good design, that enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to Development in Manchester SPD along with the NPPF.

The design concept is to create a high quality designed development which respects the setting of the Conservation Area and Listed Buildings. The proposed building echoes many of the features of the surrounding cotton mills and other municipal buildings (such as Victoria Square) in form, stature, decorative features and regularity of the elevations.

A robust palette of materials has been chosen with the predominant material being brick. This responds directly to the character of the historic buildings in the Ancoats Conservation Area. Brick will be used on all of the external facades of the building with the predominant colour being a red.

The window openings will create a regular pattern on the elevations which is reflective of many of the historic local precedents including the adjacent Victoria Square. The windows will be powder coated aluminium with a combination of

openings and panels. In order to highlight the openings at Street level along Blossom Street and George Leigh Street a contrasting white brick will be used to provide a decorative effect. In particular, this white brick will be used to pick the entrance to the town houses along George Leigh Street and emphasise the double height glazing to the commercial units along Blossom Street. This will provide a clear contextual link to the surrounding.



*View of the proposed development along Blossom Street and George Leigh Street*

Given the overall length of the Blossom Street and George Leigh Street elevations (90 metres) combined with their respective heights, consideration has been given to as to how to break down the overall scale and mass of the building through its design. In keeping with other historic buildings in the area, a string course will wrap around the building. This will match the contrasting white brick to the openings and will be situated at cill level on the second, fourth and seventh floors. This will act as a contrast to the vertical emphasis provided by the window openings. In addition, a series of vertical recess will be introduced of a across the elevations and will be situated between window openings. The will provide a shadow line to the elevations and provide a degree of verticality to the elevations.



*View of the development from Cutting Room Square*

It is considered that the architecture and elevational treatment creates a high quality development. The simple and regular arrangements of the elevations combined with the quality and use of materials will provide a building which will enhance the setting of the Conservation Area and the ongoing regeneration of Ancoats.

Blossom Street is activated through the addition of the commercial units which will provide natural surveillance to the street scene. These openings are expressed in a similar ways to the window openings for the residential elements which will provide a coherent treatment to the elevations.

Overall the siting and layout of the development maximises the relationship with the surrounding road network. The proposed building follows a similar perimeter block arrangements to the surrounding mill buildings and Victoria Square. The arrangement of commercial units on the ground floor, car parking and residential accommodation provides a logical arrangement and is therefore considered to be in accordance with policies SP1, EN1 and DM1 of the Core Strategy along with the aspirations in the SPD and the East Manchester SRF.

### **Impact on the historic environment**

Policy EN3 of the Core Strategy, along with section 12 of the NPPF, states that consideration must be given to the impact of new developments on heritage assets. In this instance, the application site is located within the Ancoats Conservation Area along with being adjacent to some key Listed Building – St Peters Church (Grade II) and Victoria Square (Grade II). There are also some long ranging views of Murray Mills (Grade II & II\*). There are also non designated heritage assets which will be affected by the development.

In terms of informing the character and form of new development in the area, it is considered that careful consideration should be given to the existing character of the area including the size, mass and appearance (including materials) of the older buildings. It is, however, considered that new buildings should be original and should not seek to replicate the older buildings in the area.

The applicant has provided a heritage statement and a detailed design and access statement as part of their application which specifically examines the impact and contribution the proposal will have on the Conservation Area along with important views within the area and the setting of nearby Listed Buildings.

#### **a) Listed Buildings**

##### *Victoria Square (Grade II)*

Victoria Square is positioned immediately to the north of the application site. The building was constructed to provide municipal housing for the workers of Ancoats. The building has a distinctive character with many decorative features which vary depending on the elevation of the building.

The elevation which is said to be most affected by the development is the southern elevation to George Leigh Street. As detailed above, the scale of the proposed development will be similar to the Listed building at 5 storeys. The scale and massing of the George Leigh Street elevation is a direct response to the Listed Building in order that it preserves its setting in the street scene.

The proposed town houses onto George Leigh Street will complement the more domestic scale of Victoria Square. Furthermore, the string course and decorative features to the proposed development add a clear contextual link with the Listed Building that will ensure the two building complement each other.

It is therefore considered that the proposed development, by virtue of the its scale and the gap between the two plots, allows the setting of the Listed Building to be preserved as required by paragraph 137 of the NPPF.

### *St Peters (Grade II)*

Peters Church is positioned immediately to the south of the application site. The applicant has given careful consideration to the setting of this Listed Building, in particularly how the proposed building can better reveal the setting and open up the views of the building along Sherratt Street.

The proposed height of the development is taller than the church by approximately 13 metres. However, both short and long ranging views looking toward the church from Sherratt Street will be retained as a result of the development with the proposed development having a positive impact on the setting of the listed building in that it will frame the views of spire along Sherratt Street.

In addition, the proposed development has been designed to be simple and respectful of the setting of the Listed Building in order to ensure that the spire remains the dominant element when in view.

When viewed from Murray Street, the Blossom Street elevation will appear taller than the church from this viewpoint. Whilst it is acknowledged that there is an encroachment on the setting of the Listed Building, the proposed development is very much in the background. The simple architectural form does not compete with the elevation and distinctive shaped roof of the Listed Building which will remain dominant from this vantage point.

The Cutting Room Square view point will again have the proposed building in the distance. As such, the church remains the dominant building to the public square. As such, whilst the development will therefore be seen in the same context, the spire will remain the dominant feature in this setting.

In considering the impact of the proposed development on St Peters Church, it is acknowledged that the development will be seen in the same context as the church. It is not considered that there will be any unduly harmful consequence of this relationship with the proposed development enhancing the setting of the Listed Building by providing a positive addition to the street scene through the provision of a high quality development. From all key vantage points, the spire remains the

dominant feature. The proposed development is therefore considered to comply with paragraph 137 of the NPPF in that the proposed development will better reveal the setting of the significance of the asset through the creation of a sensitive and well conceived addition to the Conservation Area and setting of the Listed Building.

#### *Murray Mills (Grade II & II\*)*

Murray Mills will be appropriately 40 metres from the application site. As such, there will be long ranging views of the Listed Building when looking southwards along Bengal Street. Whilst there will be a view of the proposed development and the Listed complex within the same context, it is not considered that any harmful impacts will arise through the preservation of the context and view of the building from along the road. The proposal therefore complies with paragraph 137 of the NPPF.

#### **b) Ancoats Conservation Area**

The Ancoats Conservation Area lies just outside of the City Centre, immediately to the north of Great Ancoats Street.

As detailed elsewhere within this report, the area is dominated by the former cotton spinning mills, which are principally located adjacent to the Rochdale Canal and the nearby housing. Historically throughout the area, there have always been commercial and residential buildings. This juxtaposition, and interlinking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world.

Furthermore, the concentration of mill buildings within Ancoats has become an important landmark in the history of the Industrial Revolution. Murray Mills, McConnel and Kennedy Mill, along with others in the area, represent a clear chronology of development of cotton mill architecture from 1800 to the 1920s.

Although the area is dominated by the mill buildings, the Conservation Area also contains other Listed Buildings of differing character. The Victoria Square housing and St Peter's Church represent some of these other key buildings. These buildings have a different style of architecture than the mill buildings in form, scale and appearance. It is considered that these Listed Buildings, along with other older non listed buildings, provide a rich, often contrasting, mix of architectural styles along side the dominant mill buildings.

