

Application Number	Date of Appln	Committee Date	Ward
112296/JO/2016/C2	9th Jun 2016	28th Jul 2016	City Centre Ward

Proposal Variation of conditions 1 and 2 attached to application ref no 108607 (Temporary change of use (for 2 periods (Sept 2015 to Jan 2016 and Sept 2016 to Jan 2017) from a car park to a car park and entertainment venue (dual use) for dance events, live music acts and DJ performances (Sui Generis)) (as amended by application ref no 109657) to allow operation on all Thursdays September 2016 to Jan 2017 from 19.00 to 02.30.

Location Undercroft Car Park , Store Street, Manchester, M1 2GH

Applicant Lord-Marchionne , Ugly Duckling Group 2015 Ltd, C/O Agent,

Agent Mr Harry Spawton, Gerald Eve LLP, 1 Marsden Street, Manchester, M2 1HW,

Description

Background

A temporary retrospective planning application was approved for 2 years in July 2010, to allow the use of the premises as a car park and entertainment venue for dance events, live music acts and DJ performances (Sui Generis) (application ref no 092077). This use ceased operating at the end of the 2011 season (January 2012) following which, the Warehouse Project operated the 2012 and 2013 seasons at another venue.

A further application for a 6 month temporary consent was granted in 2014 (application ref no 106266) which expired on 11th March 2015. Since the original permission was granted in 2010, some of the arches to the rear of the car park were removed. The impact of this on the acoustic performance of the structure were fully addressed under application ref no 106266.

An application was approved in June 2015 which allowed the premises to used as a car park and entertainment venue (dual use Sui Generis) for dance events, live music acts and DJ performances on specified days (Fridays , Saturdays and dates between Christmas Day and New Years Day) within two periods (Sept 2015 to Jan 2016 and Sept 2016 to Jan 2017) application ref no 108607/FO/2015/C2.

A further application was approved on 15 October 2015 to vary conditions 1 and 2 attached to application ref no 108607 to allow the use to operate for 4 Thursdays and 1 Sunday during the 2015 season.

Description of site

The application relates to approximately 4,915 square metres of floorspace located beneath Piccadilly Station Approach which is accessed from Store Street. The space is used for car parking during the day.

This area has changed significantly over the last 10 -15 years, largely as a result of City Council's regeneration initiatives including: Piccadilly Triangle a commercially led mixed use scheme; a number of residential schemes around Store Street; the refurbishment of Piccadilly Gate; a new Premier Inn on Dale Street; a 330 bed Motel One hotel on London Road and a 303 bed Holiday Inn on the site of the Former Employment Exchange on Aytoun Street. Gateway House is currently being refurbished as an apart-hotel. The area is now a strong commercial destination, characterised by a mix of uses including offices, hotels, residential and leisure facilities including pubs and clubs such as Monroes, the Bulls Head and the Star and Garter.

The nearest noise sensitive properties to the site are the Premier Inn on Dale Street, The Place Apartment Hotel on Ducie Street, 14-16 Whitworth Street, Motel One, Home 2 City Centre Warehouse Apartments on Sparkle Street, properties at the Junction of Jutland Street and Store Street, 5 Piccadilly Place and Monroes on London Road. The nearest of the above is approximately 95m from the venue.

Store Street is a key pedestrian link between the City Centre and Sports City.

Description of Proposals

Permission is now sought to use the premises for Warehouse Project events on a further 6 dates during the 2016/17 season to allow its operation for 6 Thursdays between 1st September and 31st January 2017. The proposed hours of opening on these nights would be 19.00 to 02.30. The number of days has been reduced from the original submission of every Thursday during the above season.

Planning permission was granted for the refurbishment of Gateway House to create a 182 suite apart hotel (application ref no 106793) in January 2015. This development has now commenced on site but will not be completed before the current consent 108607/FO/2015/C2 expires. Any future applications to extend the current permitted use would have to take into account the potential for there to be a further noise sensitive use in this location.

