

Application Number	Date of Appln	Committee Date	Ward
111302/FO/2016/C1	1st Apr 2016	17 Nov. 2016	City Centre Ward

Proposal Redevelopment of Invicta House for office development (Use Class B1) with ground floor ancillary use (Use Classes A1/A2/A3/A4). Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class B1) to the rear.

Location Invicta House , 2 Atkinson Street, Manchester, M3 3HH

Applicant Henry Boot Developments Ltd and Invicta Manchester Ltd, C/o Agent,

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

Site Context and Description

The application site is located at 2-4 Atkinson Street in Spinningfields, one of the City Council's key regeneration areas. It includes Invicta House, a three storey office building and a private car park. It is 0.47 hectares in size.

To the east of the site is the Grade II listed and recently refurbished County Courthouse (184-186 Deansgate). Atkinson Street, Little Quay Street and the 13 storey Sunlight House, a Grade II listed building are to the south. One Scott Place, an eight office building is to the west of the site. Tivoli Street and MediaCom, a five storey office building, are to the north.

The Site lies within the Deansgate / Peter Street Conservation Area. There are no listed buildings on the site, but there are three Grade II listed buildings nearby. These are Sunlight House, 184-186 Deansgate and 196 Deansgate (Royal London House). The Site is close to other listed buildings including the John Rylands Library, Albert Hall and Opera House.

The Existing Building

Invicta House is three storeys in height with a basement occupying the southern section along Atkinson Street. The building occupies the southern and eastern boundaries of the application site. A car park, accessed off Tivoli Street to the north, occupies the remainder of the application site.

The main pedestrian entrance is on Atkinson Street up a flight of steps. The building is characterised by its decorative Atkinson Street elevation. It is composed of red brick with banded painted stone. It is simply constructed with the stone used as a decorative element, giving the building a horizontal emphasis. The architectural style has some modest Gothic details to the door surround but is best described as eclectic, pointed and with a Dutch / North European architectural character. The fenestration has been completely altered throughout the building, with a number of former openings reduced in size or blocked up.

The materials on the Scott Place gable contrasts to those on Atkinson Street. This elevation would have been attached to an adjoining building, hence its less decorative finish. The gable has no intrinsic architectural qualities and makes only a modest contribution to the pedestrian route. Since the creation of Scott Place, the gable now acts as a focal point to the building when looking north along Atkinson Street.

The elevations facing the rear car park and Tivoli Street have been altered over time. The elevations were artificially exposed following the demolition of a warehouse building and would have had to be remodelled to include large windows for the changing use. This part of the building is of no architectural significance and makes little contribution to the townscape, given its set back and elevated position from Scott Place.

Invicta House is composed of a number of earlier buildings on the site since it was first developed in the eighteenth century. The building has been altered and rebuilt on a number of occasions due to the evolution of its uses and functions, as well as bomb damage during World War II. The majority of the existing building, especially its façade fronting Atkinson Street, consists of elements from the early 1900's.

The existing building is a modest example of a common type of commercial unit. Given the sites constant evolution over its history, Invicta House is considered to be of low historic value as a component of the city centre and conservation area. The majority of the building is deemed to be of limited architectural interest, with only the Atkinson Street façade having some modest architectural design expression. In addition, the interior of the building has been substantially altered and does not retain any examples of fine craftsmanship or important historical detailing. Overall the building is therefore considered to be of low aesthetic value.

The building fronts Atkinson Street and abuts the Grade II listed former County Court building. It terminates the view along Little Quay Street which is enclosed by the rear of the former Royal London Insurance offices and Sunlight House, both Grade II listed. The car park to the rear is enclosed by brick walls.

The Proposed Scheme

The proposal involves the partial removal of the back of Invicta House, with the main facade and secondary return to Scott Place being retained and refurbished and the erection of an eight storey office building with an ancillary kiosk, associated infrastructure, access, landscaping and parking.

The gross area would be 50,479sqft (4,689.6sqm) with an internal net area of 37,900sqft (3,521sqm). It comprises:

- The proposed layout at ground floor level would fill the majority of the application site with the building line generally at back of pavement.
- The first to seventh floors would be open plan office areas with service cores. The third and seventh floors would have external terraces.

- A main entrance from Atkinson Street with new glazing elements, entrance into the kiosk from Scott Place.



Proposed Scheme: Atkinson Street elevation



Proposed Scheme: Scott Place

Access and Movement

The scheme would provide level access at the corner of Atkinson Street and Scott Place, creating an active street corner matching the adjacent entrance into Sunlight House.

