

| Application Number | Date of Appln | Committee Date | Ward |
|---------------------------|----------------------|-----------------------|-------------|
| 111424/FO/2016/C1 | 20th Jul 2016 | 22nd Sep 2016 | Hulme Ward |

Proposal Redevelopment of the site to provide a total of 42no. residential units comprising 1 and 2 bedroom apartments and associated parking.

Location Former Manchester Regiment Public House , Hulme Hall Road, Castlefield, Manchester, M15 4LY

Applicant , Whitecroft Regiment Ltd, Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE

Agent Miss Charlotte Wynn, NJL Consulting, Unit 8 Ashbrook Office Park, Longstone Road, Heald Green, M22 5LB,

INTRODUCTION

The site measures some 540m² and has been vacant since its previous use as the Regiment public house ceased in March 2001.

The site is located at the corner of Hulme Hall Road and Ellesmere Street within the wider Castlefield area. On the opposite side of Ellesmere St are former mill buildings which have been converted to mixed use schemes, including residential. To the east, is commercial property, beyond which are further vacant sites. To the south is a surface car park accessible from Hulme Hall Road. To the west is Hulme Hall Road, opposite which are commercial properties and a site which has planning permission for a residential development. The area contains commercial properties, residential dwellings and some retail units. A number of planning applications have been approved in this area over the past 18 months as the economy has improved.

Deansgate train station is less than 1km from the site, and Cornbrook Metrolink station is less than 500m. The site is served by a number of nearby bus routes..

Planning permission was granted for a residential-led mixed use development (ref: 068900/FO/2003/C3) in April 2006, but was never developed and site as now expired.

There is a recognised need to accelerate the provision of new housing given the critical relationship between housing and employment growth and the importance of a vibrant construction sector. As such, the creation of new housing is a key objective for the City Council.

DESCRIPTION OF PROPOSED DEVELOPMENT

The application seeks permission for the erection of an 8 storey building to accommodate 42 apartments.

The proposed building would contain 8 one bedroom units, 32 two bedroom units and 2 penthouse units. The building would occupy the majority of the land available,

with the main entrance located on Hulme Hall Road. The ground floor would provide four apartments and a lobby. Bike storage and bin storage are accessed from the rear of the building via the lobby. Four car parking spaces would be provided in an undercroft to the rear, enclosed with garage doors, accessed off Ellesmere Street. The building would have key active frontages to Hulme Hall Road and Ellesmere Street, providing natural surveillance. 42 cycle parking spaces would be provided, with 38 spaces within the bike store, and one space within each ground floor apartment as part of the development.

The built form would be broken down into two identifiable masses, the lowest of these is located on the corner of Hulme Hall Road and along Ellesmere Street and the massing of the building steps up from Ellesmere Street to Chester Road. The height of the building is directly comparable to the previously approved scheme. Façades would comprise grey brick construction punctuated by deeply recessed window.



4 general waste bins (4.6 litre capacity), 2 for pulpable recyclables (2.3 litre capacity), 2 for mixed recyclables (2.3 litre capacity), and 1 bin for food waste (0.2 litre capacity) would be provided..

The following information has been provided In support of the application

- o Design and Access Statement prepared by Calderpeel
- o Phase 1 Ecological Survey Report by Estrada Ecology Ltd
- o Transport Statement prepared by Hydrock
- o Noise Assessment Report prepared by RS Acoustic Engineering Ltd
- o Pre-Construction Signal Reception Impact Survey by Astbury
- o Topographical Survey prepared by Survey Systems
- o Ground Conditions Desk Study prepared by Hydrock
- o Daylight, Sunlight and Overshadowing Assessment prepared by REC
- o Air Quality Assessment by REC
- o Heritage Assessment prepared by Garry Miller Historic Building Consultancy

CONSULTATIONS

Local Residents/Businesses

The planning application has been advertised as: a major development;- affecting the setting of listed buildings; - affecting the setting of a conservation area; and a development in the public interest. Site notices have been displayed and businesses and residents notified.

Objections have been received from four residents, who raise the following points

- 1.) The height of the proposed project is not in keeping with the design heritage of the area. The heritage document disingenuously refers to the 'verticality' of historic mill buildings. In comparison with both heritage mill buildings in the proposed project's immediate vicinity, Albert Mill and Britannia Mills, both of which are obviously radically more horizontal than vertical, the heritage document's assessment seems perverse. It seems, therefore, that this heritage assessment is not objective.
- 2.) The proposed project's height, according to the light assessment document and common sense, will significantly affect the light quality and access to sunlight especially of Britannia Mills, directly across the street. One of the primary selling points of Britannia Mills is its access to light, and the new project would greatly a result in overshadowing and would block natural light.
- 3.) The Council should take very seriously the new project's detrimental effect not only on the architectural character of the area, but on the well-being of current residents and neighbours.
- 4.) Concern is raised regarding the detailing of the external building. An explanation of how the developer sees the current plans as 'complementary to the history of the area and existing developments in the area' is necessary. Existing buildings have tended to be red brick.