The requirement to preserve or enhance the Conservation Area, and the setting of the Listed Buildings, is a key requirement within policy EN3 of the Core Strategy, saved policies DC18 and DC19 of the UDP along with the objectives of the NPPF. As such, any new development must seek to retain the character of the area through careful detailing and, where appropriate, the use of compatible materials. In addition, the maintenance of road surfaces, kerbstones and street lighting, together with reuse of vacant sites will be a key objective.

The character of the area is also dominated by red brick buildings, between two and six storeys in height, with pitched roofs. Windows are generally arranged vertically and simply divided.



The Ancoats and New Islington Development Framework advises that there are a number of key sites within the Conservation Area which should be brought forward for residential development, as part of the continued growth and renewal of prosperity of the area and this includes the application site.

As detailed above with the demolition section of this report, the Smiths Arms (a non designated heritage asset) is considered to make a positive contribution to the Ancoats Conservation Area and is significant in its own right in both architectural and social terms. However, it is considered that the significance of this building has been severally diminished as a result of its current structural condition and the lack of any features internal to the premises which would enable it to be distinguished as a public house. Whilst the façade of the building is still easily recognised as a public house of that era, its significance is again reduced through the total loss of its immediate context resulting in the building being isolated at the application site. The loss of the value derived from this can be seen more evidently in other examples of public houses across the Conservation Area.

Furthermore, the vacant nature of the majority of the site marks a contrast to the high quality architectural and historic environment of the local area. As such, the redevelopment of the site provides an opportunity to replace its vacant/disused status with a development that maintains or enhances the character and appearance of the Ancoats Conservation Area.

Indeed, the site holds an important position in the heart of the Conservation Area and is bounded by some of its important roads in Blossom Street, George Leigh Street, and Bengal Street whilst also providing an opportunity to improve the pedestrian environment to Sherratt Street.

It is therefore considered that the proposal will be beneficial as it would remove a largely vacant site, and although the Smiths Arms would be lost, this is not considered to be an exemplary example of its period due to the remodelling work, current condition and context which has severely diminished its significance. The redevelopment of the site for a high quality building, which addresses all the key roads, is an important regeneration objective and will meet housing growth aspirations for the area. In turn, the development will bring vitality and vibrancy to the heart of the Ancoats Core.

It is concluded that harm will arise as a result of the loss of the Smiths Arms which will be a permanent and irreversible impact. This will also be harmful to the setting of the Conservation Area. However, this harm is considered to be less than substantial, as defined by paragraph 134 of the NPPF, and there are overriding public benefits which outweigh the loss of this building, particularly in terms of the ability to comprehensively redevelop the site and contribute to the ongoing regeneration of the area.

Notwithstanding the above, it is noted that the site is located within a sensitive location and will affect some key views within the Conservation Area. Furthermore, there will be further harm to arise as a consequence of the loss of Loom Street which needs to be considered further.

The applicant's heritage statement has specifically identified six important views within the Conservation Area which must be examined. These are:

- View looking towards Halle St Peters and the Ice Plant building along Sherratt Street;
- View from Cutting Room Square;
- View looking north east along Murray Street;
- View looking south east along Sherratt Street;
- View looking south east along Bengal Street;

The heritage statement concludes that an assessment of these views demonstrates that the massing in each view is commensurate with the existing buildings in the street scene and that the materiality of the new building means that it blends into its setting and context appropriately. In addition, these views demonstrate that the building is mainly only ever seen in oblique and glimpsed views along the narrow streets of Ancoats. It is therefore concluded that the proposal would have less than substantial harm to the setting of the Conservation Area as outlined within paragraph 134 of the NPPF and is considered to enhance some of the key views within the area with a high quality development of similar massing and proportions to the key characteristics of the area.

As detailed above, the applicant's design has taken influence from the surrounding context in terms of use of red brick material, which forms the main component for the elevations, and a strong vertical and horizontal emphasis. The scale and massing of the proposed building has also taken reference from the surrounding area whilst respecting existing building heights and the concept of a perimeter block takes reference from other historical buildings. As such, it is considered that the proposed building complies with paragraph 131 of the NPPF in that the proposal will make a positive contribution to the Conservation Area by enhancing and sustaining its significance along with making a positive contribution to the character of the area whilst promoting a development which is distinctive. Furthermore, the development complies with paragraph 137 in that the development makes a positive contribution to the Conservation Area and better reveals its significance.

It should be noted that Historic England has not raised any concerns in respect of the impact of the development on the surrounding heritage assets. They have concluded that the development responds to the character and appearance of the Conservation Area in an acceptable way and is not harmful to the setting of the Listed Buildings in its vicinity.

#### *Loss of Loom Street*

Loom Street currently intersects the site in an east-west direction. The proposal seeks to incorporate Loom Street into the development proposal in order for a perimeter block to be created. The applicant's heritage statement has considered the significance of the street and whether any harm will arise from its loss.

The 'grid iron' street pattern of Ancoats is of significance as it demonstrates that the area was laid out and planned. The early maps of the area show that Loom Street

clearly forms part of the grid development of Ancoats but has evolved as one of the 'secondary' routes through the area and this is evident by the width of the road with Blossom Street and George Leigh Street having evolved as much grander routes.

The historical maps of the area also show the evolutionary nature of the area and its grid development. The grid has not always been rigidly maintained with roads and routes being closed and opened depending on needs and requirements. As such, the incorporation of this section of Loom Street into the application site continues the evolution and change in Ancoats that has always taken place.

It is acknowledged that the loss of Loom Street will therefore cause a degree of harm to the characteristics and grid street pattern of Ancoats. The loss will be permanent and irreversible as the area will become part of the car parking area and amenity space for the development. The harm, however, is considered to be less than substantial (as defined by paragraph 134 of the NPPF) in that it marks a future trend in the evolving street pattern of the area. However, there are considered to be positive public benefits which will be derived from the loss of Loom Street in that the site can be comprehensively development with a high quality scheme which will bring regeneration benefits to the local area as a result of a well designed building and site layout.

Furthermore, in order to retain a sense of a gap dividing the two blocks, the vehicular entrance to the site on Bengal Street is positioned in the location of the Loom Street along with no built form along the middle of the site (this will be car parking and amenity space). As such, this retains the sense of a 'street' running through the site which will therefore retained and open aspect of the site.

#### **c) Non designated heritage assets**

There are number of non designated heritage assets in the area, most notably the terrace properties along George Leigh Street, the Shamrock public house and 22 Loom Street (the former school house). The impact on the Smiths Arms and the Express Motors MOT building are considered elsewhere within this report.

It is considered that the development will be seen in the same context as these buildings. However, this is not considered to be harmful to the setting of these buildings. Indeed, it is considered that the high quality nature of the proposed building (including the detailing on the elevations) is a direct response to enhancing the characteristics of the historic buildings in the area. In particular, the introduction of the townhouses to George Leigh Street along with the detailing around the windows and doors, is intended to provide a contextual link with these older buildings.

#### **d) Archaeology**

An archaeology statement has been prepared in support of this planning application. The application site has been the subject of a previous assessment and trial trenching and open area excavation on seven parts of the site. The assessment revealed that a range of house types had been present at the site characteristic of

late 18<sup>th</sup> and mid 19<sup>th</sup> century workers accommodation. Although mostly of the back to back nature, some buildings showed signs of being of a higher status

The statement provided with the application outlines that there are possible remains of late 18<sup>th</sup> and 19<sup>th</sup> century domestic dwellings beneath the Express Motors building. However, any remains are likely to have been harmed by the construction of this building and therefore it is unlikely that investigation would add significantly to the understanding of dwellings in Ancoats.