As with the other permitted dates, the car park use would operate between 06:00 to 19:00.

An Acoustic Report, which includes a Recommended Noise Management Plan and addendum and, a Dispersal Procedure and Operations Policy, were considered as part of the application for the 2016 and 2017 seasons (108607). Specific measures required to ensure that there is no unacceptable level of noise break out from the premises were a condition of the June 2015 consent for which this application seeks additional dates.

The key objectives of the acoustic documents are as follows:

To ensure that any noise generated from the premises is inaudible at the nearest noise sensitive properties through the implementation of a Noise Management Plan that includes monitoring of noise levels at noise sensitive properties every 45 minutes (and if noise levels are found to be audible taking of action to reduce to the 2016 and appropriate levels) and the circulation of information about a telephone complaints line that would be operational for the duration of events to local residents prior to an event with any complaints to be investigated at the time that they occur and where necessary immediate action taken to reduce noise levels to those agreed;

All the recommendations contained in the acoustic reports dated August 2014 and its addendum would be implemented, including applying acoustic barrier mats to any gaps in the main car park entrance and exit doors.

In terms of Operations Management the following measures would be in operation during all operating nights:

- To promote a low tempo mood in customers as they leave the premises;
- To prevent customers congregating outside the premises;
- To promote the use of a guided route away from the venue that avoids nearby residential property;
- To minimise disturbance caused by taxi's arriving to collect customers;
- To exclude from the premises any customer identified as having acted without consideration for local neighbours;
- To leave the external area of the premises clean and tidy after each event.
- The Operations Policy Document set out how the prevention of crime and disorder, smokers and the prevention of public nuisance would be managed and includes measures such as:
- The provision of a dedicated delineated outside the premises for use by smokers to be supervised by staff at all times where no drinks are to be permitted to be taken into the smoking area by customers.
- Implementation of all recommendations contained in the Crime Impact Statement submitted with the application to be implemented.
- CCTV to be installed at the premises as in agreement with Greater Manchester Police.
- A total of four Greater Manchester Police officers to be engaged on duty at the site during operating nights.
- Staff to be vigilant and to identify and report suspected drug use or abuse to management and to know the signs to look for and a drugs sniffer dog shall be engage on site;
- Removal of persons found using drugs from the premises (or where possible restrained until the Police can take such person into custody).
- Ongoing training of staff to recognise drunkenness and refuse service to customers who have consumed excessive alcohol.
- Refusal of entry of anyone who appears to be drunk / intoxicated.
- No person would be permitted entry to the premises after 0100.
- Fire exits would have acoustic fire doors fitted to them. The doors would remain closed except for access or egress in the event of an emergency and

would be manned by a member of staff at all times the premises is open to the public.

Access and egress from the venue would be via the three existing entrances to the car park on Store Street. Servicing would take place from the highway close to the Store Street entrance. During the days prior to events taking place there would be 3 deliveries to the site to deliver stock. Two vehicles arrive on the day to deliver sound equipment.

The June 2015 application did not propose any external alterations to the site other than the erection of the acoustic barrier mats on the day of an event.

A premises licence permitting entertainment at the venue was originally granted in February 2007. Amendments to this have been granted on 5 occasions since that date and current hours of opening for the use authorised by the Licence cover those for which planning permission is now sought.

In support of the application the applicants have stated the following:

Since its launch in 2006, The Warehouse Project has received a number of awards for not only the quality of the events but also the way in which it operates such events. For example:

Best Bar None - Awarded by Greater Manchester Police (2009)

Award for Partnership and Problem Solving - Awarded by Centre for Problem Orientated Policing (2013)

Best Club Series - DJ Mag Best of British Awards 2013

Club of the Year - Awarded by Mixmag (2011)

The proposal would employ circa 120 part-time employees (25 full-time equivalent) alongside 25 full-time staff members.