Three car parking spaces and 23 cycle spaces are proposed with showers and storage facilities on the ground floor. Refuse storage and plant areas would be located directly off Tivoli Street.

At Scott Place, new granite paving to match the existing would be provided.

Built Form

The existing frontage and return gable to Atkinson Street would be retained and an eight storey building would be built behind the retained elements. The ground floor would have an open meeting and reception area accessed from Atkinson Street with a secondary entrance through the kiosk on Scott Place. This would present an active frontage to Scott Place and larger windows are proposed to this elevation.

The upper floors would provide large open plan commercial office space. The seventh floor would be recessed to the Tivoli Street, Deansgate and Atkinson Street elevations.

The main external material would be a weathered metal rainscreen cladding with matching vertical brise soleil and perforated shading panels. A brise soleil is an architectural feature that reduces heat gain within that building by deflecting sunlight.

The metal cladding would be perforated in other areas, some of which would be back-lit or glazed to allow natural light penetration, with opening windows behind for natural ventilation & cleaning. The perforations in the cladding and the randomly placed screen printed punch-holes onto elements of the glazing are designed to reflect the historic use of punched loom cards within the building during its time as a Silk Works.

Benefits

The applicant has stated that the proposed scheme would deliver the following benefits:

- The proposed building will be an attractive development in an architecturally diverse area, creating an eye-catching addition to the wider Spinningfields area, further enhancing the aesthetics of the area, providing a landmark design behind the elevation retention scheme contributing to its role within the Deansgate/Peter Street Conservation Areas;
- The scheme will tie together the Spinningfields development and Magistrates and other court facilities nearby serving as flexible office space with associated meeting and kiosk facilities;

- The proposed scheme will bring economic benefits to the area, through the provision of additional jobs;
- The site will maintain and provide additional office floorspace, in a sustainable location well served by public transport and is easily accessible on foot and will encourage other non-car modes of transport; and
- The site will respect and enhance the Conservation Area and Listed Buildings it neighbours by retaining and restoring the original 1900s façade.

The application is supported by the following documents.

A Design and Access statement
A Sustainable Drainage Statement
An Environment Noise Survey Report
An Acoustic Design Review Report
A Transport Assessment and Travel Plan
A Heritage Statement
A Sustainability Statement
A BREEAM Pre Assessment
A Geo-Environmental Report
A Bat and Nesting Bird Survey
A Utility Services
A Waste Management Strategy
A Crime Impact Statement
A Daylight/Sunlight Impact Assessment
An Air Quality Assessment
A Wind Assessment

Consultations

Publicity - The occupiers of adjacent premises were notified of the application, the development was advertised in the Manchester Evening News as a major development and as affecting the setting of a listed building. Site notices were placed next to the site boundary.

Two objections have been received. One is from the owner of a neighbouring property (MediaCom), who initially objected on the following grounds:

- Impact of the proposed building upon the conservation area, especially in terms of scale in relation to Sunlight House and other important buildings of note;
- Over development of the site in terms of scale and mass;
- Creation of a narrow and principally unsafe access route at Tivoli Street (despite the appended Police Report highlighting the acceptability of the scheme);
- Failing to note the architectural importance of the MediaCom Building and its rich history of innovative design and awards;
- Failure to produce a screening opinion request; and

- Lack of evidence showing that Historic England had no objection to the proposals

The objector then gave the opinion that:

- The scale and massing of the building proposed building is excessive.
- The proposed materials are uncharacteristic of the palette of materials used elsewhere in the Conservation Area
- The building is proposed in uncharacteristically close proximity to the MediaCom building when assessed against the settlement typology, street widths, massing, and spatial relationship of other buildings within the Conservation Area.

The objector challenged the credibility of the claim that the design of the scheme has had adequate regard to "Designing out Crime". He stated that there would be:

- Undue overshadowing and overbearing impacts.
- Adverse impacts on the setting of the numerous surrounding listed buildings:
and
- Adverse impacts on the character and appearance of the Conservation Area.

And he stated that there were significant concerns related to the content and conclusions of the Heritage Impact Assessment which accompanies the planning application.