The assessment concludes that in light of the previous study and investigations at the site it is considered that the site has been fully investigated and recorded. As such, no further archaeological mitigation is required.

GMAAS concur with the contents of the reports and on that basis consider that no further archaeological mitigation is required for this development.

## **Ecology**

The planning application has been accompanied by an ecological appraisal which assesses the potential impact of the development on local ecology and nature conservation. This is a key requirement of policies EN15 and DM1 which seeks to ensure that applicants identify, enhance and restore impacts from developments on local habitats.

The report concludes that there are no statutory designations located within 2 km of the application site and as such there will be no impact on statutory designated sites. In addition, there are two local wildlife sites referred to as sites of biological importance in close proximity to the site (Rochdale Canal and Ashton Canal). On this basis, whilst the report recommends that the canals are sufficiently far enough away to not be directly impacted upon; however, consideration should be given to any surface water run off from the development, particularly during the construction phases.

In terms of impacts upon bats and birds as a result of the development, the buildings and the trees on the site have the potential to support bat and bird activity. Evidence found at the Smiths Arms suggests that bats are roosting within the loft and potentially under features on the external parts of the building. A bat licence will need to be obtained from Natural England prior to any works on site that could disturb roosting bats or impact on their roosting sites. As part of this licence application, appropriate mitigation needs to be presented within the licence. All works will be undertaken outside of sensitive periods i.e. Spring and Autumn.

To mitigate against the loss of the bat roosting, the applicant proposes to erect a bat box within the vicinity of the canal. This box will provide an alternative roosting site while the permanent bat boxes (of which there will be two) will be constructed within the proposed building. It is essential that the box within the vicinity of the canal is installed prior to the exclusion of the bats from the Smith's Arms. It is recommended that this forms part of the conditions of the planning approval.

In terms of the habitats within the wider site, these could be of value for foraging and commuting bats. The applicant's survey work has concluded that there is a low level of activity with regards to the existing vegetation. In order to prevent impacts on foraging and commuting bats, the applicant survey recommends that lighting should be focused onto the site. In addition, any future landscaping at the site should consider the species in order to encourage and support bat activity at the future site.

In order to minimise the impact on breeding birds, the report recommends that the demolition of the buildings and vegetation should avoid bird nesting season (March – August).

Greater Manchester Ecology Unit concurs with the findings of the report. As such, it is recommended that the conditions of the planning approval should include details to minimising the harm to the bat community at the site and relating to vegetation removal in bird nesting season (including details of how to proceed should birds be found).

### **Tree removal**

There are 29 individual trees and 4 group trees at the application site this includes 20 individual category B trees (trees where retention is desirable) and 9 individual category C trees (trees which could be retained) along with the 4 group trees. The entire existing tree coverage at the site will be lost as part of the redevelopment proposals.

Policy EN9 states that new developments will be expected to maintain existing green infrastructure. The policy goes on to state that where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

The existing tree coverage principally lines the Blossom Street frontage and wrap around to Bengal Street. The remainder of the trees are located along Loom Street and George Leigh Street.

The applicant's arboricultural report notes that the tree removal at the site will be detrimental to the arboricultural value of the site. In addition, there are also some positive benefits from the trees in visual amenity terms as they provide a soft landscaped edge to the road network. However, the trees are required for removal in order for the site to be comprehensively developed which could not take place if the trees required incorporation into the development proposals.

As detailed above, this planning application also includes notice of the applicants intend to remove the trees in the Conservation Area. Whilst the loss of the trees will result in the loss of soft landscaping at the site, their overall value to the setting and visual amenity of the Conservation Area is considered to be neutral. In addition, it is considered that the redevelopment of the site, and the significant regeneration benefits that this proposal will bring, outweighs any loss of trees from the site.

In order to satisfy policy EN9, it should be noted that soft landscaping elements do form part of the landscaping scheme within the internal courtyard. Although it will not be possible to mitigate the loss of the trees on a like for like basis on the site, this will add to the overall biodiversity of the site. It is recommended that the final details for the soft landscaping are agreed as part of the conditions of the approval.

On the basis of the above, it is considered that the applicant's contribution to improving green infrastructure and biodiversity through on and off site planting will mitigate against the trees to be lost at this site. This will be an improvement to green infrastructure in the area which will be managed and maintained.

### **Effect of the development on the local environment and existing residents**

#### a) Sunlight, daylight, overshadowing and overlooking

Policy DM1 of the Core Strategy requires consider to be given to the impacts on new developments on surrounding residential amenity, in particular whether new developments will have any overbearing, overshadowing or overlooking implications.

In this regard, it is noted that the application site is located within a dense urban area and, as a result, this create certain site constraints which are likely to give rise to some impacts on neighbouring buildings in terms of a reduction in natural light (especially at the lower levels of buildings) and overlooking. Such circumstances are likely to arise where there are cleared or vacant sites with lower level buildings.

The applicant has given consideration to this matter and provided a daylight and sunlight assessment in support of their planning application. This has assessed the development in line with BRE Guidelines.

The relevant guidance for assessing such matters acknowledges that a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

As a guide, daylight may be adversely affected in an existing building if the Vertical Sky Component (VSC) is less than 27% of its former value as a result of a new development. The effect is considered to be more significant in an existing building if the VSC is reduced to lower than 80% of its former value as a result of the new development.

A number of buildings were surveyed as part of a daylight and sun light report prepared by the applicant. These buildings were 55-57 George Leigh Street, development under construction immediately to the west of the application site on George Leigh Street, southern elevation of Victoria Square, The Shamrock Public House, 22 Loom Street, the NQ4 building, proposed development to the south of the application site along Jersey Street/Blossom Street and the Ice Plant.

With regards to the 55-57 George Leigh Street, the southern elevation of Victoria Square, the Shamrock and the NQ4 building the assessment shows that the windows will all remain within the relevant guidelines resulting in no harmful loss of day light or sun light as a result of the development.

With regards to the other buildings, the new development to the west of the application site is currently under construction for 3 storey dwellinghouses. The analysis shows that up to 95% of the openings on the building will comply with the VSC guidelines with regards to daylight and all windows comply with sunlight requirements. The modest number of windows which do not comply are en-suite or dressing room areas and therefore their requirement for daylight is less.

In respect of the development at 22 Loom Street, which is located to the east of the development site, the analysis shows that 95% of the windows will comply with the VSC requirements in respect of daylight and all will comply in respect of sunlight with the exception of one room.

In terms of the proposed development at land bounded by Blossom Street and Jersey Street, the Blossom Street elevation will be most affected by this development. The analysis shows that the 96% of the windows will be complaint in respect of daylight. The windows which will not be complaint are a commercial unit on the ground floor and second floor windows. It should be noted that these windows are only marginally outside the range of acceptability. In respect of sunlight, all the windows will remain complaint.

The eastern elevation of the Ice Plant will be the most affected by the development. The analysis shows that 98% of the windows will remain compliant in respect of daylight and all the windows will remain complaint in respect of sunlight.

With regards to overlooking and outlook, the outlook from the surrounding developments mentioned above will change as a result of the development. However, it is not considered that there will be any incidences of overlooking as a result of the development as there will be remain at least a distance of 16 metres to Victoria Square, 12 metres to the terrace properties currently under construction along George Leigh Street, 13 metres to the proposed development along Blossom Street and 23 Metres to 22 Loom Street.