Consultations

Publicity - The application was advertised as a public interest on the basis of the original submission of all Thursday nights during the permitted operating period. Occupiers of adjacent and nearby properties were notified about the scheme and site notices were displayed adjacent to the site on that same basis. 4 representations have been received on the following grounds;

Impact on Amenity

The proposals would result in noise nuisance for neighbours including loud music and vibrations and would result in sleepless nights as a result of noise from events and people arriving and leaving the premises;

Crime and Disorder

Anti-social behaviour, petty crime and vandalism would increase;

Principle of Use in this Location

There are plenty of alternative music venues where this use could go rather than adjacent to peoples homes.

Head of Environmental Health - No objection on the basis of all Thursday evenings during the permitted period but have previously pointed out that as Gateway House is being developed into part residential it will be necessary to review the consent if the applicant wishes to extend the temporary period after January 2017.

Greater Manchester Police (Architectural Liaison Officers) - No objections subject to the recommendations within the Crime Impact Statement being implemented.

Greater Manchester Police (City Safe Team -Bootle Street) - No objections received.

Issues

Relevant National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to apply.

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). Paragraphs 11, 12, 13 and 14 of the NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

"Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with sections 2 and 11 of the NPPF for the reasons outlined below.

Relevant Local Policies

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

Saved UDP Policies

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

NPPF Section 2 (Ensuring the vitality of town Centres), Core Strategy Policy CC7 (Mixed Use Development) - The existing permitted use of this venue would meet requirements to provide sites for leisure and tourism related uses within the City Centre. The application site is located within part of the City Centre which includes activity associated with the evening / night-time economy, some of which pre-date recent residential development, and these are part of the vibrant mixed use economy that is a characteristic of the City Centre. As such, the principle of the proposed use has previously been considered to be consistent with the nature of activity in the City Centre and the mix of uses within this part of the City Centre and was considered to be an appropriate addition to the existing mix. A safe and well managed city is critical in terms of our growth but there are however challenges in how the city centre operates over a 24 hour period. In this respect it is noted that the additional dates sought are evenings before what are traditionally considered to be normal working days and as such further consideration is required as to the appropriateness of these additional dates particularly in the context of capacity of this venue and the associated additional activity that would be created in this location on those dates.

Core Strategy Policy CC1 (Primary Economic Development Focus (City Centre and Fringe)), Policy CC4 Visitors, Culture and Leisure - The permitted use is consistent with policies which seek to provide a range of economic development uses including leisure, entertainment, cultural and tourism facilities within the City Centre. However the additional dates sought are evenings before what are traditionally considered to be normal working days and as such further consideration is required as to the appropriateness, particularly given the capacity of this venue, of these additional dates in the context of the associated additional activity in this location on those dates.

NPPF Section 4 (Promoting Sustainable Transport) Core Strategy Policies T1 (Sustainable Transport) and Policy T2 Accessible Areas of Opportunity and Need - The proposed use is in a location which is highly accessible by all forms of public transport. However the additional dates sought are evenings before what are traditionally considered to be normal working days and as such further consideration is required as to the appropriateness of these additional dates and the impact of any associated increase in the volume of transport users on the local transport system.

Core Strategy Policies SP 1 (Spatial Principles) - The proposal would provide a leisure and cultural use close to an area where people live alongside high quality City Centre living. The implications of the additional dates on the health and safety and well being of residents has been properly taken into consideration.

Core Strategy Policy DM 1 (Development Management) - Outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- impact on safety, crime prevention and health;
- refuse storage and collection, vehicular access and car parking;

These are discussed below.

Saved UDP Policy DC26 (Development and Noise) - Seeks to reduce the impact of noise on people living and working in, or visiting the City. It requires the impact that development proposals that are likely to generate noise will have on amenity to be taken into consideration, and states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. The applicant demonstrated in the previous application that compliance with appropriate conditions, would result in a use which is capable of operating in a manner that would not cause disamenity to local residents as a result of noise break out. However there is a need to re- assess the continued appropriateness of these measures in terms of the additional dates. This is discussed in more detail below.