The objector then produced a Consultation Response (from its consultant, the Heritage Collective). This document gave the opinion that:

- The Heritage Statement document was "a clearly biased and contrived assessment which avoids use words that could be regarded as making any negative connotations with the proposed development, instead of providing a balanced assessment".
- It (the Statement) is not balanced and it plainly does not give special consideration to preserving the setting of the listed building. Instead it pays 'special attention' to justifying the proposed development.
- The submitted Statement is unfit for purpose. It contains omissions, factual errors, inconsistencies, mistakes in the assessment and in the approach to assessment, and in the interpretation and the implications of primary legislation.
- The assessment itself is demonstrably biased and contrived to avoid identifying harm. The assessment contained in the Statement is unfit for purpose and it does not properly deal with the impacts in a balanced or reasoned way.
- It fails to accord with the provisions of the 1990 Act. Reliance by the Council on this report would open a decision to approve the proposals to a Judicial Review.

Following a revision of the Heritage Statement to address comments in the objector's consultation response, the objector and Historic England were consulted on the revised document.

The objector produced a response (by Heritage Collective) to the revised Heritage Statement. The response stated that:

- the revised Heritage Statement, like the one it replaces, remains unfit for purpose. It misinterprets case law and the implications of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as containing inconsistencies and omissions. It also under-assesses the contribution of the rear of the building and the impacts, as has already been identified, so that it is demonstrably biased and contrived to avoid identifying harm.
- the conclusions of the Heritage Statement are unreliable and represent an under-assessment due to inconsistencies, omissions and a biased assessment. Reliance of the Council on this report would result in a flawed decision, open to Judicial Review.

The second objection is from a member of the public. He gives the opinion that the 'Redbrick effect' of the building materials is totally out of keeping with the surrounding historic and modern buildings and with the original frontage of Invicta House.

He states that the proposal "looks like something a child has made out of Duplo without the playfulness and sense of fun", "the materials and design completely lack imagination and "there are no echoes of the surrounding buildings in the geometry or colours". The member of the public would also "like more thought and imagination put into the design of the building.

Highway Services - Has no objection. The proposal is unlikely to generate a significant increase in traffic or have any detrimental impact on the city centre. The proposed access, parking provision and servicing and reuse collection is acceptable. Recommends Travel Plan and Construction Management Plan conditions.

Environmental Health - Has no objection. Recommends conditions on deliveries, fumes, acoustic noise, external equipment, refuse and operating hours.

MCC Flood Risk Management - Objects as the proposed scheme has not considered use of sustainable drainage systems in accordance with paragraphs 51 and 79 of the revised NPPF Planning Practice Guidance for Flood Risk and Coastal Change.

States that the drainage hierarchy has not been followed in accordance with paragraph 80 of the same document. The following information needs to be provided as a minimum to lift our objection.

- Concept of surface water management strategy for the site with proposed drainage and space allocation for attenuation required to achieve surface water flow reduction in line with Manchester Salford Trafford Strategic Flood Risk Assessment User Guide.

- Hydraulic calculation to support the above are required.
- If surface water discharge to combined sewer is proposed, agreement in principle from United Utilities for accepting flows from the site should be provided.

Greater Manchester Police - Has no objection and requests that the recommendations in the submitted Crime Impact Statement (CIS) are fully implemented.

United Utilities Water PLC - No objection and recommends three conditions covering foul water, surface water and a management and maintenance regime for sustainable drainage systems.

Historic England (North West) - No objection. It considers that the proposed development to respond to an acceptable level to the character of the conservation area. The height of the proposal would be stepped back in order to not obstruct views towards its key landmark buildings such as Sunlight House (grade II) and the conservation area from agreed key viewpoints. The materiality is solid but with contemporary innovative design, which responds and adds to the conservation area.

HE considers the information submitted with the application to fulfil the requirements of the National Planning Policy Framework (NPPF) paragraph 128 and 129. It does not consider the proposed level of demolition of the non-designated heritage asset to constitute harm to the conservation area and support the part retention of the building which will still be a legible reminder of the history and evolution of the area.

Greater Manchester Ecology Unit - No significant ecological constraints have been identified. Recommends that Informatives are applied covering Bats and Nesting Birds.

Greater Manchester Archaeological Advisory Service (GMAAS) - No comments have been received.

Transport for Greater Manchester -No comments have been received.

Environment Agency -No comments have been received.

Wildlife Trust - No comments have been received.

Travel Change - No comments have been received.

20th Century Society - No comments have been received.

Ancient Monuments Society - No comments have been received.

Georgian Group - No comments have been received.

Victorian Society - No comments have been received.

Society for the Protection of Ancient Buildings -No comments have been received.

