

Application Number	Date of Appln	Committee Date	Ward
112455/FO/2016	12th Jul 2016		City Centre Ward

Proposal Partial demolition and reconfiguration of London Scottish House to create a new office building (Use Class B1) with retail uses (Use Classes A1, A3 or B1) at the ground and first floor, servicing and cycle parking, access and servicing arrangements and associated works.

Location London Scottish House, 24 Mount Street, Manchester, M2 3DB

Applicant Fore Jersey V Limited, C/o Agent

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

Description

Background

In February 2010 the Executive endorsed a Regeneration Framework for the Civic Quarter and identified a number of key public sector projects, transport improvements and private sector developments that collectively would transform this area and create a new commercial district. Many of these projects are now complete including the comprehensive refurbishment of the Town Hall Extension and Central Library, the development of No1 St Peters Square, the relocation of the Cenotaph, the construction the Library Walks Link and the landscaping works for Peters Square. A new Metrolink interchange station is close to completion in St Peters Square as part of the second city crossing works. The development of No2 St Peters Square is now well advanced. The function and appearance of the area will be dramatically transformed and a new destination created and it is within this much changed context that this application has been submitted.

Manchester city centre is the largest driver of employment growth in the North West and is at the centre of its economic, social and cultural life. The Civic Quarter has a diverse mix of uses that provide vitality and activity and which combine to make a major contribution to the wider city centre and regional economies. St Peters Square is a key arrival point in Manchester and therefore plays a crucial role in defining the image and perception of the city centre.

Planning permission was granted by 16 October 2014 for the Demolition of London Scottish House and the construction of new 17 Storey office building with active ground floor uses (Class A1 reference 106437/FO/2014/C1

The site

The site measures approximately 0.14 hectares and is located on the north side of Windmill Street at its junction with Mount Street. It is occupied by London Scottish House (LSH), a five storey office building built in 1973, bounded by Museum Street, St. George's House, Mount Street and Windmill Street. It is constructed of brown

brick with vertical strips of glazing. Its south eastern corner is cut away creating some public realm containing informal planting areas. It is considered to be outdated in terms of its environmental credentials and doesn't meet the requirements of modern day occupiers. It has little architectural or heritage significance and its effect on the townscape is, at best, neutral. It could be considered to be out of keeping with other buildings in the surrounding area.



The following Grade II* Listed buildings are in the vicinity of the site: the five storey, former Y.M.C.A. building which fronts on to Peter Street; the Midland Hotel (Grade II* listed) on the opposite side of Mount Street and the grade II* listed Manchester Central on Windmill St. The grade II former Theatre Royal is on the opposite side of Museum Street. Other listed buildings within the area include II* listed Free Trade Hall, the Town Hall (grade I), Albert Memorial (grade I) and Central Library (grade II*).

The site is within the St. Peter's Square Conservation area which contains a mixture of large floorplate commercial, cultural and civic buildings. The Conservation Area was designated in December 1973. The Deansgate Conservation Area designated in December 1985 is immediately to the west on the opposite site of Museum Street, and further north is the Albert Square Conservation Area, designated in December 1972.

Building designs and heights vary on Windmill Street with modern buildings sitting alongside listed structures. The site is located within a network of open spaces and pedestrian routes including St Peter's Square, Albert Square Great Northern Sq and Barbirolli Square.

The proposal

The proposal would refurbish and extend London Scottish House to provide a 7 storey building accommodating 9,162 sq m of Grade A floorspace (Use Class B1), with retail units (Use Class A1 and / or A3) at both the ground and first floor. Subject to demand and occupier requirements, the ground floor unit may comprise a separate commercial / retail unit or become a concession, used principally by the office occupiers and visitors to the building.

The proposals would include:

* Ground floor - Retail use (Use Class A1/A3) – 893 sq. m.;

- * First floor – Flexible use (Use Class A3/B1) – 1,069 sq. m.;
- * Floors 2-6 - Office use (Use Class B1) – 7,200 sq. m.;
- * 7th floor roof top terrace;
- * 1st floor terrace
- * 62 cycle spaces, with 62 lockers
- * 7 showers



The main entrance would be on the corner of Mount Street and Windmill Street with active uses animating all frontages. The refuse store would be located at ground floor level fronting Museum Street with access provided via the lifts and stair. The refuse store houses Eurobins and recycling and these would be collected every other day.

The First Floor would be used in a flexible way and accommodate retail uses associated with ground floor tenants who may want to occupy a two-storey unit or alternatively it could be used as offices.

The approach on the office floors is to maximise the floorspace available to tenants and has been designed so that it could be subdivided for multiple tenants. The open layout maximises views and natural light and offers long-term flexibility to tenants.

External plant would be located in an area of the sixth floor and would have the same appearance as the office space.

A roof terrace at 7th floor level would provide amenity space and an area for functions. A function room is provided at this level that would have a small kitchen facility and would be surrounded on three sides by glazing. This would be for office staff during the day and could be used for a variety of functions including meetings, conferences, social events, etc. It leads out to a large paved roof terrace that is over the south-east corner of the building.

Maintenance only access would be provided to the rest of the open roof area, which would have a sedum type roof covering. A 'living' or green wall is proposed on the south-facing wall of the core which would allow staff to grow herbs, vegetables and fruit.



The building would be extended by infilling the open area at the junction of Windmill St and Mount St to complete the urban block and make better use of the site. A two storey roof top extension would also be created.

The Mount Street Elevation would be the longest façade and would have an active frontage at ground level and at the northern where it abuts St George's House.

The bottom two storeys would be highly glazed and set below a charcoal grey plinth. The string course at the top floor relates to the cornice of St George's House. The upper storey would be taller than other floors due to the need to provide a roof parapet.