Principle of the additional dates -The site is located within the city centre where this type of use has, on a temporary basis, been accepted. The previous Committee Report noted that people do live near to the venue and it was necessary to carefully consider the potential impact that the use might have in a physical and functional sense, in terms of amenity and the impact it may have on the perception of the quality of the local environment to potential investors. It was noted in the information submitted in support of the application that all facilities and equipment associated with the use would be physically contained within the undercroft and nothing would be located on the adjacent highways and this would also be the case on the additional dates. In view of this it is felt that the proposed additional dates would not have an adverse impact on the physical environment within the areas adjacent to the undercroft.

However, with the exception of 7 nights between Christmas Day and New Year, all of the approved dates under the current temporary consent are Fridays and Saturdays when higher levels of late night activity might be expected than may be during the normal working week. There have been no complaints associated with the additional permitted nights during the 2015/ 16 season. Issues about disturbance from people coming to and leaving the venue are dealt with in more detail below but it is considered that subject to appropriate hours of operation being imposed that the additional 6 nights on Thursdays would be managed in a way which would seek to minimise any impact.

The Greater Manchester Police (Partnership Office Licensing Section) consider that the premises were well run when the Warehouse Project previously operated from the application site. The venue was the winner of the 2009 Manchester's Best Bar None Award; a scheme organised by Greater Manchester Police's City Safe unit which aims to reward safe licensed venues that provide good management, a safe and enjoyable environment for customers, discourage binge-drinking and prevent alcohol-related crime.

It is considered that some additional use of the premises as a car park / entertainment / dance venue would add further to the music and entertainment offer that Manchester provides and there would also be some additional trickle-down economic benefits such as increased expenditure in the local economy and tourism sector due to additional visitors to the City. However these additional benefits do

need to be carefully weighed against the reasonable expectations of what the City Centre environment should be like during the normal working week.

Subject to the limited number of additional dates and appropriate operating hours it is considered that the additional dates would be consistent with policies for appropriate uses in this part of the city centre, mixed uses, and regeneration and consistent with section 2 of the NPPF and Core Strategy policies CC1, CC4 and CC7.

Residential Amenity / Hours of Operation - The City Centre contains a diverse mix of uses and this is a key component of its character. The population is likely to increase significantly over the next five years. However, a mixed-use environment does inevitably involve uses associated with the evening economy such as restaurants, bars and clubs being located in close proximity to residential accommodation. Whilst the principle of the proposed use for a temporary period has previously been considered to be acceptable, the impact that the additional dates could have on nearby residents needs to be considered carefully, particularly bearing in mind that the additional nights are on a Thursday.

There are residential developments and some hotel and apart-hotel uses within the area around and to the rear of Piccadilly Station with the nearest noise sensitive properties to the site are the Premier Inn on Dale Street, The Place Apartment Hotel on Ducie Street, 14-16 Whitworth Street, Motel One, Home 2 City Centre Warehouse Apartments on Sparkle Street; properties at the Junction of Jutland Street and Store Street, 5 Piccadilly Place and Monroes on London Road. However, no residential uses are directly adjacent to the entrances or on the most direct routes that patrons would use to access and egress the venue.

There are two potential impacts on residential amenity that need to be considered; firstly the impact that any noise breakout from the premises might have on the occupiers of the residential accommodation and secondly, the impact that people arriving at and leaving the venue might have.

The Head of Environmental Health has stated that any noise generated from the venue must be inaudible at the nearest noise sensitive source. They are satisfied that if the Noise Management Measures as detailed in the submitted Acoustic Reports and addendum are adhered to on the additional dates, and that monitoring of noise levels during events takes place at regular agreed intervals, the noise from the Venue should be inaudible at the nearest noise sensitive source. A requirement for the venue to adhere to these measures would be a condition of any amended consent granted.