Council for British Archaeology -No comments have been received.

Manchester Conservation Areas and Historic Buildings Panel – No objection. The Panel felt that if the existing building is to be altered then it may be more appropriate to redevelop the whole site. However, it was accepted that the existing building has some character and does make a positive contribution to the conservation area.

The Panel felt that the retained building didn't fully preserve the heritage of the whole building and felt like a compromise with new floors creating awkward bulkheads where new floors ran through from the new to the existing. The Panel suggested that a better solution could be to remove floors and create a full height atrium arrangement with the front building.

The Panel would like to see a more positive relationship with Little Quay Street and more opening up at ground floor level. It was recognised that this would require the relocation of the core and change to the internal layout. The panel suggested moving the service core to the other side to open up the ground floor on this elevation.

The Panel felt that although the front building felt like a compromise, the new building was at least set far enough back to preserve the massing of the existing.

The Panel felt that the new building had a lot to commend it, and whilst the height of the former Courthouse provided a reference point for its height, it observed that a larger building behind the existing worked reasonably well due to its set back from Atkinson Street and wouldn't over dominate Deansgate or the former Courthouse.

The Panel welcomed references back to the coding found in the silk cards, but made it clear that attention to detail is very important and asked for this to be tightly controlled. The Panel would like to see the solid depth and articulation in the facade presented in the images carried through to the detailed design, as this would be crucial to its success.

ISSUES

Relevant National Policy

The National Planning Policy Framework sets 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 proposals would deliver a new office development in Spinningfields, which is identified in the Manchester Core Strategy as having a primary focus for employment growth in B1 office use. The site is in a highly sustainable location with easy access by foot to a range of services and facilities and has excellent access to all means of public transport. The scheme would create employment during construction along with permanent employment from the proposed offices and associated uses.

Section 2 - Ensuring the Vitality of Town Centres – the proposal would redevelop a key site in Spinningfields and create more employment in the city centre.

Section 4 - Promoting Sustainable Transport -- The site can be easily accessed by sustainable transport methods, being close to Salford Central, Deansgate and Victoria Train Stations, Deansgate/Castlefield and St Peter's Square Metrolink stations and close to bus stops on Deansgate. The site is also easily accessible by walking and cycling.

The scheme would therefore help to facilitate sustainable development and contribute to sustainability and health objectives and give people a real choice about how they travel.

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, appearance, materials and the accommodation created 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, although large, is considered to be acceptable within its overall context.

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

Section 10 - Meeting the challenge of climate change, flooding and coastal change - The application site is in the City Centre and is therefore in a highly sustainable location. The application includes a BREEAM pre Assessment and Sustainability Statement and the proposal is aiming to achieve a BREEAM New Construction 2014 'Very Good' rating.

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 - 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.

Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and, the more important the asset, the greater the weight should be.

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 detail later in this report.

Relevant Local Policies

Local Development Framework

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development.

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

The proposals are considered to be consistent with the following Core Strategy Policies SP1, EC1, EC3, CC1, CC5, CC6, CC7, CC8, CC9, T1, T2, EN1, EN3, EN6, EN8, EN15, EN16, EN17, EN18, EN19, DM1 and for the reasons set out below.

Strategic Spatial Objectives

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.

S05. Transport The development would be highly accessible, reduce 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 of disability; and, protect and enhance the built and natural environment”

The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. It would complement Spinningfields, be accessible by all forms of sustainable transport and therefore maximise the potential of the City's transport infrastructure. It would contribute to creating an attractive neighbourhood by: enhancing the built and natural environment; helping to create a well-designed place that would enhance and create character; re-using previously developed land; and, reducing the need to travel.

Policy EC1 – Land for Employment and Economic Development – The proposals would support the City's economic performance by developing a highly accessible site within a key location for employment growth. It would help to spread the benefits of growth across the City and thereby help to reduce economic, environmental and social disparities and help to create an inclusive sustainable community. The application site is well connected to existing transport infrastructure and as such the development would help to encourage walking, cycling and public transport use.

The City Centre is a key location for major employment growth and the proposal would create new jobs during the construction phase and when in operation, and this would contribute to economic growth. The design would use the site efficiently and enhance the sense of place within the wider area. It would provide users and employees with easy access to a range of transport modes and create a safer place by reducing opportunities for crime.

Policy EC3 The Regional Centre – The development would be in an appropriate location within the Regional Centre which has excellent sustainable transport facilities. The scale and type of office development would not undermine delivery of employment space elsewhere within the City Centre.