- 5.) The developer has explained that Britannia Mill and Albert Mill are the two buildings in the area which are 3 floors high and the proposed height is in keeping with other developments in the area - however it is specifically Albert Mill and Britannia Mills that are effected by an 8 floor development in front of them.
- 6.) Parking around the area is currently very difficult and this building proposes inadequate parking spaces for 42 apartments. What thought, if any, had been put into the current parking situation in the area? The development will add to the significant lack of parking in the vicinity - there is already persistent parking on double yellow lines/corners of junctions and on pavements which increases risk of accidents.
- 7.) The development will significantly add congestion to an already congested area.
- 8.) Significant concerns are raised that this development will overlook properties of nearby buildings, thereby reducing privacy.
- 9.) So many housing developments are going up in this area that it seems the new project's developers could in fact capitalise on a possibly unique position among new developments by not being the tallest and most vertical or modern new project on the street.
- 10.) There are a high number of residents and very little in the way of green/open space and amenities.
- 11.) There has already been a great deal of construction/demolition noise and traffic in the area in the past 12 months, and much of this is on-going.
- 12.) Given the potential contaminative past land use of the site, a full and considered Phase 2 Intrusive Investigation should be undertaken in advance of the build commencing on site.

Head of Regulatory and Enforcement Services (Environmental Health) - No objection. Recommended conditions related to acoustic insulation, external plant and equipment, storage and disposal of refuse, Construction Management Plan and hours of construction works.

Head of Regulatory and Enforcement Services (Contaminated Land) - No objection. Recommended condition requiring a ground contamination Preliminary Risk Assessment and Remediation Strategy

The Head of Neighbourhood Services (Highway Services)- No objection. Recommended works to adopted highway, including the reinstatement of footway adjacent to the development, associated street lighting, any drainage requirements and the installation of dropped kerbs and tactile paving at adjacent priority junctions, subject to a s278 Highway Agreement. During the course of dealing with this application, the site edged red has been extended, to include areas of required works, to enable such works to be subject to a planning condition.

Cycle parking is deemed acceptable. A Framework Travel Plan should be secured through condition, and bin collection via Ellesmere Street is acceptable in principle.

Housing Strategy – To be reported.

Greater Manchester Pedestrian Society - To be reported.

Greater Manchester Archaeological Advisory Service- No objection

Greater Manchester Police (Design for Security) - The scheme has been modified to address some initial concerns.

Transport for Greater Manchester- Support expressed for the proposals and a Framework Travel Plan is recommended.

Environment Agency - To be reported.

United Utilities - Recommended conditions relating to foul and surface water, and including a sustainable drainage system. Attention is also drawn to a water main / trunk main, which crosses the site, for which access is required.

POLICY

Relevant National Policy

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and the Government states that sustainable development has an economic, social and environmental role (paragraphs 6 & 7). 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, 2, 4, 6, 7, 8, 10, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy- The development would provide an 8 storey building. This would help to build a strong economy, create employment during construction and complement the established residential community within the area. It would contribute to the local economy with residents using local facilities and services.

Section 2 Ensuring the Vitality of Town Centres The proposal would develop a site close to a gateway route and help to create a neighbourhood that would attract and support a diverse labour market. This would support Greater Manchester's growth objectives by delivering appropriate housing and meeting the demands of a growing economy and population. It would be close to the core of the city centre in a location that is well connected and would therefore help to promote sustained economic growth.

Section 4 Promoting Sustainable Transport - The proposal is in a highly accessible location close to Deansgate Station and the Deansgate/Castlefield tram stop. The scheme would help to facilitate sustainable development and contribute to sustainability and health objectives and give people a real choice about how they travel.

Section 6 Delivering a wide choice of high quality homes The scheme would create an efficient, high-density development that would bring 42 homes to a sustainable edge of City Centre location. The scheme would provide a range of accommodation sizes and types and help to create a sustainable, inclusive and high quality residential offer. Significant investment in housing is required in appropriate locations within Manchester as the City continues to grow. The City Centre is the biggest source of jobs in the region and the proposal would provide accommodation to support the growing economy and help to create a vibrant, thriving and active community.

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 in terms of design, materials, appearance and its internal environment.

Section 8 Promoting healthy communities The new residents would add to social interaction in the area and help to create a healthy, inclusive community. The new residents would provide increased levels of natural surveillance within the areas.

Section 10 Meeting the challenge of climate change, flooding and coastal change

The application site is in a highly sustainable location.

Section 11 Conserving and enhancing the natural environment The documents submitted with this application have considered the potential risk of various forms of pollution, including ground conditions, air quality, noise and lighting, and the impact on ecology. These documents demonstrate that the application proposals would not have any significant adverse impacts in respect of the natural environment.

Section 12 Conserving and Enhancing the Historic Environment

The proposals would not have an adverse impact on the character or appearance of the setting of the nearby Albert Mill listed building or nearby Castlefield Conservation Area.

Within the NPPF, 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.

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, including securing its optimum viable use.

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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 therein, as follows:

SO1. Spatial Principles The development would be in a highly accessible location and reduce the need to travel by private car and therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location. The development would provide housing near to employment opportunities and therefore help to support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO3 Housing The scheme provides 42 apartments in a highly accessible location and would meet demand for housing, near to employment opportunities, in a sustainable location. It would address demographic needs and support economic growth. The

growing economy requires well located housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

S05. Transport The development would be highly accessible reducing the need to travel by private car and make the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

S06. Environment The development would be consistent with the aim of seeking to protect and enhance both the natural and built environment 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; and, ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - This sets out the key special principles which will guide the strategy. Development in all parts of the City should:

"Make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents; considering the needs of all members of the community regardless ofdisability; and, protect and enhance the built and natural environment"

The development would be highly sustainable and would deliver high quality edge of City Centre homes alongside economic and commercial development within the Regional Centre. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and 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-using previously developed land; and, reducing the need to travel.