In addition, the existing road network separates the proposed development from surrounding buildings. Whilst there will be incidences of habitable windows facing each other the distances involved should ensure no loss of privacy. Furthermore, in a the dense urban grain ensure that this arrangement between the built form in the area is not unusual. Whilst the closest relationship is to the terrace properties currently under construction along George Leigh Street, it is not considered there will be a loss of privacy as there are modest secondary or landing windows on this elevation. These properties also first floor terraces but there will only be oblique views from the proposed development as they are situated in the position of the gap between the two proposed blocks i.e the location of the stopped up area of Loom Street. This will ensure there is no loss of privacy from overlooking.

It should also be noted that given the characteristics of the Conservation Area, which is a dense urban grain, it is therefore not unusual to find buildings of scale located in close proximity to each other. The effects on nearby development are broadly in line with the relevant assessment guidelines in respect of daylight and sunlight and where there will be an impact these are modest in nature and not untypical of the character

of the area or the effects as a result of cleared sites being developed with larger buildings.

Notwithstanding this, the design of the building seeks to take account of this close relationship to surrounding developments by the scale and massing being informed by the surrounding context in order to be as sensitive to these receptors as possible. The change in scale in the building from the 5 storeys along George Leigh Street to 8 along Blossom Street, is a direct reflection of the character and scale of the other buildings in the area in order to ensure that there are no harmful overshadowing or overbearing impacts.

Reduction in the height of the building along Jersey and Murray Street is a direct consequence of these buildings being lower in height, and therefore more sensitive in nature.

Overall, the proposal will have a positive benefit to the area in that it will remove a vacant/underused site and will respond to characteristics of the area by providing a building of similar scale and footprint to other buildings in the Conservation Area.

b) TV reception

A TV reception survey has been carried out by the applicant to determine the impact of the development on the local TV reception. As the site is currently partially vacant and partially contains low rise buildings, the study has sought to establish the impact on the surrounding terrestrial and satellite television.

The report concludes that due to the buildings located to the south and south east of the proposed development being of similar height to the proposed building, these existing buildings will shadow the proposed development from the surrounding area. As a result it is considered that it is not envisaged that the development will have an impact on terrestrial television in the area.

To the north of the application site is Victoria Square which does not appear to have any satellite installations. Given the proposed development is of similar height to the proposed development it is not envisaged there will be any impact on satellite reception.

In light of the above, it is not considered that there will be a need for any further mitigation in this regard.

**Effect of the development on the proposed residents**

a) Commercial operations

In line with the comments of Environmental Health, and in order to protect residential amenity, it is recommended that the operation hours of the commercial development are restricted to Monday to Saturday 08:00 to 23:00 and Sunday 09:00 to 23:00 along with agreeing a dispersal policy and strategy for the outside seating area.

b) acoustic insulation – residential and commercial accommodation



A noise assessment has been provided in support of this application which principally considers the noise insulation requirements for the residential and commercial accommodation proposed along with any associated plant equipment. The consideration of such matters is a key requirement for policy DM1 of the Core Strategy along with saved policy DC26 of the UDP. This approach is also outlined within the NPPF which seeks to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new developments.

The main sources of noise from the development are as follows:

- noise emissions from plant and construction activities associated with the development;
- plant;
- acoustic specification of the building to limit noise ingress from external noise; and
- Acoustic specification for the commercial elements (including noise from the operations of the car park) of the scheme to limit noise affecting the residential elements.

In terms of noise and disturbance from the construction process, the applicant has indicated that the construction process will take place on weekdays with some operations at weekends. This will comply with standard operating hours in agreement with Environmental Health.

Provided that operating and delivery hours are adhered to along with the erection of the hoarding line around the perimeter of the site (which will have acoustic properties), silencers from equipment along with regular communication with nearby residents, this will minimise any noise impacts on nearby properties which will also be temporary for the duration of the build. It is recommended that such details are secured by a planning condition.

The proposed development may require some additional plant. It is unclear at this stage what will be required and its specification. Such details are therefore required prior to the first use of the development and it is recommended that this is included as a condition of the planning approval.

The acoustic report also considers external noise sources on the proposed residential accommodation. The main sources of noise will be from road traffic along the cobbled surface and noise transfer from building services, plant, commercial units and car parking in the courtyard area. Consideration has also been given to the noise levels generated by the Shamrock public house which is located some 25 metres from the George Leigh Street/Bengal Street boundary of the site.

The report concludes that it is necessary that the residential apartments are acoustically insulated to mitigate against any undue harm as a consequence of these noise sources.

The applicant's acoustic report, along with the recommendations of Environmental Health, states that the preferred solution is for the apartments to include mechanical

heat recovery ventilation. This will allow fresh air for occupants so that windows can be closed to meet the internal noise level criteria. It should be noted, however, that openable windows to facilitate cooling will mean that noise levels in the apartments will be higher. Further details are required to ensure that all relevant noise criteria can be met with this system, including any relevant glazing specification.

The specification of the commercial accommodation also requires consideration in order to prevent any outbreak from this accommodation to the residential above. This includes a separating floor that will ensure that the noise transmission via the floor slab to the residential apartments will minimise the noise impact on the residential accommodation. Environmental Health concur with this approach and have also stated that there should be no amplified music performance within the commercial units (this does not include low level background music). It is recommended that such details form part of the conditions of the planning approval.

The operating hours of the commercial unit should be restricted to Monday to Saturday 08:00 to 23:00 and Sunday 09:00 to 23:00 in line with other commercial premises in the area along with details of any dispersal policy to ensure that there are no unacceptable impacts when large amount of people are leaving at night on the nearby residential accommodation. It is also recommended that servicing is restricted in line with the City Councils standard operating hours (Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): No deliveries/waste collections).

It is noted that St Peters is used by the Halle Orchestra. Although the proposed development is in close proximity to this building, it is not considered that there will be any detrimental impacts on the proposed accommodation in this regard. The Church has been acoustically insulated to prevent any harmful outbreak of noise and the relationship of other residential accommodation is similar to the application site.

On that basis, provided that construction activities are carefully controlled and the plant equipment and residential and commercial accommodation are appropriately insulated the proposed development is considered to be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

c) Fume extraction

There are no details in respect of any fume extraction until the end users of the commercial accommodation are known. In this regard, it is recommended that a condition of the planning approval is that the fume extraction details are agreed.

d) Waste management

A major mixed use development of this nature will generate a significant amount of waste which will need to be managed on a daily basis. Policies EN19 and DM1 of the Core Strategy require that applicants show consistency with the waste hierarchy which principally seeks applicant to re-use and recycle their waste.

The waste strategy for the building has been carefully considered. It has been calculated that the following refuse capacity is required for the residential element:

- Dry recycling – 10 x 1100 litres;
- Paper and card – 10 x 1100 litres;
- Organic – 5 x 240 litres;
- General waste – 20 x 1100 litres.

There will be a centralised refuse store within Bengal Street recycling and waste storage facility located on the ground floor of the George Leigh Street block where the facilities management team will congregate all the waste.

On each floor of the two residential blocks there will be dedicated core rooms where residents will be expected to segregate recycling and general waste. There will be two core rooms per floor for each residential block. There will be bins for each type of recycling material along with chutes for general waste which will be linked to bins in the three general waste stores housed on the ground floors. Once the recycled bins are full, these will be transferred by the facilities management team to the Bengal Street recycling and waste storage facility on the ground floor of the George Leigh Street block.