Policy CC1 – Primary Economic Development Focus (City Centre and Fringe).- The proposals would deliver a high quality new office building, providing office floorspace within a part of the City Centre identified in Policy CC1 as a focus for primary economic development.

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 CC6 City Centre High Density Development - The proposals would be a high density development and maximise the efficient use of land available within the challenging constraints of the site.

Policy CC7 Mixed Use Development – The proposal would create an active ground floor with the potential for A1, A2, A3 or A4 uses.

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

Policy CC9 Design and Heritage - The development would be of a high quality design. It would have an impact on the settings of nearby listed buildings and conservation areas. This is discussed in more detail later in the report.

Policy CC10 A Place for Everyone – The proposals would complement the ongoing wider regeneration of Spinningfields. It would respect all pedestrian linkages set out in the approved Spinningfields Masterplan and help to integrate it into the wider neighbourhood. It 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 high quality design, and would result in development which would enhance the character of the conservation area and the overall image of Manchester. The design responds positively at street level and, with the provision of the pedestrian route through the building, 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 have an impact on the settings of the nearby listed buildings and 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 sq.m., 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 an Energy Statement, which sets out how the proposals would meet the requirements of this policy.

Policy EN8 - Adaptation to Climate Change - The application is supported by a BREEAM Assessment and Sustainability Report, which identifies measures that will ensure that the development would reach a target rating of "Excellent".

Policy EN15 - Biodiversity and Geological Conservation – The Ecology Report submitted with the application concludes that redevelopment at the site would provide an opportunity to secure ecological enhancement for bats and peregrine falcons.

Policy EN16 - 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 EN17 – Water Quality – An assessment of the site's ground and groundwater conditions has been conducted, including an assessment of the effects of the construction and operation of the proposed development. The assessment shows it would be unlikely that the site would cause contamination to surface watercourses and it is considered that the impact of the development on water quality can be controlled through an appropriate condition.

Policy EN18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination has been submitted with the application and, as under Policy EN17 above, it is considered that the impact of the development can be controlled through an appropriate 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. The Strategy states that coordination through the onsite management team will ensure the various waste streams throughout the development are appropriately managed.

Policy DM1 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 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.

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 – It is considered that the proposal would maintain the character and appearance of the conservation area. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – It is considered that the proposal would have an impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20 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.

DC26.1 and DC26.5 Development and Noise – 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.

Guide to Development in Manchester Supplementary Planning Document (SPD) 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.

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 will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

City Centre Strategic Plan 2015 – 2018 (July 2015) – this is a high level document designed to provide a snapshot of the current ‘state of play’ in the city centre. It is further intended to provide insight into the growth, regeneration and development trajectory of the city centre. The document was compiled using existing Strategic Regeneration Frameworks, Development Frameworks and Strategies.

Appendix 2 of the Plan shows the site within Spinningfields. It states that Spinningfields is one of the largest and most successful regeneration projects in the country.

Manchester has the largest and fastest growing professional, commercial and legal centres in the UK after London and Spinningfields is the prime location for the growth of this sector. This dynamic business location combines stunning architecture and high quality urban design to create a mixed use, modern and distinctive quarter of the city centre which is a prime attractor for high calibre organisations that are represented globally.

The area is a world class business quarter in addition to a modern hub of premium retail units, leisure destinations and a luxury residential offer. Spinningfields has attracted international investment from market leading organisations within the property, retail and professional services industries.

Spinningfields has attracted over £1bn. of private sector investment and has:

- 13 buildings developed in total, including eight office buildings delivering
- 3,500,000 sq. ft. of Grade A office space.

- 450 residential apartments.
- 4 new public squares.
- 165 commercial organisations making Spinningfields their home.

Spinningfields now accounts for more than 35% of the City's prime office space. The area now supports over 15,000 jobs within over 40 commercial organisations, including key financial and professional organisations. Further developments (XYZ Building and 1 Spinningfields), which are currently under construction will provide an additional 630,000 sq. ft. of flexible Grade A office and retail space for a range of occupiers. Upon completion of the masterplan there will be circa 20,000 people employed in the area.

The proposed development would be in keeping with these objectives and is consistent with the Spinningfields Masterplan.

Conservation Area Declarations

Deansgate Conservation Area

Deansgate Conservation Area was designated by the City Council on 26 June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Peter Street, and its continuation into Quay Street, is the most important junction in the area. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another. Where redevelopment proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings.