Policy CC3 Housing - It is expected that a minimum of 16,500 new homes will be provided in the City Centre up to 2027. The development would be located within an area identified as a key location for residential development and thus would contribute to meeting the overall housing targets identified for the City Centre within the Core Strategy.

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

Policy CC8 Change and Renewal - The proposed development would create temporary employment during construction.

Policy 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 the nearby listed building or Conservation Area.

Policy CC10 - A Place for Everyone - The units would be a mix of one and two bedroom apartments which would appeal to a wide range of people from single professionals and young families to older singles and couples.

Policy H1 - Overall Housing Provision - The development would provide new homes at the edge of the City Centre, which would be consistent with regeneration objectives and help to create a mixed use community, consistent with the regeneration objectives for the City Centre. The development would contribute to the ambition of building 90% of new housing on brownfield sites, and would have a positive impact on the surrounding area.

Policy H8 - Affordable Housing - A Viability Appraisal has been submitted to the Local Planning Authority in order to consider the scope of the proposed development to contribute towards affordable housing within the city. The Appraisal demonstrates that the proposed scheme is viable and capable of being delivered. This issue is discussed in more detail below.

Policy T1- Sustainable Transport - The proposed development would encourage modal shift away from car travel to more sustainable alternatives and by redeveloping this redundant site this would improve key pedestrian routes.

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 this area and the overall image of Manchester. The positive aspects of the design of the proposals are discussed in more detail below.

Policy EN3 Heritage - It is considered that the quality and design of the proposed building would enhance the character and appearance of the City and this is discussed in more detail below.

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon - Development requires all development to follow the principle of the Energy Hierarchy to reduce CO2 emissions. The proposed development would follow these principles.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies - The development would comply with the CO2 emission reduction targets set out in this policy, by providing improved levels of thermal insulation, highly efficient double glazed window units, energy efficient lighting, details to limit air leakage and energy efficient controls. This would provide a building which would achieve compliance with this policy of a 15% improvement over and above 2010 Part 1 LA Building Regulations.

Policy EN 8 -Adaptation to Climate Change - The accompanying Sustainability Statement for the scheme sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN14 Flood Risk - The site is not located within an area at risk of flooding, and has been designed to minimise surface water run-off. This policy also sets out requirements for all new development to minimise surface water run-off and the comments of United Utilities recommend appropriate conditions.

EN15 Biodiversity and Geological Conservation - An ecological survey has been carried out to assess the potential of the site to support species and habitats of ecological importance and/or legal protection. The site is deemed to have no potential to support bats or breeding birds, and no other ecological constraints restrictive to planning.

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 17- Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 - Contaminated Land and Ground Stability- A Ground Conditions Desktop Study demonstrates that the overall risk from land contamination is considered to be very low to moderate, and a Risk Assessment and Remediation Strategy can be required by condition.

Policy EN19 Waste - The development would 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.

Policy PA1- Developer Contributions - Where needs arise as a result of development, the Council will seek to secure planning obligations. Through such obligations, the Council may seek contributions for a number of benefits, including affordable housing, with priorities assessed on a site by site basis. This is discussed later in relation to the submitted Financial Viability Assessment.

Policy DM 1- Development Management - This 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 of 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.

These issues are considered full, later in this report.

Saved UDP Policies

The following saved UDP policies need to be considered in relation to the application.

DC18.1 Conservation Areas. - The development is not within a Conservation Area, but is close to Castlefield Conservation Area.

DC19.1 Listed Buildings - The proposed development would not have an adverse impact on the setting of adjacent listed Albert Mill building.

DC20.1 Archaeology - An archaeological desk based assessment has been carried out for the site and it is considered that the development would not have an impact on any potentially significant remains on the site. This is supported by comments from GMAAS.

DC26.1 Development and Noise - This 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, and the implications of new development being exposed to existing noise sources. This is discussed below.

DC26.2 Development and Noise - New noise-sensitive developments including large-scale buildings, such as housing, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can be realistically reduced.

DC 26.4 Development and Noise - Where existing noise sources might result in an adverse impact upon a proposed new development, the Council will require the applicant to provide an assessment of the likely impact and the the measures proposed to satisfactorily deal with it.

DC26.5 Development and Noise - This 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.

These noise policies are considered later in this report.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the use of the building reflects their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship.

Strategic Plan for Manchester City Centre 2015-2018

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as Castlefield. The key priorities for this area include ensuring residential developments are balanced with the needs of the area. It is considered that the proposed development would be consistent with achieving these priorities.

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The Sustainable Community Strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life. The proposed residential development of the application site will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

CASTLEFIELD CONSERVATION AREA DECLARATION

Designated on 13 October 1979, the conservation area's boundary follows that of the city along the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

The Castlefield area has evolved bit by bit over a very long period of time and is a multi-level environment which is unique in the world. It has a mixture of buildings from small scale houses to large warehouses, with multi-level historical transport

infrastructure. There are a variety of building materials, which tend to be rugged and industrial in character.