The noise made by people arriving at and leaving the premises is difficult to control through planning legislation. This issue needs to be assessed in the context of the mixed use nature of the City Centre which generally can absorb a greater level of activity during both the daytime and evening than locations outside of the centre.

In assessing the previous application it was anticipated that the majority of people leaving the venue would exit along London Road in the direction of the major transport nodes at Piccadilly Gardens and Piccadilly Station to access night buses and taxis and this would continue to be the case on the additional nights.

It is noted that a condition of the consent requires that a Dispersal Policy is operated at the venue to minimise disturbance and noise caused by people leaving the venue. This includes management measures designed to encourage people to leave over a staggered period of time and to leave either by taxi or to disperse along London Road away from the residential accommodation within Piccadilly Basin and on Whitworth Street.

Further measures include the following:

- Operation of a guided route for people leaving the premises to direct them away from residential properties.
- Each evenings headlining act to be so arranged as to play no later than the penultimate set. This will allow customers to slowly disperse no later than during the last act.
- One hour before the end of regulated entertainment, alcohol sales to be ended.
- Half an hour before the end of regulated entertainment the volume of any musical entertainment to be reduced and the style of music to be changed to a more "low tempo" style.
- Clear legible notices to be placed near the exits requesting customers to respect neighbours and to leave the premises and the area quickly and quietly.
- Door staff to remind customers to leave the premises quietly and to encourage them to move towards London Road.
- Where a person is refused service of alcohol in the belief that he/she is drunk, staff to offer to arrange for a taxi to collect the customer to be taken home.
- Event website to give clear directions to customers how to reach and leave the venue to the nearest public transport and away from residential dwellings
- Door staff to remind customers to leave the premises quietly and to encourage them to move towards London Road.
- Door staff to be vigilant and to prevent customers congregating outside the premises.
- Door staff to request any customers waiting outside the premises to move away from the area quickly and quietly.
- Officers from GMP engaged to assist in accordance with the provisions of the premises licence.
- Clear notices to be displayed giving details of local taxi companies and the premises to promote only those taxi companies which use a "ring back" scheme.
- Any taxi driver identified as being responsible for disturbance will be reported in the first instance to the taxi company operator. Any further disturbance will be reported to the City Council.

Whilst the operation of the Dispersal Policy should be a condition of any amended permission granted, the previous approval was as detailed above, with the exception of the 7 days between Christmas and New Years Day (inclusive) limited to weekends.

A busy and vibrant City Centre environment will inevitably mean that there will be some level of noise associated with the comings and goings from the night-time economy, particularly at the weekend. However, this same level of noise and activity inevitably raises additional issues on evenings preceding what would be considered to be most people's normal working day. On balance, it is considered that the proposed hours of operation are acceptable for the additional dates. Therefore, subject to compliance appropriate conditions, the proposal is consistent with Core Strategy policies SP1 and DM1 and saved UDP Policy DC26.

Transport Issues / Relationship to Transport Infrastructure - The site is located close to Piccadilly Station and Metrolink as well as being close to bus routes on London Road and taxi ranks to the north and south of the site.

The Warehouse Project holds up to 1,800 people and the impact and management of these numbers were fully considered in granting the previous temporary consent permission.

It is considered that as the revised hours now proposed for the additional dates would not have any adverse impact on the safety or operation of the local public transport and highway network other than that which may be associated with any large event that takes place within the City Centre including football matches and concerts at various larger capacity venues.

In view of the above the proposals would be consistent with section 4 of the NPPF and Core Strategy Policies SP1, DM1, T1 and T2 .

Crime and Disorder - The Warehouse Project has received a number of awards for the quality of the events and for the way it is operated. No objections have been raised by Greater Manchester Police via either the Partnership Licensing Unit or Design for Security.