The residents of the townhouses will have access to first floor corridor and a core room via a 'back door'. This will enable the townhouse residents to segregate their waste as per the residents of the apartments.

The residents of the ground floor apartments in the George Leigh Street block will have access to a general waste store via external doors. Waste will be moved by the facilities management team to the Bengal Street recycling and waste storage facility.

The location of the core rooms on each floor will mean residents will not be required to carry refuse in excess of 30 metres.

In terms of the commercial waste capacity there will be a requirement for 10 x 660 litres of waste and recycling storage. There will be internal space within each commercial unit to store recycling and general waste bins. The recycling and residual bins will be transferred from the commercial units to the appropriate commercial waste storage area in the Blossom Street block.

As a result of these arrangements, waste management contractors can enter the recycling and waste facilities on Bengal Street and undertake efficient waste removal and minimise the distance a container will need to be wheeled.

Environmental Health is satisfied with the waste arrangements for the residential and commercial elements of the scheme and these details should now be implemented as part of the development. It is recommended that this forms part of the conditions of the planning approval.

Overall it is considered that the waste management arrangements are a well considered part of the development. The arrangements ensure maximum ease and efficiency for residents and ensure that waste is contained within a specified area. There is also a clear commitment and drive to ensure that residents and commercial operators recycle and the measures that will be put in place to do this are

acceptable. The proposal therefore accords with policies DM1 and EN19 of the Core Strategy in this regard

### **Landscaping and amenity space /boundary treatment/public realm**

The internal courtyard of the development will be laid out predominately for car parking. In the western part of the courtyard a landscaped amenity area will be created for residents. This will include hard and soft landscaping in order to provide recreational space for residents. Further details will need to be prepared in respect of this element of the scheme and therefore it is recommended that this forms part of the conditions of the planning approval.

The Sherratt Street and Bengal Street aspects of the site will be enclosed with new boundary treatment. In order to ensure that this boundary treatment is appropriate in visual amenity terms, and respects the setting of the Conservation Area, it is recommended that further details are provided as part of the conditions of the planning approval.

There will be limited opportunity to improve the public realm around the application site with the exceptions of repairing the kerbs and footways following the stopping up of Loom Street and the creation of the new access off Bengal Street.

The applicant has confirmed that there is the intention to incorporate some of the external façade of the Smith Arms within the scheme (subject to being able to dismantle in tact). The applicant will consider internally where they can accommodate the features. It is considered this is a welcomed opportunity as it will allow for a lasting legacy of the Smiths Arms at the site. It is recommended that the details of this are a condition of the planning approval.

### **Impact on the highway network/car parking**

Policy T1 and T2 of the Core Strategy seeks to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments.

A transport statement has been prepared in respect of this planning application which acknowledges the sustainable location of the application site particularly that the site is accessible to a range of transport modes along with close proximity to the City Centre and a range of amenities and services.

In terms of car parking, a total of 63 on site car parking spaces will be provided. This equates to 32% parking provision of the residential element of this development.

Highway Services believe that the car parking ratios for this development are appropriate for this location. The dimensions of the car parking spaces meet the standards required by Highway Services and there is a 6 metre manoeuvring area between the spaces. A swept path analysis should be provided to show that vehicles can manoeuvre safely and that the access gate is adequate. It is recommended that this is a condition of the planning approval.

The applicants transport statement states that the development is likely to generate 35 two way trips during the AM peak and an additional 34 two way trips during the PM peak. It is concluded that the impact on the local highway network will be minimal and will comfortably be accommodated within the existing highway network without any further intervention. This is confirmed by junction modelling which confirms that the development traffic will have little impact on the tested junctions with capacity. In addition, it is expected that occupants of the development will use no car modes due to the excellent public transport facilities in close proximity to the application site.

Highway Services concur with the findings of the transport statement in that the impact on the local highway network as a consequence of the development are likely to be minimal due to the sustainable location.

The vehicular access to the site will be provided off Bengal Street which will lead to a central courtyard which will be laid out for car parking. This courtyard area also includes a loading bay for servicing and removals. To create the access, there will be a requirement to alter the highway network including the stopping up of Loom Street and repair of any footways and redundant dropped kerbs. It is recommended that this forms part of the conditions of the planning approval.

The principle pedestrian entrance to the development will be via an entrance lobby from Blossom Street. This will provide access to the upper floors of the Blossom Street block and the courtyard area to access the George Leigh Street block. As the roads leading to this area are all traffic calmed, and have appropriate dropped kerbs and tactile paving installed at crossing points, this creates a satisfactory pedestrian environment.

A total of 192 secured cycle spaces are to be provided at the application site (96% provision) which is acceptable to Highway Services. These will be provided in a secure cycle store area within the Blossom Street block.

Both the car parking and cycle store should be in place prior to the first occupation of the development and this should form part of the conditions of the approval.

A draft travel plan framework has been provided in support of this application. Highway Services have recommended that this document is approved as part of the application to allow detailed monitoring to take place in order to develop the initiatives further. It is recommended that this forms part of a condition of the planning approval.

The transport assessment has also considered the servicing of the development for both the residential and commercial elements. Refuse collection will take place from Bengal Street for both the commercial and residential elements. A separate servicing/removal loading bay is proposed within the courtyard area for residents. These arrangements are considered to be satisfactory given the frequency of such events occurring. Further details have been requested in terms of the location of the refuse vehicle on the highway and it is recommended that this forms part of the conditions of the planning approval.

In terms of construction, a management plan has been submitted as part of the application. Highway Services have requested that prior to the commencement of the construction process it will be necessary to demonstrate that the size and frequency of vehicles accessing the site is acceptable and there will be no highway and pedestrian safety implications. This should include details of swept path analysis.

Overall, it is considered that the development will have a minimal impact on the local highway network transport and there will be adequate car and cycle provision to serve the needs of the development. Travel planning will help take advantage of the sustainable location of the application site in order to further reduce the reliance on the car to the site. Servicing and construction requirements can also adequately met at the site. The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy

### **Flood Risk/surface drainage**

The application site is located in flood zone 1 '*low probability of flooding*'. However, the site lies within a critical drainage area (an area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network). These areas are particularly sensitive to an increase in rate of surface water run off and/or volume from new developments which may exasperate local flooding problems. As such, policy EN14 states that developments should seek to minimise the impact on surface water run off in a critical drainage area.

The applicant has prepared a drainage statement in support of their planning application. This has been considered by the City Council's flood risk management team who consider that further consideration should be given to how the drainage systems at the site will work in order to prevent surface water run off along with examination of the implementation of sustainable urban drainage principles at the site along with their future management.

It is recommended that conditions of the planning approval are that such details are considered prior to the commencement of the development and that the system that is put in place is managed and maintained thereafter.

### **Sustainability and energy efficiency**

Policy DM1 states that residential developments will be expected to satisfy the Code for Sustainable Homes standards. Policies SP1 and EN4 to EN6 of the Core Strategy focus on reducing emissions and achieving low and zero carbon developments. As the application site is located in the regional centre, the development is expected to demonstrate its contribution to this objective (policy EN5).

Policy EN4 in particular, requires the application of the energy hierarchy to ensure that passive measures, energy efficiency and low and zero carbon generation options are considered. This includes:

- minimising energy demands – consider passive design measures and optimise building envelope in terms of orientation, air tightness and insulation; and
- meet demands efficiency – specify energy efficient plant, heating, ventilation, lighting and system controls to facilitate efficient operation.