Further development can take place provided that it respects the character of the area, and there is room for more commercial property. Ideally, new development should incorporate a mix of uses. The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This policy still leaves scope for innovation, provided that new proposals enhance the area. The extreme diversity of form and style in Castlefield's existing structures makes it permissible for designers to use their imaginations freely. Where buildings are arranged along a street, new structures should follow the street frontage.

ISSUES

Principle of the Proposed Uses and the Scheme's Contribution to Regeneration

Regeneration is an important planning consideration. The City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. There is a crucial link between economic growth, regeneration and the provision of residential development and, as the City moves into its next phase of economic growth, further housing provision is required to fuel and complement the City's economic growth. This proposal would redevelop an important site within the Caslefield area, which has benefitted from significant investment for new housing in recent years.

The proposal would deliver good quality apartments, complementing the existing residential community in the City Centre. Manchester's population is expected to increase by 100,000 by 2030, and this, together with trends and changes in household formation, requires additional housing. Sixty thousand new homes are required over the next 20 years (3,000 per annum) and the proposed development would contribute to this need within the City Centre.

Residential development would be consistent with a number of the Greater Manchester Strategy's key growth priorities. It would deliver homes to meet the demands of a growing economy and population, in a well-connected location, within a major employment centre and would promote sustained economic growth within the City. It would regenerate a previously developed brownfield site and would be in keeping with the aspirations of the emerging Residential Growth Prospectus.

In order to continue the regeneration process and maximise and diversify the benefits that it could deliver, it is necessary to strengthen connections to established parts of the central area along key routes such as Chester Road and the Bridgewater Canal. High quality developments along these routes that provide activity and improve environmental quality are a key component of this process.

The site is close to a critical gateway route into the city centre from the national motorway network and the Airport to the south. The entry sequence into the city centre is crucial to its overall image and people's perception of it so it is vital that it is of the highest quality. The site is vacant and currently does not help to deliver these

twin objectives of improving linkages and integration and enhancing gateways. A high quality development as proposed would have significant benefits and would continue the process of regeneration.

In view of the above, the development would be in keeping with the objectives of the City Centre Strategic Plan, the Greater Manchester Strategy, and would complement and build upon Manchester City Council's current and planned regeneration initiatives. As such, it is considered that a residential use of this site, in principle, is entirely appropriate. As such, it is necessary to consider the potential impact of the development.

Viability and affordable housing provision

The NPPG provides guidance for applicants and Councils stating that decision-taking does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary.

The NPPG sets out in relation to brownfield sites, that Local Planning Authorities should seek to work with interested parties to promote their redevelopment. To incentivise the bringing back into use of brownfield sites, Local Planning Authorities should:

- o Consider the different funding mechanisms available to them to cover potential costs of bringing such sites back into use; and
- o Take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.

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

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

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

that inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Framework, planning frameworks or other Council approved programmes.

It would financially undermine significant development proposals critical to economic growth within the City;

The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

The proposal would consist of properties for sale that would meet an existing housing need in this part of the City. The accommodation proposed would be suitable for young professional and families and would comply with policy.

The site has been vacant for many years and because of its high profile nature, a scheme of the highest quality in terms of design and materials is required. The applicant has provided a viability appraisal for the development which has been assessed which demonstrates that the proposed scheme is viable, in its current form, and is capable of being delivered. Housing for sale in this key regeneration area would assist in diversifying the housing market and would deliver substantial regeneration benefits by developing an under used site which detracts from the vitality and viability of the area.

In view of the above the proposals are on balance considered to be acceptable with respect to Core Strategy policies H8 and PA1.

Design Issues, Relationship to context and impact on Heritage Environment

Under these criteria the effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments and Archaeology and open spaces has been considered.

The area has changed considerably over the past 15 years with a considerable amount of new development. This should continue with further development activity. The development would add activity and vitality to the streetscape and would integrate a prominent site into its urban context and reinforce the character of the streetscape and sense of scale. The proposed scheme is considered to make the most efficient use of the site.

Heritage and Visual Impact

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 Environmental 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.

A Heritage Statement has been submitted, including an assessment of significance on Castlefield Conservation Area, and the grade 2 listed Albert Mill, along with an assessment of the impact. It is stated that the proposed building will revitalise a site which currently detracts from the conservation area and Albert Mills. It would successfully integrate into a streetscene in which historic buildings stand side-by-side with tall, often innovative modern structures. The relationship between old and new is therefore now part of the character and appearance of the Castlefield Conservation Area and the setting of its listed buildings. Therefore, it is considered that the proposal is compliant with national heritage policy.

Given the above it could be argued that the urban form and pedestrian environment would be enhanced by the development. It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the scheme would meet the requirements set out in paragraphs 132 and 134 of the NPPF.

Relationship to Transport Infrastructure

The site is well served by a variety of sustainable modes of transport. It benefits from exceptional transport links that will be enhanced further by the expansion of the tram system and the cross city bus routes. The potential for travel by foot and cycle to and from the site is high, with a wide variety of important destinations situated within an acceptable walk or cycle distance of the site. Cycle parking facilities would be provided within the development.

However, it is acknowledged that some residents may wish to use a private car and therefore four car parking spaces (approximately 10%) would be provided within the site.