The curved glass corner, deep overhang and the office entrance would be key elements of the façade and would add character to the building. The materials proposed are a mixture of terracotta and glass with an overall 50/50 ratio between solid and open. The activity at ground floor on Museum Street would bring life and activity to this quiet street.

The upper level of the façade would include perforated metal panels alongside the terracotta. In addition to the terracotta panels and glazed openings, the use of anodised aluminium louvres would be utilised as required by services installation and plant rooms at the lower levels. Metal doors would be used to provide access to refuse stores, and to act as the final exit doors from the building.

The Windmill Street Elevation would be the shortest of the three elevations and is the most open as it faces south across Manchester Central Plaza.

The organisation of the façade would be characterised by a 2-4-1 segregation with the bottom two storeys highly glazed and set below a contracting charcoal grey

plinth. The use of materials is consistent with the other elevations, being principally glazing and terracotta.

At first floor level, a corner terrace, providing access to outdoor amenity space, sits below a roof overhang. This feature would enliven the façade by providing modelling at the upper part of lower two storeys and anodised aluminium louvres will be utilised as required by services installation at the lower level.

The main material would be dark green, twice fired terracotta that would present different colour shades. The material would respond to the glazed tiles or 'Faience' used on many public buildings in The area. The plastic form of terracotta allows the creation of unique moulds that would pick up the rhythm and detail of surrounding buildings. The quality of the glaze and reflection would add to an enriched façade treatment.

The plinth acts as a datum and will be charcoal grey, with a simple vertical ribbed texture. It provides a solid foil in association with the highly glazed base on which the upper elements of the building sit.

The doorways would be along Mount Street, Museum Street and Windmill Street. The flat roof would have some sedum as the final finish with the remainder paved. PV panels would be provided on the rooftop pavilion to provide on-site power generation.

The proposal does not include car parking but it is available in nearby locations, such as the Great Northern Warehouse and Manchester Central. The Site is also highly accessible through a range of public transport modes.

Secure cycle parking, showers and changing facilities would be provided, comprising 62 cycle spaces and 7 showers and drying facilities are available.

Consultations

Publicity – Neighbours have been notified, site notices erected and the proposal have been advertised in the Manchester Evening News as a Major Development affecting the setting of: adjacent listed buildings (including the Grade II* Midland Hotel and former Central Station and Grade II listed St Georges Building and Theatre Royal); and Conservation Areas (Albert Square, Deansgate and St Peter's Conservation areas) and as affecting a Right of Way. Comments have been received from 2 businesses adjacent to the site which raised the following concerns:

- There is concern that there will be a serious impact on our guest experience using the bedrooms and facilities particularly along Mount Street with a consequent loss of revenue and we would expect that there would be full and detailed consultation and agreement with us to ensure that any disruption to hotel operations is minimised, by for example:

Restricting noisy work periods (the hotel accommodate flight crews that sleep during the day)

Cleaning of windows and our Mount Street elevation as necessary from the dust of construction

Noise and Vibration from any proposed piling works should be avoided.

- Our Mount street elevation contains our main deliveries and waste removal, access and egress from this point is critical to our business and is required at all times of the day and night the road should remain open at all times and there should be no obstruction to prevent access for our deliveries
- The proposed conference facility on the roof could be used as a bar, allowing noise to disturb our guests particularly as it gives access to an open roof terrace and this should be prevented.
- A copy of the construction management strategy should be shared as soon as possible providing details of any road / pavement closures; construction and demolition noise and its impact upon events; and crane location, material delivery strategy and associated impact on events logistics..
- The use of green cladding is not in keeping with historic architecture in the local area and the choice appears brash.
- Concerns regarding: access to and from Manchester Central Forecourt; security measures; treatment and design of the landscaping measures.
- Fast food outlets, newsagents and off licences within the ground floor of the proposed development would be detrimental to the appearance of the Civic Quarter.
- How will waste generated by the commercial uses at ground floor be managed and what bin provision will there be.
- Concerns that the proposed terrace area will become an 'eye sore' smoking area and occupiers of the proposed building will congregate on Mount Street to smoke.

Highway Services – Stated that whilst it is acceptable that no on site car parking provision is proposed further information is required regarding disabled parking access, and it is recommended that the applicant develops a Full Travel Plan prior to occupation of the site. The level of cycle parking provision (62 spaces) and associated shower facilities is acceptable. The developer should liaise with Manchester City Council (MCC) and TFGM regarding any bus stop relocation proposals and with MCC regarding: public realm materials; any requirements for stopping up orders; and major events. Conditions controlling servicing and a construction management plan are also recommended.

Environmental Health (Contaminated Land Section) - Requires further information including the submission of a referenced Preliminary Risk Assessment; calibration certificate(s) for the ground gas monitoring equipment.; a Remediation Strategy; a verification report with remediation proposals; a watching brief for unexpected contamination; confirmation of the pipes to be installed for potable water supplies; and provision of copies of any waste transfer notes. A condition controlling these aspects is recommended.

Environmental Health – Recommends conditions controlling: hours of delivery and opening; fumes vapours and odours; a construction management plan; noise from the building, uses within it and external plant; and storage and disposal of refuse.

Neighbourhood Team Leader (Arboriculture) – No comments received.

Corporate Property – No comments received.

MCC Flood Risk Management – Recommends conditions controlling surface water drainage details and the implementation, maintenance and management of a sustainable drainage scheme

City Centre Regeneration – No comments received.

Environment & Operations (Refuse & Sustainability) – No comments received.

Travel Change Team – No comments received.

Greater Manchester Police (GMP) – Stated that the proposed development should be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (27/05/2016 – URN: 2008/0774/CIS/03 Version A) and a planning condition should be added to reflect the physical security specifications listed within sections 4 & 5 of the submitted Preliminary Crime Impact Statement. In summary, our support for this application is dependent on the recommendations made within the Crime Impact Statement being incorporated into this proposal.