Legislative requirements

Section 66 of the Listed Building Act 1990 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 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Section 149 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.

Section 17 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.

Environmental Impact Assessment

The applicant submitted a formal Scoping Request to Manchester City Council in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations (as amended 2011) and Circular 2/99 ('The Regulations').

The City Council's Screening Opinion was that an EIA was not required for this application. A copy of the Screening Opinion was placed on the public register.

Principle of the Proposed Use and the Scheme' Contribution to Regeneration

Regeneration is an important planning consideration. Over the past fifteen years the City Council has had a considerable amount of success in terms of regenerating the City Centre. Piccadilly, Spinningfields, the commercial core, Manchester Central, 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 will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the City Region and as such is crucial to its longer term economic success. Given this, it is essential for the City Centre to continue to meet occupier requirements in terms of office provision.

The application site is in Spinningfields, which is recognised as a key asset in adopted planning and economic development policy, including the Manchester City Strategic Plan, the City Centre Strategy, the Adopted Core Strategy and the Spinningfields Masterplan. The aims of these documents include the need to regenerate this 10 hectare area and integrate it with the rest of the City Centre.

The proposed office use would contribute to the on-going process of regeneration of Spinningfields. It would deliver a high quality office building on a key City Centre site and would create economic regeneration and new jobs. There is an acknowledged shortage of good quality office accommodation within the regional centre and, as occupational demand continues to grow, it is essential to ensure that good quality product is brought forward in sustainable locations such as this.

It is considered that the proposal supports the strategic objectives of the Spinningfields and would contribute to its continued regeneration and the overall City Centre. The development would be consistent with the City Centre Strategic Plan

and would complement and build upon the City Council's current and planned regeneration initiatives and as such would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC7, CC8, CC10, EN1 and DM1. As such, it is necessary to consider the potential impact of the development.

Design Issues, Relationship to Context and Impact on Heritage Environment

Relationship to Context

The effect of the proposed scheme in terms of scale, height, urban grain, streetscape and built form, important views and effects on the skyline are important considerations.

One of the main issues to consider in assessing this proposal is whether the scale of the development is appropriate for the site. The existing building is three and a half storeys high while the proposed building is eight storeys plus roof plant. 1 Scott Place at 2 Hardman Street is eight storeys with roof plant, MediaCom at 1 Hardman Street is five storeys with roof plant and Sunlight House is 13 storeys with roof plant.

The building massing steps in at third floor level, away from the Grade II listed Sunlight House. The south elevation would be approximately along the line of the existing building's roof ridgeline. This closely matches the adjacent step back of One Scott Place, and would create a consistent street frontage at higher level when the two buildings are read together.

The external wall would also step back at third floor level, away from 184-186 Deansgate. This would create some "breathing space" between the two buildings. A final step back is created at seventh floor level along the northern, eastern and southern elevations, where a roof terrace would be created, providing external amenity space. The terrace seeks to reflect the external terrace to the top of the adjacent MediaCom building, which provides activity at high level and views of the city skyline.

The scale of the development has been considered as part of a conservation area and a commercial district that contains many new and older buildings of differing scales. The proposed massing should generate a form which respects the nearby listed buildings and distinguishes between the retained elements of Invicta House and the new taller component. It would add more interest to the townscape, particularly at street level on Scott Place where a blank wall would be replaced by door entrances and windows.

The proposed scheme would be integrated into its city centre context without compromising any adjacent designated heritage assets. The development positively uses a brownfield site to complement the character, scale and massing of the enclosed heritage assets and the contemporary development of Spinningfields. It would be consistent with Sections 2, 7 and 8 of the NPPF and Core Strategy Policies SP1, CC6, CC7, CC8, CC9, CC10, EN1, EN2, EN3 and DM1.

Visual Impact

A Visual Impact Assessment (contained in the Heritage Statement) has assessed where the proposed development could be visible from, its potential visual impact on the streetscape of the conservation area and the setting of designated listed buildings (i.e.; the designated heritage assets). The assessment utilises the guidance and evaluation criteria set out in Historic England's "*The Setting of Heritage Assets*" (2015) and adapts the methodology outlined in their document, "*Seeing the History in the View: A Method for Assessing Heritage Significance Within Views*" (May 2011).

Six verified views were agreed with Historic England and the City Council. The potential effects have been assessed through a combination of desk study research and walkover surveys of the site and the surrounding area.