The applicant has provided an energy and environmental standards statement in respect of their planning application. This states that the design of the building incorporates passive design principles in order to achieve a highly efficient thermal envelope and reduce primary energy requirements. This will ensure that the buildings achieve a high level of thermal efficiency/air tightness and reducing heating demands beyond Building Regulations requirements.

The application of passive principles to maximise thermal efficiency means that electric heating is a cost effective solution to provide supplementary heating to each apartment. In addition, water efficient fittings will also help to reduce electrical loads for water heating.

In terms of ventilation, there will be a mix of operable windows and mechanical ventilation with heat recovery (and are approximately 90% efficient). Furthermore, the orientation of the windows in the building and the shape of windows has been designed to encourage solar gain in winter but will not over heat in the warm months.

In terms of lighting, electrical demands will be minimised through the use of energy efficiency lighting throughout all areas of the building.

Renewable energy has been considered but discounted as it was judged that the increased investment in achieving a highly efficient building fabric outweighed the energy performance of investing in renewable energy.

Policy EN6 of the Core Strategy requires developments of this nature to achieve at least a 19% improvement over the target emissions required by Part L of the Building Regulations. This equates to a 10% reduction over part L of the Building Regulations (2013).

It is noted that policy DM1 of the Core Strategy requires that Code Level of the Code for Sustainable Homes rating criteria is achieved. However, on the 26 March 2015 the Code assessment criteria was revoked by Royal Assent. Whilst the assessment criteria has been revoked, it is still important to understand how a development performs, particularly in respect of waster efficiency and energy standards.

The applicant has provided details of the energy efficiency, particularly how the development incorporates water management and water resilience measures, waste and construction management and biodiversity. In terms of energy efficiency, the proposed development will maximise energy efficiency and will incorporate low zero carbon generating technologies which will seek to minimise energy use and associated CO2 emissions. This development will aim to achieve 19% less than Building Regulations.

In terms of the measures identified, and their contribution to the objectives of policy EN6, the overall energy performance of the development is satisfactory. There is an overall reduction in emissions as prescribed by policy EN6 of the Core Strategy. The development performs well, and on balance, broadly complies with the spirit of the Core Strategy policies given the high quality building fabric and systems that are being incorporated into the buildings. It is recommended that the energy standards form part of the conditions of the planning approval.

### **Designing out crime**

Policy DM1 of the Core Strategy requires that consideration be given to community safety and crime prevention. The planning application is supported by a Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, which assess the proposal in terms of crime prevention and safety.

The CIS recognises that the development will bring vitality to a currently derelict site and will present a more active frontage to most of the public elevations around the site which in turn provides improved natural surveillance to the surrounding public realm. Indeed, the town houses in particular contribute to the natural surveillance of the street

The report goes on to state that the building footprint at ground floor level is free from any recesses or projections that could provide cover for criminal or anti-social activity. In addition, the residential and commercial functions appear to have been kept separate from each other.

The report provides a number of observations which should be considered as part of the development proposals. Such points include having anti graffiti surfaces and locating any short stay cycle parking for visitors and shoppers located where they are overlooked. In addition, there are a number of physical security measures such as glazing, doors, lighting and CCTV which will improve the security at the development.

It is recommended that a condition of the planning approval is that the CIS is implemented in full as part of the development in order to achieve Secured by Design Accreditation.

### **Ground conditions**

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. Initial site investigation work has been carried out by the applicant. This found a large amount of made ground at the site.

The initial site investigation report has been considered by Environmental Health and the Environment Agency. They have recommended that further investigation works are required, particularly in respect of gas monitoring, and appropriate remediation devised where necessary.

It is recommended that a condition of the planning approval is that these further details should be submitted. Once the remediation strategy has been approved this



shall be implemented and a verification report submitted on completion of the development to verify that all the agreed remediation has been carried out. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

### **Demolition and Construction management**

A construction management plan has been submitted in support of this planning application. This details how the construction process will be managed at the site, particularly in respect of the operating hours, dust suppression, security and waste.

The applicant has indicated that, subject to planning permission being granted, works will commence at the site at some point in 2016 with completion expected in the winter of 2018. Whilst it is noted that works will take place in close proximity to residential properties, and they will notice the comings and goings from the site, it is not considered that the impacts associated with the development will be significant and will be short in duration and predictable.

The applicant's contractor has also indicated that they adhere to the consideration constructor's scheme. This will help minimise the impact of the development on local residents. In particular, dust suppression measures will be used along with minimising stock piling and use of screenings to cover materials. Plant will also be turned off when no needed and no waste or material will be burned on site.

Working hours will be in line with appropriate standards and the site will be secured with an appropriate hoarding to prevent any unauthorised access thus allowing construction to take place safely. Due to the size of the site, it will not be possible to site compound/welfare facilities within the site boundaries. This will need to be created in the local vicinity.

Deliveries to the site will be via the existing road network. Once the final access position is agreed, it will be necessary to ensure appropriate wheel washing is put in place to prevent any dirt and debris along the road and beyond.

Limited information has been provided in terms of routing strategy, however, given the close proximity to Great Ancoats Street and Oldham Road, it is anticipated servicing vehicles will access the site from this road which should minimise any disruption along the local highway network.

There is unlikely to be any cumulative impact from the construction elements of the development. Whilst there is a large amount of activity in the local area, the close proximity to major roads such as Great Ancoats Street will ensure such activities should not have a detrimental impact on the surrounding area.

Provided the initiatives outlined above are adhered to, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, it is recommended that a condition of the planning approval is that the final construction management plan is agreed in order to ensuring the process has the minimal impact on surrounding residents and the highway network.

## Public opinion

The applicant has undertaken their own pre-consultation exercise with local residents and interested parties prior to the submission of their planning application. This took the form of a public exhibition outlining the proposals. In addition, an information leaflet was sent to local residents which provided details on the proposal and also provide details of the public exhibition and drop in sessions. A total of 30 residents/interested parties attended the public exhibition (with 26 attendees signing the attendance sheet) and 12 feedback sheets were completed.

A wide variety of comments have been received on the proposal including positive commentary of the design of the scheme and the removal development of this vacant site. Concerns were raised in respect of the massing of the block, impact on the local highway network, that there should be more car parking, inclusions of trees, that the Smiths Arms should be included in the development along with questions about the loss of Loom Street.

There have also been a large number of representations received as part of this planning application. The comments are predominately relating to the loss of the Smiths Arms and the impact that this would have on the historic context. The harm caused by the loss of the Smiths Arms and the public benefits are outlined within other chapters of this report. It should be noted that the majority of the comments received in relation to this matter have not been expressed by local residents. The comments have been received from residents who are located in other parts of Manchester, Greater Manchester and beyond.

## Conclusion

The proposal will see the redevelopment of a vacant brownfield site within the heart of one of Manchester's key regeneration and Conservation Areas. A total of 199 residential units (which will be available for private rent) will be created, along with commercial space, which will contribute to the City's residential growth strategy and help support neighbourhoods of choice by introducing private rented residential accommodation and flexible commercial units attractive to niche businesses. The applicant will support local labour and has set up an apprenticeship scheme which will help recruit local people. Careful consideration has been given to the siting, scale and appearance of the development to ensure it provide a high quality development along with minimising the impact on existing residents.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control &

Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      APPROVE**

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of the appearance of the building and its height along with other matters arising from the consultation and notification process. The proposal is considered to be acceptable and therefore determined within a timely manner.