United Utilities Water PLC – No comments received.

Historic England (North West) – Stated that it has no objections to the application in principle and recommend the clarification of external materials.

Environment Agency – No comments received.

Transport For Greater Manchester (TFGM)– Considered that the site is easily accessible by a variety of transport modes and that the accessible location ensures that walking and cycling are genuine alternatives to travelling by car and that future occupiers and visitors should be encouraged to use sustainable modes of transport to and from the site. The pedestrian and cycling environment around the site should be designed to be as safe attractive and convenient as possible. TFGM supports the proposed level of cycle parking provision (62 spaces) which is above the minimum cycle parking standards for office developments. TFGM recommends a condition requiring a full travel plan and also recommends that the City Centre bus stop and shelter adjacent to the site is retained in its current location.

Greater Manchester Archaeological Advisory Service – No comments received.

Greater Manchester Ecology Unit (GMEU) – recommends a condition be applied to any planning approval designed to protect any bats within the site.

Greater Manchester Pedestrians Society – No comments received.

The Manchester Conservation Areas and Historic Buildings Panel – To be reported at Committee.

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 and the proposed development complies with the following policies or parts thereof.

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).

In order to successfully deliver sustainable development, the NPPF makes it clear that "business should not be overburdened by the combined requirements of planning expectations" and that "planning policies should recognise and address potential barriers to investment".

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. 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 1, 4, 7, 8, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy. The proposals would deliver a new office building within the Civic Quarter, which has a primary focus for employment growth in B1 office use. The site is in a highly sustainable location with easy access by foot to its range of services and facilities and excellent access to all means of public transport. The scheme would create employment during construction along with permanent employment from the proposed offices.

Section 2 Ensuring the Vitality of Town Centres, - the proposal would redevelop a largely vacant building within the Civic Quarter.

Section 4 Promoting Sustainable Transport – The site can be easily accessed by sustainable transport methods, being close to Oxford Road and Deansgate Railway Stations, the St Peter's Square and Deansgate/Castlefield Metrolink stations and close to key bus corridors. The site is also easily accessed by walking and cycling.

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration, consultation and evolution. The building would be of a high quality and would complement the high standard of design generally in the

area. The development would be integrated into the natural and built environment and its scale and form is considered to be acceptable within its context.

Section 8 Promoting healthy communities – The creation of activity at street level would help to integrate the site into the locality and increase levels of natural surveillance.

Section 10 Meeting the challenge of climate changes, flooding and coastal change – The application site is in a highly sustainable location. The application includes an Environmental Standards Statement and Energy Statement, and the proposal would achieve an excellent BREEAM accreditation.

Section 11 Conserving and enhancing the natural environment - The Head of Regulatory and Enforcement Services will be given the opportunity to assess the ground survey report for the wider St Peter's Square application when available.

Section 12 Conserving and enhancing the historic environment – This sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Any harm caused to a heritage asset has to be justified in terms of the social and economic benefits of the proposal.

Paragraph 128 - advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 - Advises that 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 - Advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

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 and, the more important the asset, the greater the weight should be.

Paragraph 133 - Advises that local planning authorities should refuse consent for proposals that will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This is essentially a matter of judgement and will depend on the weight that is attached by decision makers and consultees to the various issues.

Paragraph 134 advises that where proposals 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.

The scheme has been designed to complement and respect the character and appearance of the nearby heritage assets and it is considered that the proposed works are in general accordance with the requirements of the NPPF. The impact on the settings of the listed buildings and the conservation areas is considered in more later in this report.

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Relevant Local Policies

Core Strategy

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) as the document that 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.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained there in as follows:

SO1. Spatial Principles - which provide a framework within which the sustainable development of the City can contribute to halting climate change. This development would be in a highly accessible location and reduce the need to travel by private car.

SO2. Economy - which supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location.

S05. Transport - which seeks to improve the physical connectivity of the City, through sustainable transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation. This development would be in a highly accessible location and reduce the need to travel by private car and make the most effective use of existing public transport facilities.

S06. Environment - the development would be consistent with the aim of seeking to protect and enhance the built environment of the City and ensure the sustainable use of natural resources in order to:

- mitigate and adapt to climate change;
- support biodiversity and wildlife;
- improve air, water and land quality;
- improve recreational opportunities.

The development would ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) – the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. The proposals would be consistent with the Civic Quarter Regeneration Framework and would have good access to all forms of sustainable transport and therefore maximise the potential of the City's transport infrastructure. It would make a positive contribution to neighbourhoods of choice by enhancing the built and natural environment, creating a well designed place that would enhance and create character, re-use previously developed land and reduce the need to travel.

Policy EC1 - Land for Employment and Economic Development - The proposals would support the City's economic performance by developing this key strategic site, thereby helping to reduce economic, environmental and social disparities creating inclusive sustainable communities. The application site is well connected to the City's existing transport infrastructure and as such the development would be well placed to maximise the promotion of walking, cycling and public transport use.

The City Centre is a key location for major employment growth and the proposals would create a number of new jobs during the construction phase and operation which would in turn contribute to economic growth. The design of the development would make good use of the site in terms of efficient use of space, enhancement of the sense of place within the wider area, and would consider the needs of users and employees on the site in terms of a range of transport modes and the reduction of opportunities for crime.

Policy EC1 – Land for Employment and Economic Development – The proposals would support the City's economic performance. It would redevelop a site within a key location for employment growth on a highly accessible site. It could help to spread the benefits of growth across the City and help to reduce economic, environmental and social disparities and help to create inclusive sustainable communities. The site is well connected to transport infrastructure and as such the development would be well placed to maximise the promotion of walking, cycling and public transport use. The City Centre is a key location for employment growth and the proposals would create jobs during the construction phase and in operation which would contribute to economic growth. The design of the development would make good use of the site in terms of the efficient use of space, enhancement of the sense of place within the wider area,

Policy EC3 The Regional Centre – This development would be in an appropriate location within the Regional Centre by virtue of its good connections with sustainable transport modes to both the City Centre and residential areas, and the scale and type of office development would not undermine the delivery of employment space elsewhere within the City Centre.