The VIA provides a comparison from key viewpoints of the potential visual impact on the conservation area and the setting of listed buildings to evaluate the comparative visual impact that would result from the proposal, focusing on the identified heritage assets.

Viewpoint 1: Looking North along Little Quay Street (low value view). This view looks north into the conservation area, from its edge along Quay Street. The view along Little Quay Street is flanked and overlooked by the C19 and C20th designated heritage assets on both sides of the viewpoint. The viewpoint terminates with the frontage of Invicta House at street-level, with the early 21st century glazed building clearly evident in the backdrop of the view, despite the relatively distant location.



Viewpoint 1

The proposed building would replace the existing views of the glazed-office block in the background, with a new block which would appear taller in the vista. While this would project further into the streetscape, the definition of the Atkinson Street frontage (as defined by the retained façade) would remain unaltered. The new block would have no demonstrable impact on the dominant visual character of the heritage assets which flank Little Quay Street in the foreground of the view.

While the development would appear of greater scale and mass than the more distant glazed block, it would remain in the background to the streetscape composition. It will not affect the visual appreciation of the scale, mass or appearance of the designated heritage assets in the foreground of the view (i.e. Sunlight House and Royal London House).

The proposed scheme would clearly be seen in this view. It is considered to have a low adverse impact and therefore would result in less than substantial harm to the character of the Deansgate/Peter Street Conservation Areas and the adjacent heritage assets.

Viewpoint 2: Looking South-west along Deansgate towards 184-186 Deansgate (medium value view). This view looks across Deansgate from the east side of the street towards the recently converted, Grade II listed 184-186 Deansgate and into the entrance to Spinningfields at Hardman Street. The view is flanked by the Royal Bank of Scotland building and the MediaCom building.



Viewpoint 2

The top part of the new building would be an addition to the skyline. The recessed nature of materials and the careful contrast with the sandstone ashlar 184-186 Deansgate would ensure that the new block would appear incidental to the background setting of the Grade II listed building. The tower of Sunlight House is retained in the views, emphasising the depth to the development area and the building composition.

The material of the new building means that it would have a limited impact in the background of the streetscape and the new build block appears to have a visual relationship with the Mediacom building which flanks the listed building. Therefore, despite being a new component of the visual group the development would not affect the values of the heritage assets in the view. It would not have a substantial impact on the view as a whole, or the ability to appreciate the values of the heritage assets in the view.

The visual impact of the development on the setting and character of the identified heritage assets within this view is considered to be imperceptible/neutral.

Viewpoint 3: Looking west along Atkinson Street (medium value view). This view is taken from the heart of the conservation area on Deansgate showing the glimpsed view of the Invicta House frontage along Atkinson Street.

The view along the narrow side-street is flanked by the former High Court Registry and focused clearly on the frontage blocks on Deansgate. Invicta House is dominated by the adjoining properties which extend above its roof-line, to the extent that the façade becomes an intriguing interlude in the street.



Viewpoint 3

The proposed new building's set back from the existing Invicta House frontage avoids any imposition of the scale and mass of the new-build element on the Atkinson Street frontage. It would maintain the modest but positive contribution of Invicta House's façade to the side-street. It would also create an incidental view of the top section of the building from Deansgate.

The new addition to the skyline would have no substantial impact on the architectural appreciation of the designated heritage asset, which remains the focus of views along Deansgate. The location of the new build block will ensure that it recedes into the background of the view of the Deansgate frontage, and would have a minimal impact on background to the former Court building. It would not compromise the significance of the Grade II listed 184-186 Deansgate building or its setting.

In summary, the development would be visible in this view but would have a low adverse impact. It would therefore result in less than substantial harm to the character of the Deansgate/Peter Street Conservation Areas and the adjacent heritage assets.

Viewpoint 4: Looking east along Atkinson Street towards Deansgate (medium value view). This view looks east and defines the narrow, enclosed character of Atkinson Street. The view terminates with the tower of the contemporary commercial block fronting Deansgate (the scale of which is indicated by the view of the double decker bus) at its base.



Viewpoint 4

The proposed scheme retains the street-edge, façade and gable of Invicta House. The development would enhance the pedestrian permeability and attraction of Scott Place as a pedestrian route, and add vitality to the street.