Architectural Quality

The key factors to evaluate are the building's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The development has been designed to integrate with its context and the wider City Centre. The proposal is for a high quality building that would reinforce this gateway entry point to the city centre and reinforce the grid structure of this critical corner site by reinstating the street edge and site corners. The massing has been considered so as not to adversely affect the setting of the nearby listed building, and the scale of the proposal would help to form a strong gateway to the City from the south. .

Sustainability

As stated above, the proposals are considered to comply with Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon), Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) and Policy EN 8 (Adaptation to Climate Change) and the accompanying Sustainability Statement for the scheme sets out how the building has been designed to respond to these issues.

Credibility of the Design

The applicant has confirmed that the viability of the scheme has been costed on the quality of scheme shown in the submitted drawings, thereby ensuring that the development would commence in accordance with the approved details .

Archaeology

A Desk Based Assessment (DBA) and Building Appraisal which confirms that no further archaeological work is recommended for the Development. Greater Manchester Archaeology Advisory Service (GMAAS) consider that no further archaeological mitigation is required for this development site.

Contribution to Public Spaces and Facilities

It is important that the development interacts positively with and contributes to its surroundings at street level. The site is small and would be completely developed and would not therefore provide any open space. However, the development would deliver a significant enhancement to the townscapes the wider area and vistas by developing a site that currently detracts from the area. The proposals would introduce activity and vitality to an un-used site.

In addition, the site includes the adjacent pavements, which would be upgraded as part of the proposals, in accordance with the requirements of Highway Services.

Effect on the Local Environment and existing residents

This examines, amongst other things, the impact the scheme would have on nearby and adjoining residents. It includes the consideration of issues such as impact on daylight, sunlight and overshadowing, wind, noise and vibration, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

(a) Sunlight, Daylight and Overshadowing

A detailed study has been carried out to assess the likely significant effects of the proposals on sunlight, daylight and overshadowing to surrounding buildings.

The assessment results indicate that the relevant daylight, sunlight and overshadowing criteria were achieved at the majority of window locations considered. The assessment concludes that "where the British Research Establishment criterion was not met, the amount of light is still considered acceptable in the local context.

(b) Wind

A Pedestrian Level Wind Microclimate Desk Study has been carried out, which states that "The ground level wind microclimate for the proposed development is expected to range from acceptable for leisure walking to sitting use during the windiest season, with the localised windier leisure walking conditions generally occurring at the southern corners. The plant entrance is likely to experience conditions windier than desired for general use however as this will be used infrequently for maintenance purposes, no mitigation is required in this location. Areas of shelter are located to the north east of the building and the northern section of the car park, where conditions are expected to be suitable for sitting use. "

(c) Air Quality

The construction of the proposed development is expected to produce dust and increased emissions, with any adverse impacts during construction likely to be temporary, short term and of a minor impact. Mitigation measures would be in place throughout the construction period to minimise impacts on air quality in accordance with a Construction Management Plan, which would be a requirement of planning condition.

(d) Noise and Vibration

A Noise Assessment report has been undertaken to predict the future noise levels and determine the sound reduction requirements, in accordance with City Council guidance. It is concluded that internal noise targets should be satisfied within all habitable rooms with windows closed. The recommended internal noise targets are expected to be exceeded within habitable rooms with windows open. Acceptable levels of noise can be achieved by the imposition of an appropriate Environmental Health recommended condition.

(e) TV reception

A Television Reception Survey has been undertaken which shows that with regard to existing domestic and commercial properties that are sited adjacent to the proposed development and in the local area, additional signal degradation will be negligible due to the existing buildings that are behind the proposed development at a similar height. Existing properties already suffer from slightly degraded reception due to existing buildings, and the general topography of the land, but with the switch over to digital transmission, this degradation is negligible. A condition requiring a post-construction survey should be attached to any permission to ensure that the mitigation measures are appropriately targeted.

Waste

The bins and recycling facilities are fully accessible to residents at all times.

Access to the waste storage area is accessible to collection vehicles, in a manner satisfactory to Environmental Health and a condition can be imposed to require a fully detailed waste Management Strategy.

Included in the proposals is provision for 4 general waste bins (4.6 litre capacity), 2 for pulpable recyclables (2.3 litre capacity), 2 for mixed recyclables (2.3 litre capacity), and 1 bin for food waste (0.2 litre capacity).

Amenity Issues for future residents of the proposed development.

The impact of noise on future residents has been assessed, to determine and predict noise levels and determine the sound reduction and other requirements.

Provision of a Well-Designed Environment

The proposals include a high quality design and finish across the scheme. An acceptable mix of one and two bedroom units are available to ensure choice for a range of potential occupants and to help foster a mixed community within the development.

Full access and Inclusive Design

The design principles adopt an inclusive approach to allow easy, safe and secure access to all areas of the building for disabled visitors and residents. The proposed scheme would be accessible to all, and follows design principles associated with accessibility to ensure an attractive and functional development.

Crime and Disorder

A Crime Impact Statement has been prepared by Greater Manchester Police: Design for Security and is submitted as part of this planning application which highlights positive aspects of the proposals. Initial concerns relating to design and security have been fully responded to in amendments to the original proposals.

Ecology and Biodiversity

A Habitat Survey concluded that there are no important habitats or vegetation occurring on site or close enough to the site boundaries to be adversely affected by the proposals. There are no specifically protected or otherwise important species occurring on site, adjacent to the site boundaries, or that will be otherwise affected by development proposals, and the site is considered to be generally of very low ecological value.