Policy CC1 - Primary Economic Development Focus (City Centre and Fringe) - The proposed development would contribute to the creation of a major Grade A office location, and demonstrate confidence in the economic future of Manchester and the region.

Policy CC4 - Visitors, tourist, culture and leisure - The active ground floor use would help to attract visitors to the Civic Quarter of the city centre.

Policy CC5 - Transport - The proposed due to its location would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC6 City Centre High Density Development - The proposals would be a high density development and maximise the efficient use of land.

Policy CC7 Mixed Use Development - The proposals will deliver a mix of office and active ground floor uses to support the comprehensive redevelopment of the Civic Quarter. The proposed development would permit an ancillary restaurant and bar offer to the ground floor which would ensure that the key frontage onto St Peters Square is an area of activity and animation

Policy CC8 Change and Renewal - the proposed development would create temporary employment during construction along with permanent employment from the proposed uses. The development is a key part of the broader Civic Core Regeneration Strategy which aims to make better use of through the redevelopment of sites where existing property has reached the end of its physical and economic life. The proposal would be a large scale scheme prepared within an approved development framework, which would make a significant contribution to the City Centre's role in terms of employment growth and would improve the accessibility and legibility of the Centre.

CC9 – Design and Heritage- The proposed new building would have a high standard of design appropriate to its context and the character of the area and it would not have an adverse impact on the setting of adjacent listed buildings or the Conservation Areas.

Policy CC10 A Place of Everyone - The proposals would complement the ongoing wider regeneration of the Civic Quarter. It would improve the pedestrian environment within the Civic Quarter and would be fully accessible.

Policy T1 Sustainable Transport - The proposed development would encourage modal shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 Accessible Areas of Opportunity and Need - The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester. The design will create a significant landmark building in the centre of Manchester, and will emphasise the importance of the Civic Quarter area, within which it is located. The design responds positively at street level and would enhance the City's permeability. The positive aspects of the design of the proposals are discussed in more detail below.

Policy EN3 Heritage – The proposal would not have a detrimental impact on the settings of the nearby listed buildings, the St Peters Square conservation area or the adjacent conservation areas. This is discussed in more detail later in the report.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies - being over 1,000 sqm the development would be expected to comply with the target framework for CO2 reductions from low or zero carbon energy supplies. The application is supported by a Sustainable Energy Report, which sets out how the proposals will meet the requirements of this policy.

Policy EN 8 -Adaptation to Climate Change - The application is supported by a BREEAM Pre-Assessment, which identifies measures that will ensure that the Office development will reach a BREEAM target rating of Very Good.

Policy EN14 Flood Risk - Given the location of the site a Flood Risk Assessment was not required. Has been submitted with the application and this concludes that the risk of residual flooding to the development is low.

Policy EN 16 - Air Quality The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 18 - Contaminated Land and Ground Stability- A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste - The development will be consistent with the principles of waste hierarchy. In addition the application is accompanied by a Waste Management Strategy which details the measures that will be undertaken to minimise the production of waste both during construction and operation. The Strategy states that coordination through the onsite management team will ensure the various waste streams throughout the development are appropriately managed.

Policy EN 18 - Contaminated Land and Ground Stability- A desk study which identifies possible risks arising from ground contamination has been submitted with the application and it is considered that the impact of the development can be controlled through an appropriate condition.

Policy DM 1 - Development Management – sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Saved UDP Policies

Policy 14.1 - 5 Shop Fronts and Signage – This is relevant to the active ground floor uses

Policy 17.1 Telecommunications – restrictions on telecommunications equipment

18.1 Conservation Areas. - It is considered that the proposal would maintain the character and appearance of the St Peters Square conservation areas This is discussed in more detail later in the report.

19.1 Listed Buildings – It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20.1 Archaeology - Consideration of the application has had regard to the desirability of securing the preservation of sites of archaeological interest.

DC26.1 Development and Noise - details how the development control process will be used to reduce the impact of noise on people living and working in the City and which states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise - which 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 application is supported by acoustic assessments and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise. This is discussed in more detail later on in this report and is therefore consistent with DC26.1 and DC 26.5.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Manchester City Centre Strategic Plan- The Manchester City Centre Strategic Plan (published in 2009) presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2009 - 2012. The Plan considers the contribution to be made towards achieving the overall vision by each of the district components of the City Centre and recognises the key role of Manchester City Centre in providing a positive image and framework for inward investment and explains that its continued strong economic performance within a high quality urban environment will be fundamental to the prosperity of both Manchester and its city region.

The Executive endorsed a Regeneration Framework for the Civic Quarter in February 2010. The Framework provides a basis for the regeneration of an area which is framed by Deansgate to the west; Peter Street, Mount Street and Lower Mosley Street to the north; Portland Street, Oxford Street and Lower Mosley Street to the east; and, Whitworth Street west to the south. It is founded on a number of key public sector projects, transport improvements, and a number of major private sector projects. The aim is to develop a new commercial sector and the redevelopment of the application site has been identified as a key project for the successful delivery of the Framework.

CONSERVATION AREA DECLARATIONS

St Peter's Conservation Area declaration:

St Peter's Square conservation area is situated in Manchester city centre. It is an area which contains a mixture of commercial, cultural and civic buildings. The name derives from St. Peter's Church, which stood in the centre of St Peter's Square from 1788 to 1907.