### **Reason for recommendation**

#### **Conditions to be attached to the decision**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

#### Drawings

1823-FCBS-A-3100, 1823-FCBS-A-2801, 1823-FCBS-A-2822, 1823-FCBS-A-2802, 1823-FCBS-A-2821, 1823-FCBS-A-2000, 1823-FCBS-A-2820, 1823-FCBS-A-2800, 1823-FCBS-A-2700, 1823-FCBS-A-2008, 1823-FCBS-A-2007, 1823-FCBS-A-2006, 1823-FCBS-A-2005, 1823-FCBS-A-2004, 1823-FCBS-A-2003, 1823-FCBS-A-2002 and 1823-FCBS-A-2001 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016

#### Supporting Information

Ecology appraisal prepared by Arup (235055-42), drainage strategy prepared by Arup (235055-00), operational recycling and waste strategy prepared by Arup

(235055-00), television reception study prepared by Taylor electronic systems engineers (10040C/Rev1) Archaeology statement prepared Arup (235055), construction management plan, crime impact statement prepared by Greater Manchester Police (Version C 1st March 2016), ventilation statement prepared by Arup (235055-00), Travel Plan prepared by Arup (235055), Residential management statement, daylight and sunlight report prepared by GIA, Transport statement prepared by Arup (235055), noise assessment prepared by Arup (235055-45), Arboricultural statement prepared JCA (12662/PH), Energy and Environmental Standards statement prepared by Arup (235055-00), statement of community involvement prepared by Deloitte, The former Smiths Arms demolition justification statement, heritage statement prepared by KM Heritage, planning statement prepared by Deloitte, design and access statement and preliminary geotechnical report prepared by Arup (ref. 235055-00) stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the drainage strategy prepared by Arup stamped as received by the City Council, as Local Planning Authority on the 31 March 2016, prior to the commencement of the development, a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority.

The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason – To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

4) Notwithstanding the preliminary geotechnical report prepared by Arup (ref. 235055-00) stamped as received by the City Council, as Local Planning Authority, on the 16 September 2015, a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- provision of the calibration certificate to cover the gas monitoring period;
- gas risks to be assessed through a piling risk assessment;
- provision of a details remediation strategy including clarification of the gas protection measures to be installed.

The development shall then be carried out in accordance with the approved details.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason – There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

5) Notwithstanding the construction management plan prepared stamped as received by the City Council, as Local Planning Authority on the 31 March 2016, prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Prior to the demolition of the former Smiths Arms Public House, details of a compensatory bat roost shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the development and thereafter retained and maintained.

Reason – To ensure a suitable alternative bat roost can be provided in mitigation of the loss of the bat habitat at the Smiths Arms Public House pursuant to policy EN15 of the Manchester Core Strategy (2012).

7) Prior to any above ground works, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development

shall be submitted for approval in writing by the City Council, as Local Planning Authority, samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

8) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason – To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding drawing 1823-FCBS-A-2000 and the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first occupation of the development details of a hard landscaping treatment shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

10) Notwithstanding drawings 1823-FCBS-A-2000 and 1823-FCBS-A-2821 and the details contained within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first use of the development hereby approved details of the siting, scale and design of the boundary treatment/pedestrian access gate to Sherratt Street and Bengal Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the

residential element of the scheme hereby approved and shall thereafter be retained and maintained in accordance with these details.

Reason - To ensure that the pedestrian entrance is appropriate in terms of visual amenity, and the impact on the Conservation Area, and is secure pursuant to comply policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy.

11) The development hereby approved shall be carried out in accordance with the Environmental Standards statement prepared by Arup stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

12) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) Notwithstanding the noise assessment prepared by Arup (235055-45) stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first use of the commercial units as indicated on 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be retained and maintained for as long as the development remains in use.

Reason – In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) Notwithstanding the noise assessment prepared by Arup (235055-45) stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall thereafter be retained and maintained in sit u for as long as the development remains in use.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to the first occupation of the residential accommodation and first use of the commercial accommodation hereby approved, the refuse arrangement and waste management strategy, as indicated on drawing 1823-FCBS-A-2000 and the operational recycling and waste strategy prepared by Arup (235055) stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016

The approved scheme shall thereafter be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure adequate refuse arrangement are put in place for the commercial unit pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

16) Prior to the first occupation of each of commercial units, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason – To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

17) Prior to the first occupation the commercial unit as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason – To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.



Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

20) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): No deliveries/waste collections

Reason – In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

21) The commercial units hereby approved, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, shall not be open outside the following hours:-

Monday to Saturday 08.00hrs – 23.00hrs

Sundays 09.00hrs – 23.00hrs

There shall be no amplified sound or any amplified music at any time within the units.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) The 4 commercial units as shown on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

23) The commercial units, as indicated on 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016 can be occupied as A1, A2, A3, B1 or D1 (with the exception of a place of worship) . The

first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 1995.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

24) In the event that any of the commercial units, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
  - o Dispersal policy;
  - o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

25) In the event that any of the commercial units, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, are occupied as a D1 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Details of outdoor play spaces;
- A management plan for 'pick up' and 'drop off', car parking and servicing.

The approved details shall then be implemented and remain in place for as long as the development is in use for D1 purposes.

Reason - To ensure satisfactory amenity space and management plan for pick up and drop off is put in place for a nursery, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) Notwithstanding the Residential Management Strategy, prepared by Manchester Life, stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first use of the development hereby approved, a robust management plan for the letting of the residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved

management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

27) The development shall be carried out in accordance with the Crime Impact Statement (Version C) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

28) The development hereby approved shall be carried out in accordance with the Travel plan framework prepared by Arup (ref. 235055) stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

29) Prior to the first use of the building, the provision of 192 cycle, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016 shall be implemented prior to the first

occupation of the development and retained and maintained in situ for as long as the development remains in use.

Reason – To ensure there is sufficient cycles stand provision at the development and the residents of Murray Mills in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason – To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

31) The development hereby approved shall be carried out in accordance with the section 5.24 – 5.36 of the planning statement prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016 in respect of the commitment to recruit local labour and local apprenticeships. Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Reason – The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1 of the Manchester Core Strategy (2012).

32) Prior to the commencement of works in connection with the car parking entrance off Bengal Street, as indicated on drawing 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, details of the vehicle entrance and gate shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the scheme and thereafter retained and maintained for as long as the development remains in use.

Reason – In the interest of highway safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

33) Prior to the first occupation of the development, a swept path analysis and details of the access gates for the Bengal Street vehicular access shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained for as long as the development remains in use.

Reason – In the interest of highway and pedestrian safety in order to ensure that the vehicular entrance is safe and secure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first use of the development, a scheme of highway works in relation to Sherratt Street, Bengal Street, Blossom Street and George Leigh Street in order to provide adequate pedestrian and vehicular environment at the application

site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- creation of dropped kerbs to car park entrance on Bengal Street;
- reinstatement of footways and installation of tactile paving to Blossom Street, Sherratt Street, George Leigh Street and Bengal Street which are made redundant by the proposal to stop up Loom Street or any other works deemed necessary;

The approved scheme shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first occupation of the development, details of the location of waste collection for the commercial and residential elements of the development along Bengal Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

36) Notwithstanding drawing number 1823-FCBS-A-2000 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, prior to the first use of development, details of the doorways to the premises opening inwards shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained for as long the development remains in use.