A condition requiring that the scheme complies with the recommendations on Physical Security and Management and Maintenance contained in the Crime Impact Assessment submitted with the June 2015 application would continue should be attached to any consent granted. Provided that this is achieved the additional dates would be consistent with policy on crime and disorder.

Conclusion

A safe and well managed city is critical in terms of the City's growth. There is a need to ensure that the City continues to offer a varied cultural offer but this also needs to ensure that the City Centre remains a place to live, work and visit for people of all ages.

In planning terms, for the reasons set out above, it is considered that for the proposed hours the additional dates are acceptable.

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 policies 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing discussions regarding the acceptability of the proposals and the hours which have now been resolved.

Conditions to be attached to the decision

1) The permission hereby granted is for the following dates only:

- (a) Fridays and Saturdays from September to January;
- (b) 26 December to and including New Year's Day ;
- (c) New Year's Eve;

1st September 2016 to 31st January 2017; and

(d) 6 Thursdays between 1st September 2016 and 31st January 2017

the use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at all other times.

Reason

The area is undergoing significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use following this temporary period the consequences of which have not been considered beyond the 31st January 2017 pursuant to Core Strategy Policies SP1, CC1, CC4 and DM1 and saved UDP Policy DC26

2) The premises shall not operate as an entertainment venue / dance (Sui Generis) Use outside the following hours:

- (a) Fridays and Saturday nights from 19.00 to 05.30
- (b) 26, 27, 28, 29, 30 December to and New Years Day 19.00 to 05.30;
- (c) New Years Eve 19.00 to 06.30; and
- (d) Thursdays 19.00 to 02.30

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5

3) The recommendations contained in the Crime Impact Statement Version A: 14 th July 2014 shall be implemented in full and retained in place at all times that the use hereby permitted is in operation.

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

4) The operation of the development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

- (a) Site Plan 332(PI)001;
- (b) Dispersal Policy contained in Appendix D of Gerald Eve's Planning Statement dated April 2015;
- (c) Operation Policy Appendix E of Gerald Eve's Planning Statement dated April 2015;
- (d) Waste Management Strategy contained in Appendix G of Gerald Eve's Planning Statement dated April 2015; and
- (e) Traffic Management measures including Car Parking and Drop off / Pick up and Queuing Arrangements as set out in Croft Transport Solutions Transport Issues Statement dated March 2015

Reason

To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies CC7, T2 , SP1, DM1 and saved UDP policies DC26.

5) The consent hereby granted is on the basis that noise from music at the event shall be inaudible inside all nearby noise sensitive premises and that the development hereby approved shall operate in accordance with the following measures:

Full implementation of the Noise Management Plan provided by Vanguardia in their Acoustic Report Rev 02 August 2014 stamped as received on 18th August 2014 as amended by Acoustic Report Addendum dated August 2014 and stamped as received on 01-09-14 and subsequent addendum dated September 2014 stamped as

received on 8th September 2014 the specified measures shall be implemented in full and retained in operation at all times when the use hereby permitted is in operation.

Reason

In the interests of amenity and to ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1 and saved UDP policies DC26.

6) No items associated with the operation of the approved use , including, fencing, portable toilets, storage containers, security barriers shall be located on the highway adjacent to the premises.

Reason

For the avoidance of doubt, in the interests of amenity and to protect the quality of the environment in this part of the City Centre and pursuant to Core Strategy policies SP1 and DM1.