The main characteristic of St Peter's Square conservation area is primarily one of civic grandeur, but it also contains some commercial property. The earliest building in the conservation area is the Friends' Meeting House on Mount Street, designed by Richard Lane and completed in 1830. It is in Greek Classical style with Ionic pedimented portico and replicates the Temple of Ilissus in Attica, a province of Greece. The area also contains a number of other listed buildings, including the Midland Hotel (Grade II* Listed), which is the epitome of the grand style in late Victorian architecture.

When opened in 1934 by King George V, the Central Library (Grade II* Listed) was the largest public library in the country. It is a Classical-style building in Portland

Stone which takes inspiration from the Pantheon in Rome, with its circular plan and the central lantern light at the top of the dome. Its huge portico, supported by six Corinthian columns, emphasises the importance of St Peter's Square.

The Central Library and the Town Hall Extension were designed at the same time, and together they form a single composition with a walkway between them. Scope for improvements in St Peter's square is limited to refurbishment of listed buildings and redevelopment of the others. Any proposals should relate to the existing building context in form, scale, height, massing and material, and be complementary to the character of adjacent listed buildings.

New and refurbished buildings in the area should be neither diluted nor superficial reflections of historic buildings but should have a vitality of their own. Bland copies would make no positive contribution but would simply devalue the historic character of the area.

Deansgate Conservation Area declaration:

The Deansgate/Peter Street conservation area lies within the city centre of Manchester, and is contiguous with other designated areas covering a substantial part of the Victorian city centre. For this reason only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Gardens, St Ann's Square, Albert Square and Cathedral conservation areas.

The designation was made by the City Council on 26 June 1985, when several city centre conservation areas were designated and existing ones extended. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

Albert Square Conservation Area declaration:

The Albert Square contains many listed buildings, including the Grade I Listed Town Hall, but also contains a number of more recent buildings such as Heron House. There is much variety in the building materials used in Albert Square. Generally buildings on the eastern side of the Square are built of yellow stone whilst those on the west side, opposite the Town Hall, are finished in red brick. This helps to emphasise the civic importance of the Town Hall. The principal characteristic of the conservation area is the view looking east along Brazenose Street which focuses on the dominant tower of the Town Hall, framed by commercial buildings on either side.

A large amount of the Conservation Area in particular around the Town Hall and on Brazenose Street is pedestrianised. The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Albert Square area and its use in new developments will therefore be encouraged.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built.

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 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority 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 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.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Principle of the Proposed Uses and the Schemes Contribution to Regeneration

Regeneration is an important planning consideration. Over the past fifteen years, the City Council has had a considerable amount of success regenerating the city centre and the city centre renewal area, Piccadilly, Spinningfields, Manchester Central, the Northern Quarter and Castlefield are all good examples of this. However, much remains to be done if the city centre is to remain competitive, and it is important to ensure that investment in Manchester continues.

The Civic Quarter has been identified as a regeneration priority by the City Council. It is envisaged that the area will become a new commercial destination providing opportunities for large floorplate, grade A, commercial offices, similar to those developed successfully at Spinningfields, the commercial core and Piccadilly. This particular site has been identified as a key project. The application site offers a major opportunity to provide the type of commercial product identified for the area and therefore its development would be wholly consistent with the City's regeneration objectives.

In order to fully contribute to the regeneration of the area, the site should be developed to the highest quality and help to enliven the street frontages. The proposal would help to: create an urban environment which is attractive to all those who want to work in and visit the area and help to ensure that the City Centre is competitive with other regional cities nationally and beyond; strengthen the business sector and be accessible to all users offering a safe and accessible environment; add to the diversity of vital functions and activities, promote additional investment opportunities and enhance the City's distinctive quality of architectural and historic fabric; demonstrate economic confidence in both the civic quarter and the city centre; create a major economic benefit in terms of job creation and investment; emphasise the importance of Manchester city centre as a major office location; and, therefore, help to continue the successful regeneration of the city centre and its economy.

A new office building would make a major contribution towards strengthening the commercial positioning of the area and assist in establishing the Civic Quarter as a high quality place and help to drive forward the next phase of growth in the city centre economy, and therefore promote regeneration.

The existing office building on the site is outdated, and very much a product of its time. Its floorplate is limited and it is not capable of meeting the long-term requirements of the type of occupiers required to achieve the objective of the regeneration framework.

There is an acknowledged shortage of Grade A office development in the city centre which must be addressed if the City is to remain competitive. The Civic Quarter area has been identified as one of those areas where this shortage can be addressed. The current proposal would meet the requirements of known market requirements in terms of footplate, layout, flexibility, location and setting.

Design Issues, Relationship to context and impact on Heritage Environment The effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments, archaeology and open spaces has been considered.

The site is within the St Peter's Square Conservation Area and is immediately next to the grade II* listed Midland Hotel, the grade II former Theatre Royal, 14-18 Mount Street and close to the II* listed Free Trade Hall. The development would also affect the setting of the highly graded listed buildings associated with the civic quarter of Manchester, including the Town Hall (1) , Albert Memorial (I) and Central Library (II*). The existing building is also within the setting of Manchester Central (II *), enclosing part of the Windmill Street frontage and forming part of the city block between Windmill Street and Peter Street, although its urban design contribution is reduced by the cut-away south eastern corner. The site is within the St. Peter's Square Conservation area, immediately adjoins the Deansgate Conservation Area and the Albert Square Conservation Area is to the north.

The overall design of the building including its appearance and the choice of materials does respond positively to its context. The building would be seen within the setting of key heritage assets and in important views within the conservation areas, for example across Albert Square and St Peter's Square. However the approach to the design responds to this challenging context and should achieve a

building of quality and distinctiveness while deferring to the visual prominence of key assets, particularly the Town Hall complex.

From St Peter's Square, the Midland Hotel would retain its prominence and the proposal should read as part of the background to the hotel. This would be reinforced by the quality of materials proposed.