Reason – To provide a satisfactory pedestrian environment pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

37) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

38) Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 31 March 2016, within one month of the practical completion of the development or before the development is first occupied,

whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

39) Prior to the demolition of the Smiths Arms Public House, a method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to dismantle sections of the façade along Sherratt Street for re-use.

Prior to the first occupation of the development, a strategy to incorporate the façade of the Smith Arms Public House into the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy shall then be implemented within a timescale to be agreed with the City Council.

Reason – To preserve the historic fabric and provide evidence of the previous use at the application site pursuant to policy SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

### Informatives

- Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00)	30 dB $L_{Aeq}$ (individual noise events should not normally exceed 45 dB $L_{Amax,F}$ by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB $L_{Aeq}$
Gardens and terraces (daytime)	55 dB $L_{Aeq}$

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

- Where entertainment noise is proposed the  $L_{Aeq}$  (entertainment noise) should be controlled to 10dB below the  $L_{A90}$  (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

- Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB ( $L_{Aeq}$ ) below the existing background ( $L_{A90}$ ) at the nearest noise sensitive location.

- Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

- - Surface water drainage
  - Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
  - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event in any part of a building;
  - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);
  - Long and cross sections for the proposed drainage system and finished floor levels.
  - Construction details of flow control and SuDS elements.
- Proposal of surface water management during construction period.
  
- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

## **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111742/FO/2016/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**The following residents, businesses and other third parties in the area were consulted/notified on the application:**

Highway Services

Greater Manchester Police  
Historic England (North West)  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit  
United Utilities Water PLC

A map showing the neighbours notified of the application is attached at the end of the report.

**Representations were received from the following third parties:**

Piccadilly loft 50, Dale street, Manchester, M1 2pe  
Apt 10.5 The Apple Building, 270 Oldham Road, Manchester, M40 7NS  
21 Kingsbury Close, Bury, BL8 1WA  
Flat 4, MM2 Apartments, Pickford Street, Manchester, M4 5BS  
Hall, Albert Square, Manchester, M60 2LA  
15 Howgill Street, Clayton, Manchester, M11 4RS  
Apartment 301, 5 Luna Street, Manchester, M4 5LX  
214 Express Building, 5 Luna Street, Ancoats, M4 5LX  
12 Starkie Street, Roe Green, Worsley, M28 2JJ  
16 Nursery Road, Heaton Norris, Stockport, SK4 2NE  
Frimuravägen 28,, Skärholmen, Stockholm, 12760  
56 Mercury Building, 15 Aytoun St, Manchester, M1 3BL  
6 Hulme Rd, Sale, Manchester, M33 3hx  
148 Stretford Road, Urmston, Manchester, M41 9LT  
2 Mirfield Avenue, Heaton Mersey, Stockport, SK4 2AD  
9 Maple Ave, Bury, BL9 7PX  
1 Crud y Gwynt, Mold, Ch7 6Tb  
3 Henderson Street, Manchester, M19 2GQ  
Flat 44 Velvet House 60 Sackville Street, Manchester, Manchester, M1 3WE  
37a Clyde Road, Manchester, M20 2JJ  
10 Ventnor Road, Stockport, SK4 4EJ  
Flat 13, 100 Daisy Bank Road, Manchester, M14 5QJ  
72 Barlow rd, Levenshulme, Manchester, M19 3EF  
89 Meadow Court, Chorlton, M21 9HH  
Union House, Hall Street, Todmorden, OL14 7AD



Apartment 101, Block D,, Albion Works, Pollard Street, Manchester, M4 7AT  
39 Roundthorn Rd, Middleton, Manchester, M24 1FT  
38 Mill Hill Rd, Norwich, Norfolk, NR2 3DP  
Oakfield, Chapel lane, Partington, Manchester, M31 4EZ  
apt122, 101 high st, manchester, m41hg  
9 West Street, Manchester, M35 0ez  
32, Yarrow rd, Chorley, Pr6 0ly  
25 Haddon Street, Stretford, Manchester, M32 0JR  
6 Whalley Avenue, Sale, M332BP  
18 Park Brow Close, Manchester, Manchester, M21 8UL  
Flat 1, 64 Demesne Road, Whalley Range, Manchester, M16 8PJ  
12 King Edward Court, Hyde, SK14 5JR  
18, Garforth Avenue, Manchester, M4 6JS  
52, Alan avenue, Failsworth, M35 0ps  
45 lanten grove, heywood, ol102lr  
45 lanten grove, heywood, ol102lr  
125a victoria square, manchester, m4  
3 holly bank, Manchester, M400AH  
19 Beeston Avenue, Altrincham, Greater Manchester, WA157RU  
Casa Rectoral Cibuyo, Cangas del Narcea, Cangas del Narcea, 33800  
43 Weybridge Road, Manchester, M4 6FD  
44A, Victoria Square, Manchester, M4 5DY  
22 St Hilda's Rd, Manchester, M16 9PQ  
2 Stanhope Street, Ashton-under-Lyne, OL5 9LX  
Rm309 Royal Mills, 2 Cotton Street, ancoats, M4 5bz  
The Wentwood, Manchester, M1 1EW  
Flat 410 The LinX, Manchester, M4 4AR  
10 Greave, Stockport, Sk6 4PU  
4 lilac street, Heavily, Stockport, Sk2 6pd  
10 Phillimore Street, Lees, Oldham, OL4 5BZ  
23 Beaver St, Old Trafford, Manchester, M169JR  
207 Turf Lane, Royton, Oldham, OL2 6EU  
6 Christleton Ave, Stockport, sk4 5eq  
635 wilmslow road, manchester, m20 6df  
415 Chips, 2 Lampwick Lane, New Islington, Manchester, M4 6BU  
50 Egremont Place, Brighton, BN2 0GB  
37 Granby House, Granby Row, Manchester, M1 7AR  
1a Railway Terrace, Chorlton, Manchester, M21 0RQ  
17 Brookside Court, 101 Slade Lane, Manchester, M19 2AH  
Journeys End, Werneth Low Rd, Hyde, SK14 3AF  
36 Iaindon rd, Manchester, M145DP  
38 chartwell drive, Manchester, M23 9pg  
95 Urban Road, Sale, M33 7TS  
65 Henderson St, Levenshulme, Manchester, M19 2QR  
Team Netsol Ltd, Royal Mills, 17 Redhill St, Manchester, M4 5BA  
1409 Cypress Place, Manchester, M44eh  
9 Duppas Avenue, Croydon, CR0 4BX  
20 Len cox walk, Manchester, M4 5la  
43 Kielder Square, Eccles New Road, Salford, M5 4UL  
Flat 112 India house, 75 whitworth st, Manchester, M1 6hb

3 Brookthorpe Ave, Burnage, Manchester, M19 1AD  
72-76 Newton street, Manchester, M11ew  
1, Manchester, M  
43 Medlock Road, Fails worth, Manchester, M35 9WW  
2 Pearn Road, Burnage, Manchester, M191DS  
4 worthing st, Manchester, M14 7PR  
Apt FB409, 55 Henry Street, Manchester, M4 5DH  
10 Toad Pond Close, Swinton, Manchester, M27 0BW  
249 Fairfield Road, Droylsden, M43 6aj  
114a Victoria Square Manchester

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