Contaminated Land and Impact on Water Resources

In order to fully identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site, a Preliminary Risk Assessment is to be submitted prior to the commencement of development, and Environmental Health have recommended a condition be imposed in this respect. In the event of the Preliminary Risk Assessment identifying risks which require further investigation, development shall not commence unless remediation measures are agreed.

Flood Risk

In Manchester, and in particular in the City Centre, the approach has been to secure good quality development to meet the Council's wider growth and regeneration objectives. To help facilitate this, sites are not precluded from development purely based on risk where that risk can be appropriately managed. Therefore, the City Council do not require the application of the sequential test across different sites (as set out in paragraph 101 of the NPPF) but do require that at any development classed as 'vulnerable' development is situated in the least vulnerable areas of the site and that it must pass the Exception Test (as set out in paragraph 102 of the NPPF) to be acceptable. This requires consideration of whether the wider growth and regeneration objectives and sustainability benefits of a development outweigh any flood risk issues and whether the development can be brought forward safely for its users, over the lifetime of the development, without worsening flood risk elsewhere and ideally by reducing risk.

Given that the site is not located in a flood risk area, potential flooding is not considered to be a relevant issue in consideration of these proposals.

Response to objections from neighbours

Issues related to heritage, loss of light, Heritage impact, parking provision, overlooking, construction have been addressed above.

'The Council should take very seriously the new project's detrimental effect not only on the architectural character of the area, but on the well-being of current residents and neighbours.'

The architectural design of the proposed building is reflective of the area's history and identity and has been designed to a high-quality, ensuring an attractive development.

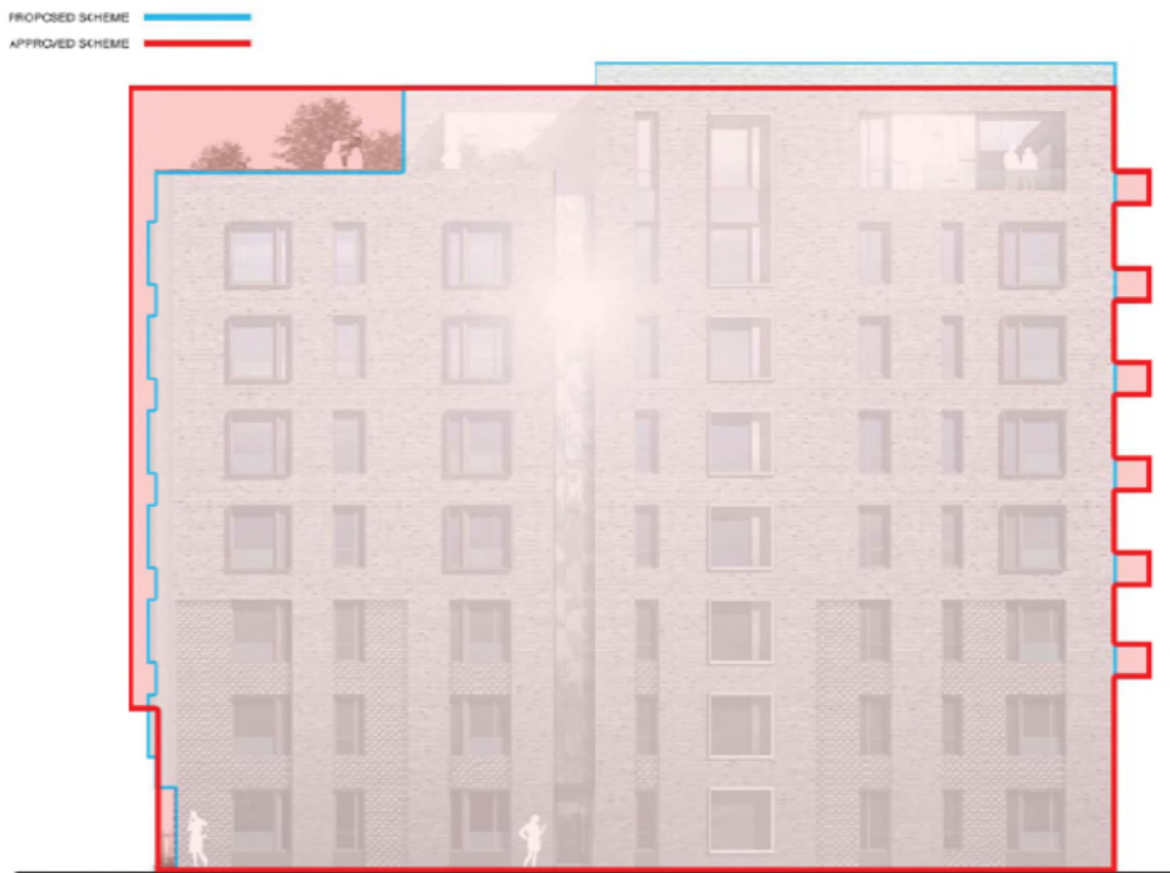
Although the respondent doesn't make it clear as to what impact there will be on the 'well-being' of current residents and neighbours, the proposed scheme is considered to be sympathetic to existing surrounding land uses and unlikely to have a detrimental impact on local residents.

'Concern is raised regarding the detailing of the external building. An explanation of how the developer sees the current plans as 'complementary to the history of the area and existing developments in the area' is necessary. Existing buildings have tended to be red brick.'