The use of terracotta and the amount of detail and modelling proposed would allow the building to be appreciated in longer distance as well as closer views. Additionally, the glazed brick colonnade could significantly enhance the enclosure to Mount Street and Windmill Street and respond well to the brown terracotta and red brick of the Midland Hotel.

The Heritage Statement provided in support of the application considers that 24 Mount Street does not yield sufficient heritage value to be deemed to have special interest and its comprehensive refurbishment and extension is fully justified. The statement also concludes that the development will result in a beneficial impact on the historic and built environment.

The development would add activity and vitality to the streetscape and would properly integrate the site into its context and reinforce the character of the streetscape and sense of scale.

There is an acknowledged shortage of Grade A office development in Manchester and this will begin to have an adverse effect and undermine economic performance and competitiveness unless new opportunities are identified.

The Civic Quarter has been identified as one of a limited number of areas where a new high quality business destination can be created that will help to address this shortage. It benefits from exceptional transport links that will be enhanced further by the expansion of the tram system, the introduction of the second city crossing and the creation of a major tram interchange within the Square, and the cross city bus routes. The Town Hall transformation programme and the re-location of the War Memorial are now complete. No1 St Peters Sq and the re-design of the square are now nearing completion and work has commenced on No2 St Peters Square. The area is being dramatically transformed to provide an environmental setting that will rival any other location in the country.

The current proposal is a critical part of this process presenting an opportunity to provide the type of commercial product identified for the area and meeting known market requirements in terms of footplate, layout, flexibility, location and setting. It would strengthen the commercial positioning of the area and help to establish the Civic Quarter as a new business destination and help to drive forward the next phase of growth in the city centre economy.

This could not be delivered within the existing office building on the site that is outdated, has relatively small floorplates which limits the arrangement options and does not meet the long-term requirements of the type of occupiers required to achieve the regeneration requirements.

Architectural Quality

The area surrounding the site is characterised by large landmark buildings set around open spaces at St Peter's Square, Albert Square, Barbirolli Square and the piazza to Manchester Central.

Many of the large structures in the immediate context are associated with the railway industry such as the Great Northern Warehouse and Manchester Central and they are important landmarks in the city. The Bridgewater Concert Hall to the east is a contemporary building providing a concert hall adjacent to a new public space.

The development has been designed to integrate with its immediate context and the wider City Centre. The proposal is for a high quality building that would reinforce the grid structure of surrounding streets and buildings by reinstating the street edge and site corners. The massing has been considered so as not to adversely affect the setting of the adjacent or nearby listed buildings. It would provide activity on key street frontages and improve connectivity and linkages throughout the wider area. The area lacks cohesion at present which detracts from existing public spaces and public realm and the development would help to repair much of this.

The materials proposed are considered to be an acceptable contemporary material as a contrast to traditional materials found elsewhere in the conservation area. The use of contrasting contemporary materials has some precedent in the immediate area at No1 St Peters Square and the extension to the Radisson Hotel. A condition requiring samples of materials and details of jointing and fixing details and a strategy for quality control would be attached to any permission granted. It is considered therefore, that the proposals would result in high quality building that would be appropriate to its context.

Impact on Architectural and Historic Character of Listed Building, Character of Conservation Area and Design Issues

Sections 16, 66 and 72 of the Listed Buildings Act requires members to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area.

Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

The NPPF requires that applications that cause substantial harm ought to provide "clear and convincing justification" for the harm. Substantial harm to Grade II* buildings should be wholly exceptional (paragraph 132). Where development will lead to less than substantial harm to the significance of a listed building, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 128 identifies that Local Planning Authorities should require applications to describe the

significance of any heritage assets in a level of detail that is proportionate to the assets importance sufficient to understand the potential impact of the proposals on their significance. In determining applications, the following considerations should be taken into account:

- 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 viability.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals. The Heritage Statement includes a chapter assessing the historic environment and visual impact of the proposals upon the identified heritage assets in the vicinity of the site.

There is the potential for enhancing the character and appearance of the area by reinstating the linear 'street wall' character to the site that is currently set back from the back of pavement line. The area around the site presents an opportunity to bring new activities into the city centre and to improve the urban space around Manchester Central.

It is considered that the quality of the design and the manner in which it would enhance the surrounding townscape would result in a beneficial impact upon the historic and built environment.

The proposal would introduce a new feature to the city skyline and create a point of interest and encourage movement through the surrounding area. This would help to revitalise the area and act as a catalyst for further development.

An Archaeological Assessment has concluded that no further archaeological work is recommended for the site.

The design team have previous experience of delivering high quality buildings and have recognised the high profile nature of the application site and the requirement for design quality and architectural excellence. A significant amount of time has been spent developing the proposals and the scheme submitted for the planning application to ensure that it could be constructed and delivered. The applicants have confirmed that the viability of the scheme has been costed on the quality of scheme shown in the submitted drawings.

Transport

The site is highly accessible with the three main railway stations at Piccadilly, Victoria and Oxford Road within walking distance. There are bus stops along Peter Street / Oxford Road, Portland Street and Princess Street and the Chorlton Street Coach Station is also within walking distance. St Peter's Square tram stop is situated approximately 200 metres from the site. Work has commenced to upgrade

Deansgate / Castlefield Metrolink Stop, Further extensions to the Metrolink system including routes to Manchester Airport.

A Travel Plan Framework has been developed to encourage staff and visitors travelling to 24 Mount Street to use a sustainable mode of transport. A full Travel Plan, including targets and measures for implementation, would be developed following occupation of the building.

Parking, Servicing and Access

The impact of the proposals in terms of the highway network have been considered and there are no highway objections subject to agreement of an appropriate servicing strategy the submission of which is capable of being a condition of any consent granted. In view of the above the proposals are consistent with section 4 of the National Planning Policy Framework, and Core Strategy Policies SP1, DM1 and T2.