7) If during works to convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

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: 112296/JO/2016/C2 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:

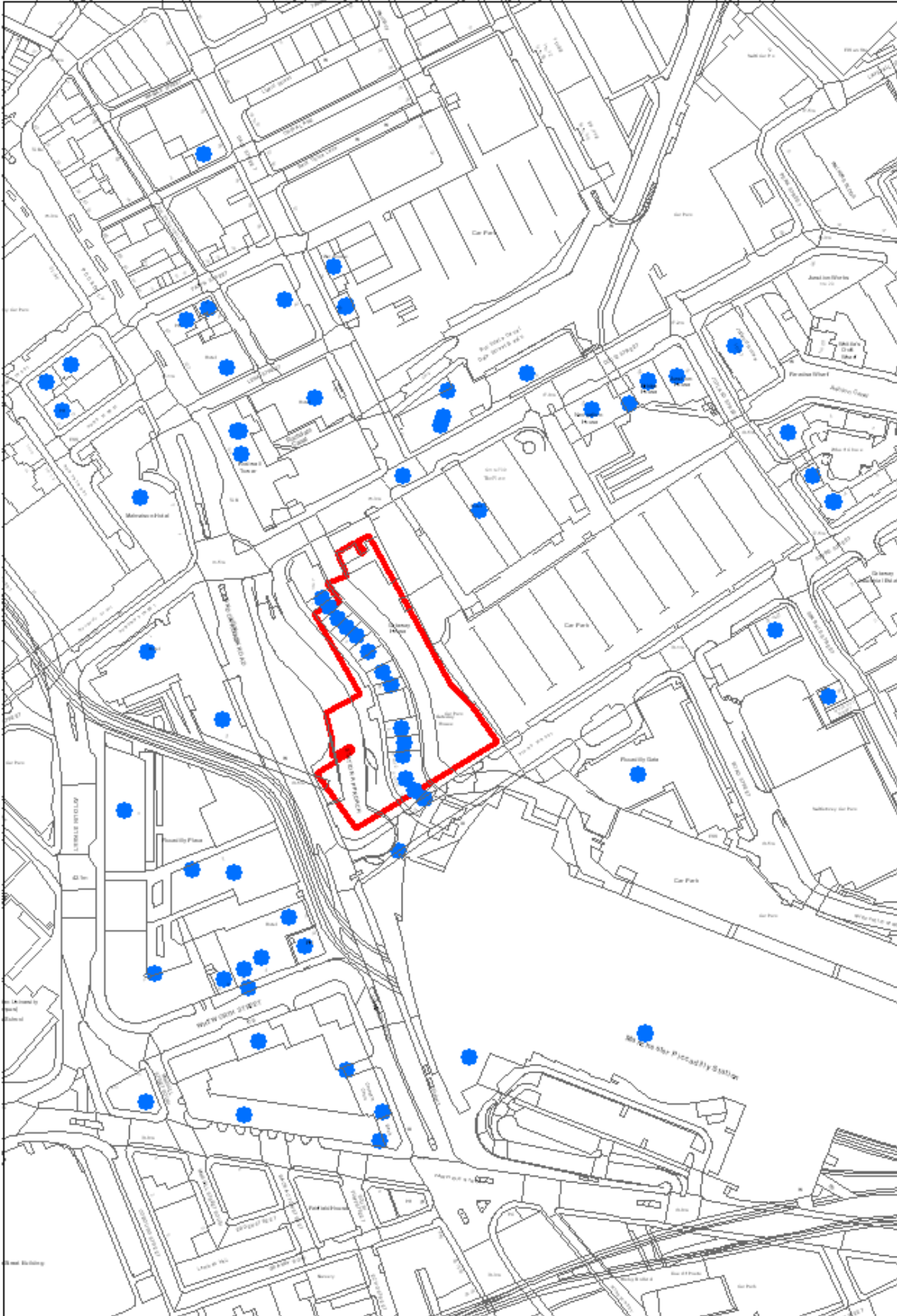
Highway Services
Environmental Health
Greater Manchester Police
Partnership Office Licensing Section

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:

Flat 9, 4 Wharf Close, Manchester, M1 2WE
Apartment 44, Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

Relevant Contact Officer : Angela Leckie
Telephone number : 0161 234 4651
Email : a.leckie@manchester.gov.uk



 Application site boundary  Neighbour notification
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