Although it is acknowledged that historically buildings in the area have been predominantly redbrick, more recent developments in the area have seen a move towards more modern design and materials which still reference the design and language of the existing buildings. It is not considered to be necessary to replicate existing materials in order to provide an acceptable development. Indeed, contrasting materials can create variations and distinctions which give the area an identity.

'The developer has explained that Britannia mill and Albert mill are the two buildings in the area which are 3 floors high and the proposed height is in keeping with other developments in the area - however it is specifically Albert Mill and Britannia Mills that are effected by an 8 floor development in front of them.'

The proposed development is not considered to detrimentally impact upon the amenity of residents within Britannia Mill and Albert Mill. The height of the proposed development is reflective of the previously approved scheme and of other developments within the area. Britannia and Albert Mills are refurbished industrial building which have a much greater floor to ceiling height per floor than new build residential development do and the mill buildings are equivalent to 4-5 storeys of new build properties.



The proposed scheme is 7 storeys at the elevation closest to the mill buildings, and steps up to 8 storeys to the south. Therefore, the impact upon the existing dwellings within Britannia and Albert Mills is not considered to be detrimental.

Residential amenity

'There are a high number of residents and very little in the way of green/open space and amenities.'

The site is located within a relatively densely populated area, and is located close to a number of shops and services, with a greater amount of services being available within Manchester City Centre, just a short walk from the application site.

Although there is no public open space proposed as part of the development, the site is located within relatively close proximity of a number of area of public open space, including St George's Park and Hulme Park to the south, areas in Ordsall on the opposite side of the Canal and River Irwell and those within the city centre.

CONCLUSION

It is considered that a residential development is acceptable, in principle, on this important City Centre site, and would be an appropriate response to national and local planning policy.

The development would be well designed and high quality, providing residential accommodation within the City Centre, for which there is a need. The development would be consistent with a number of the GM Strategy's key growth priorities through the delivery of housing to meet the demands of a growing economy and population, in a well-connected location adjacent to a major employment centre. It would therefore assist in the promotion of sustained economic growth within the City.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities, including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-

principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees.

Reason for recommendation

Conditions to be attached to the decision

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

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

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

15234 (PL) 002 A - Existing Site Plan
15234 (PL) 010 E - Proposed Site Plan
15234 (PL) 011 A - Site Location Plan, including site edged red
15234 (PL) 110 H - Ground Floor Plan
15234 (PL) 111 A - First Floor Plan
15234 (PL) 112 A - Second Floor Plan
15234 (PL) 113 A - Third Floor Plan
15234 (PL) 114 A - Fourth Floor Plan
15234 (PL) 115 A - Fifth Floor Plan
15234 (PL) 116 A - Sixth Floor Plan
15234 (PL) 117 F - Seventh Floor Penthouses
15234 (PL) 180 - Roof Plan
15234 (PL) 201 C - Elevation 1 (Hulme Hall Road)
15234 (PL) 202 C - Elevation 2 (Ellesmere Street)
15234 (PL) 203 E - Elevation 3 (Entrance)
15234 (PL) 204 D - Elevation 4 (Car park)
15234 (PL) 301 C - Proposed Street Scenes
15234 (PL) 351 C - Sections AA BB
15234 (PL) 501 - Window reveal details
15234 (PL) 601 - Previous Approval Comparison diagram
15234 (PL) 602 C - Refuse Strategy Diagrams

15234 (PL) 080 A - Accommodation Schedule
SSL:1913:200:1:1 - Topographical Survey
2015-100-001 - Planning Statement
Design and Access Statement
AQ101034r3 - Air Quality Assessment
LP2075C-DBA-V.1.4 - Archaeology
AQ101034r3 - Daylight, Sunlight and Overshadowing Assessment
R/151858/001 Issue 3 - Ground Conditions Desk Study
Heritage Assessment
144/2016v4- Noise Assessment Report
Phase 1 Survey Report

Pre-Construction Signal Reception Impact Survey
R/151858/F001 - Surface Water Drainage Strategy
2015-100-002a - Sustainability Statement
C151858/T001 - Transport Statement
1602265-B - Pedestrian Level Wind microclimate Assessment Desk Study
Crime Impact Statement
Waste Management Strategy
Utilities Responses
Details of sliding doors

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.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials (including garage doors) to be used on all external elevations of the development, along with jointing and fixing details, have been submitted to, and approved in writing by, the City Council as local planning authority. Thereafter, all materials to be implemented in the external elevations of the development shall be fully in accordance with those which have been approved.

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.

4) No development shall commence unless and until samples and specifications of all hard landscape materials for external areas, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority. Thereafter, all materials to be implemented in the external areas of the development shall be fully in accordance with those which have been approved.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

5) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site 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, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

6) Before development commences or within a timescale as otherwise agreed in writing by the City Council details of the measures to be incorporated into the development (or phase thereof) to demonstrate 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 secure by design accreditation.

Reason : To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

7) The development hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

8) The details of an emergency telephone contact number for 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.

9) The wheels of contractors' 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 commencing on site.

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

10) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse 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 the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

11) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or

any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

12) Before first occupation of any part of the development, a Framework Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

13) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.

Reason: In the interest of visual amenity, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

14) No development shall take place unless and until a Residents Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The Residents Management Strategy shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

15) a) 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.