Noise / Impact on Amenity

Whilst the principle of the proposed use is acceptable, the development could impact upon amenity within the area through noise generation from within the premises and from plant and equipment.

An acoustic report outlines how the premises can be sufficiently acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation between the various proposed uses and these measures are capable of being controlled through a condition.

Therefore, subject to compliance with conditions relation to the hours during which deliveries can take place, the acoustic insulation of the building and any associated plant and equipment that there will be no adverse impact on amenity as a result of the proposed use.

Amenity The proposal would be consistent with section's 7 and 8 of the National Planning Policy Framework and Core Strategy policies SP1 and DM1,

Full access and Inclusive Design

The Proposal would provide level access at the main entrance and throughout the scheme. The proposals would therefore be consistent with sections 7 and 8 of the National Planning Policy Framework and policies SP1, DM1 and CC10 of Core Strategy.

Crime and Disorder

The proposed use would bring additional vitality to this underused site and the broader area. The development would overlook all frontages and would enliven the street scene and help to provide natural surveillance of the public realm. The application is supported by a Crime Impact Statement (CIS) carried out by Greater Manchester Police. The statement considered that the proposal is generally acceptable subject to the advice contained in the report being implemented. It is recommended a condition be attached which requires the recommendations of the CIS being implemented and maintained.

Sunlight and daylight.

A Daylight and Sunlight Study was undertaken to assess the potential impact of the development on daylight and sunlight. The site is in close proximity to The Midland Hotel which lies immediately to the east on the opposite side of Mount Street. A Hotel would not normally be considered for daylight and sunlight purposes in accordance with BRE Guidance. However, this is the only neighbouring property that qualifies for daylight and sunlight analysis by virtue of its Grade II* Listed status.

The daylight analysis demonstrates that generally the quality, quantity and distribution of light to the building would remain within BRE compliance.

The sunlight analysis demonstrates that all but two of the relevant overlooking rooms/windows would fully comply with the BRE Guidance in sunlight terms. The analysis concludes that the impacts would be acceptable within a city centre context.

Television Reception

A TV Reception Survey identifies that the TV signal within 500m of the site is already poor owing to the presence of tall buildings within the City Centre. The report concludes that increased impact of the proposed development is likely to be for a very narrow zone and affect a small area only. It is considered that this may not necessarily cause an impact to reception but if any interference is experienced various options are proposed which would mitigate any issues.

Ecology

A Bat and Nesting Birds Survey found no evidence of bats in, on or around any part of the building, either internally or externally. There was also no evidence of previous use by roosting bats detected at any time during the survey. None of the trees and shrubs the area of landscaping close to the entrance offered any bat roosting potential. The Survey confirmed that there were no signs of birds or nests in or around the building at any time during the survey. However, it is considered appropriate to attach a condition to protect any bats present on the site and to provide an informative to the applicant with regards to potential bird nesting.

Sustainability

The application is accompanied by an Environmental Standards Statement. The thermal envelop of the building would be designed to minimise heat loss during winter months, minimise solar gains during summer months and to maximise natural daylight and this would help to minimise the energy demand of the building.

The lighting system would use energy efficient fittings such as LEDs and compact fluorescents. The cooling system would use highly efficient water cooled chillers and heating would be by highly efficient gas fired condensing boilers. Air handling units would be specified with high efficiency thermal wheels for recovering heat.

The heating, cooling, lighting would be monitored using a Building Management System. The scheme would seek to achieve a BREEAM rating of "Excellent".

Ground conditions and contamination

A Phase 1 Desk Study Report into Ground Conditions has been submitted which describes the site, its historical use, expected ground conditions, geo-environmental

and geotechnical considerations and suggested further investigation for the proposed development.

The report outlines that potential contamination risks are largely mitigated by the excavation and removal of the made ground from the footprint of the building during the basement construction. No significant risks are considered to exist for users of the redeveloped site.

The report recommends mitigation measures including protection to potable water supplies and the use of imported materials for any soft landscaping. Construction workers can be protected by appropriate health and safety measures, with due allowance for encountering potential contaminants such as asbestos containing materials.

Response to Consultees

It is considered appropriate to recommend conditions as advised should planning permission be granted in order to address the issues raised by consultee responses including the comments made by Historic England, Greater Manchester Police and GMEU.

Response to Objectors

The applicant has been made aware of the concerns and objections made by the two neighbouring businesses and the applicant has confirmed that it is in discussion with them to agree privately a 'Works Disturbance Agreement'. Notwithstanding the agreement which would not be a Planning matter, the concerns raised have been addressed in this report but it should be noted that the imposition of conditions, as recommended to be applied to the permission, will control the issues and concerns raised by the two objectors.

Conclusion

The proposal would replace an obsolete 1970s office building with a high quality development. It would respect nearby Listed Buildings and elements of the historic environment and provide Grade A office space that would attract occupiers.

Redevelopment would be a key component of the Civic Quarter and help to integrate regeneration initiatives to the south.

The development would make a major contribution to economic growth and would act as a catalyst to the wider regeneration of this area. The scheme would utilise a previously developed site and deliver added value economic growth, aligned to one of Manchester's key target growth sectors (business services, including financial and professional occupiers) as identified in the Greater Manchester Strategy 2013-2020.

The proposal would create high density employment within a priority regeneration area and maximise the economic potential of this highly accessible site.

The proposal would help to re-activate this area contributing positively to the street-scene and better addressing the public space adjoining Manchester Central. The site would also provide animation to Windmill Street which connects Manchester Central to the Great Northern Square and beyond to Spinningfields and Barbirolli Square.

24 Mount Street has low heritage value and its proposed demolition is fully justified. The visual impact assessment has demonstrated the proposed development would result in a beneficial impact on the historic built environment overall.

The proposal is in accordance with, and positively contributes to, the aims of planning policy at national and local levels, including the National Planning Policy Framework and the adopted Manchester Core Strategy.

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 of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to amenity, design, heritage and noise.

Recommendation Approve

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:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC20 and DC26.1.

3) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works excluding implementation of the junction improvements commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

4) Notwithstanding the details submitted with the application, prior to the commencement of development 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 to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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.

5) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

(a) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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. 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 - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

6) The development hereby approved shall not commence unless and until a Construction Management Plan, including details of the following:

*Hours of site opening / operation

* A Site Waste Management Plan,

* Air Quality Plan;

*A plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction;

*The parking of vehicles of site operatives and visitors;

*Loading and unloading of plant and materials;

*Storage of plant and materials used in constructing the development;

*Construction and demolition methods to be used, including the use of cranes;

*The erection and maintenance of security hoarding;

*Measures to control the emission of dust and dirt during construction and;

*A scheme for recycling/disposing of waste resulting from demolition and construction works;

*Details of and position of any proposed cranes to be used on the site and any lighting;

*A detailed programme of the works and risk assessments;

*Temporary traffic management measures to address any necessary bus re-routing and bus stop closures.

*Details of bus stop locations,

*Details on the timing of construction of scaffolding,

*A Human Impact Management Plan,

*Details of how access to adjacent premises would be managed to ensure clear and safe routes into Buildings are maintained at all times.

has been submitted to and approved in writing by the City Council as local planning authority. The approved CMP shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number for the contractors shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

8) No development shall commence until details of how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. 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

9) Within three months of the development commencing a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))

10) Prior to the commencement of any new landscaping works final details of the landscaping proposals shall be submitted to and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and the following:

- (a) A strategy for the planting of trees within the development site, or another agreed site(s) including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance; and
- (b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
- (c) Details of the proposed hard landscaping materials;
- (d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of external steps and handrails;
- (g) Details of an external signage strategy in relation to way finding within the development and associated public realm; and
- (h) A management and maintenance strategy for the public realm / landscaping areas.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

11) Within three months of the development commencing surface water drainage works must be implemented in accordance with SuDS National Standards and details of such works shall be submitted to and approved in writing by the local

planning authority. The following additional information has to be provided: In order to discharge this condition, the following evidence must be provided to, and approved in writing by, the City Council as Local Planning Authority:

- Surface water drainage
 - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
 - 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);
 - Hydraulic calculation of the existing drainage system based on further site surveys and proposed drainage system;
 - 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.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.

12) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) 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.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant policies EN14 and DM1 of the Core Strategy for Manchester.

13) Prior to occupation of the development, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement surrounding the development site and the line of the proposed building shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

14) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

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

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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.

16) Before the building is first occupied details of parking / drop off facilities for disabled vehicle users must be submitted to and approved in writing by the City Council as Local Planning Authority. Any details approved by the City Council shall be fully implemented before the building is first occupied and maintained in perpetuity. The development hereby approved shall include for full disabled access to be provided to all areas of the development via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

17) Prior to first use of the public realm / landscaping and before the building is first occupied full details of: a) the number and species of replacement trees; b) a maintenance strategy including details of who would be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection; and c) details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

18) Final details of the method of extraction of any fumes, vapours and odours from the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use at ground floor. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

19) The building shall be acoustically insulated in accordance with a scheme which must be submitted to and approved in writing by the City Council as Local Planning authority. The implementation of these approved works must be confirmed within a Verification Report to be submitted to and approved in writing by the City Council as Local Planning Authority prior to occupation of any part of the development. The approved measures shall remain in situ whilst the use or development is in operation. For the avoidance of doubt any changes to the approved the structure are prohibited at any time without written approval of the planning authority.

Reason - In order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

20) Prior to implementation of any proposed lighting scheme the following details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved UDP policy DC19.1.

21) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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 building hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each of the buildings has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

23) Before the building is first occupied studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the

Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above 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. The 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 in (b) 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.

24) Within three months of the development commencing a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

25) If the demolition hereby approved does not commence before 30th April 2020, the building must be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

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: 112455/FO/2016 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:

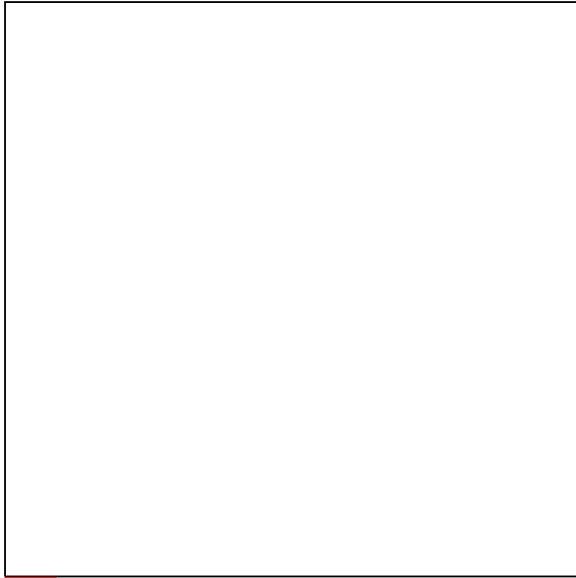
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
City Centre Regeneration
Environment & Operations (Refuse & Sustainability)
Travel Change Team
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society

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:

Manchester Central Petersfield, Manchester M2 3GX
Q Hotels, Frog Hall, Sutton Lane, Barmby Moor, York. YO42 4DA
Historic England
GMP
TFGM
GMEU

Relevant Contact Officer : Tony Mitchell
Telephone number : 0161 234 4776
Email : a.mitchell@manchester.gov.uk



 Application site boundary  Neighbour notification
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