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 policies DM1 and EN18 of the Core Strategy.

16) Construction/demolition works shall be confined to the following hours:

Monday - Friday*: 7.30am - 6pm
Saturday*: 8.30am - 2pm
Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times.
Noise to be kept to a minimum in the first hour.

Any proposal for out of hours works shall be submitted and approved, at least 3 weeks in advance of such works commencing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction/demolition phase, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

17) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Chester Street and the nearby Mancunian Way shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

18) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme 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 site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

19) Before the development commences a scheme for the storage and disposal of refuse shall be 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) A Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on

matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

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.

21) The development hereby approved shall seek to achieve a post-construction sustainability rating of at least Level 4 under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

23) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public combined sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG, and pursuant to policy DM1 of the Core Strategy for the City of Manchester.

24) Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

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: 111424/FO/2016/C1 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:

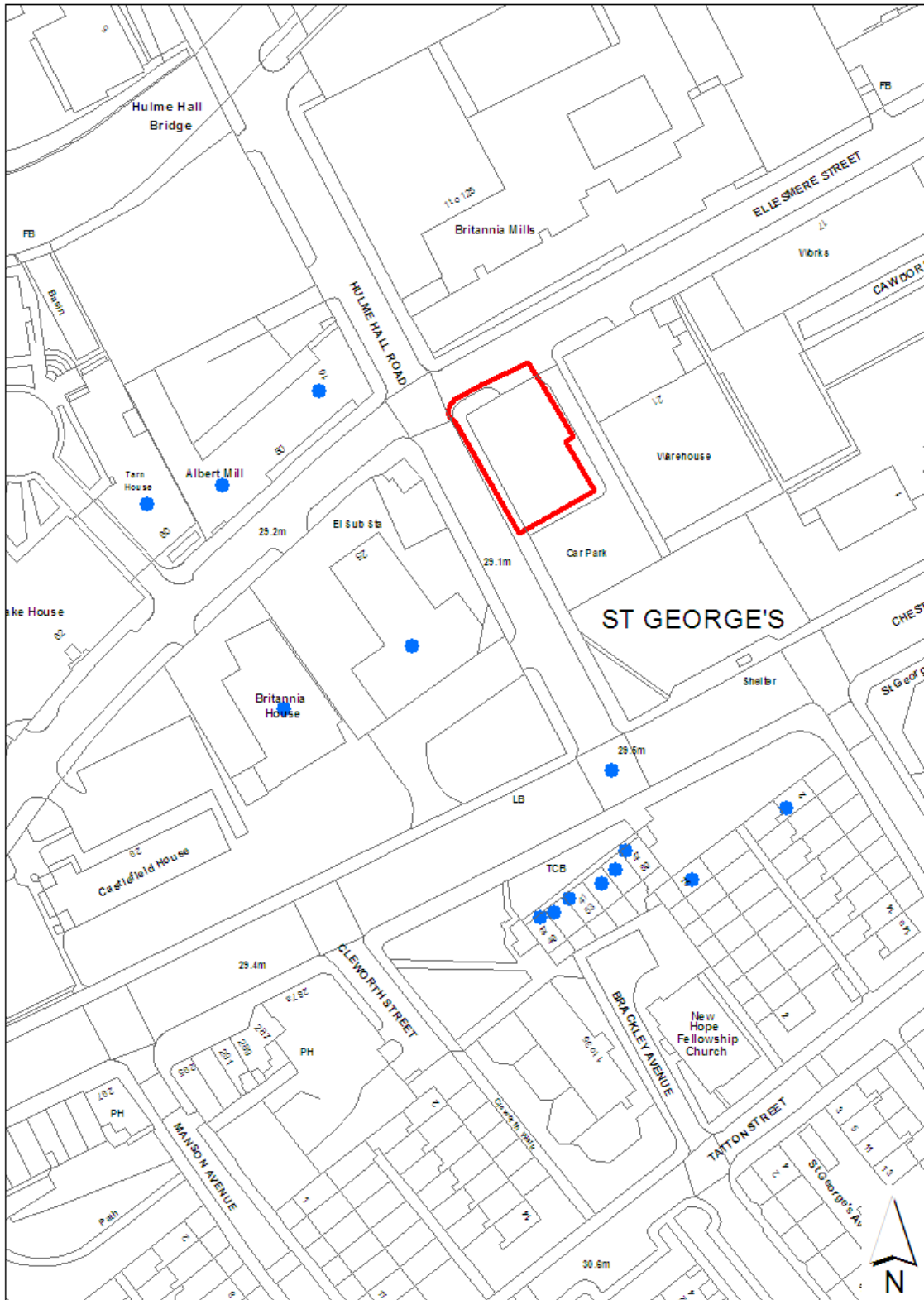
Environmental Health
Corporate Property
Greater Manchester Police
Environment Agency
Transport for Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Pedestrians Society
Highway Services

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:

404 Albert Mill, Manchester, M15 4JY
Apt 303 Albert Mill, manchester, m15 4jy
Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 4, 5 Queenstone Road, Manchester, M20 2WZ
7 Llys Menden, Mold, Flintshire

Relevant Contact Officer : David Brettell
Telephone number : 0161 234 4556
Email : d.brettell@manchester.gov.uk



 Application site boundary  Neighbour notification
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