The new-build component to the rear of the composition would have an almost imperceptible impact on the street-view, as the focus remains at pedestrian level in the narrow street. The development would not affect the significance or heritage values of any of the listed buildings which are partially viewed, and has a limited impact on the streetscape as a whole. The rear elevations of Royal London House and Sunlight House are unaffected by the development from this key perspective.

The proposed changes will enhance the accessibility of Invicta House onto Atkinson Street. The building would be visible in the view but its visual impact on the setting and character of the identified heritage assets is considered to be imperceptible/neutral.

Viewpoint 5: Looking South-west along Deansgate towards 184-186 Deansgate (medium value view). This view is taken from the heart of the conservation area, from Queen Street. This is a little further along Deansgate than Viewpoint 2. The viewpoint steps away from 184-186 Deansgate to give a clearer view of Sunlight House emerging in the background of the busy composition. The view gives an improved perspective of the contrast between Royal London House (in the background along Deansgate) and the relatively modest, three storey scale of the Grade II listed 184-186 Deansgate.



Viewpoint 5

The proposed development would be partially revealed in the backdrop to the views of the designated heritage assets from Deansgate. However, the partial view would ensure that the main perspective remains focused on the frontage buildings on Deansgate. The focus would remain on the C19th street-frontage, despite the C21st transformation of Spinningfields and the interventions in the background.

The top section of the new building of the development would be an addition to the skyline. The partial view and its material contrast with the sandstone ashlar frontage block would ensure that, despite its scale, the building would remain incidental to the background setting of the Grade II listed 184-186 Deansgate. A partial view of the two towers of Sunlight House is retained in the views, emphasising the depth to the development area and the richness of the streetscape composition.

The impact of the development here is considered to be negligible. The building would have a recessive appearance in the background composition and not compromise the values of the heritage assets in the view. It would not have a substantial impact on the view as a whole, or the ability to appreciate those values. The listed 184-186 Deansgate would remain the focus of the view and the towers of Sunlight House could still be seen in the background.

The overall visual impact of the development within View 5 on the setting and character of the identified heritage assets is considered to be imperceptible/neutral.

Viewpoint 6: Looking south from Hardman Street, along Scott Place (low value view). This view is taken from the edge of the Conservation Area, looking south along the newly created pedestrian route through Scott Place at the rear of Invicta House and part of Sunlight House.

The proposed scheme would be clearly expressed as a component of the C21st development of Spinningfields. It would enclose and reinforce the pedestrian route along Scott Place. Beetham Tower remains a distant feature of the channelled view.

The proposed building would sit comfortably in the context of diverse, contemporary architectural styles which define Scott Place and this area of the city centre. The appearance of the new build would not compromise any of the aesthetic values of any heritage assets, or have a substantial impact on the view as a whole.

The building would help to reinforce the use of Scott Place as a component of the enhanced permeability of the Spinningfields area and would enhance the connectivity, attraction and interest of the place.

The development does not compromise any heritage assets in the view and is evidently a contemporary addition to the background of a narrow pedestrian streetscape which is defined by the C21st commercial buildings. In these terms, from this perspective, the development would result in no demonstrable harm to any heritage assets, in particular the character of this part of the Deansgate / Peter Street Conservation Area.



Viewpoint 6

The overall visual impact of the proposed scheme in View 6 on the setting and character of the identified heritage assets is consequently considered to be imperceptible/neutral.

In conclusion, the proposed development would have an imperceptible/neutral visual impact in four of the verified views and a low adverse impact in two. The outcome of the visual impact assessment demonstrates that this is a contextually responsive proposal in terms of mass and materiality.

Architectural Quality

The overall objectives of the architectural design have been to:-

- maintain the function and architectural authenticity of the retained façade and its contribution to the street-frontage on Atkinson Street.
- define the former ridge-line of Invicta House to retain the depth to the frontage while maintaining the original façade. It is acknowledged as being important to retain some depth to the frontage to maintain its integrity as a streetscape component.
- consider carefully the visual impact of the new building on Little Quay Street in terms of materials and focus on uncluttered, simple elevations.
- consider carefully the impact of the new building on the views of Sunlight House and the Courthouse from Deansgate, in order to maintain a channelled view from the Queen Street/ Deansgate junction and ensure that the development is not unduly obtrusive in the visual backdrop to the Grade II listed Sunlight House.

A new eight storey building would be built behind the retained elements with new entrance from Atkinson Street. A secondary entrance would be created through the kiosk on Scott Place, to promote an active frontage to Scott Place. This would be reinforced through the provision of larger windows to this elevation.

The upper floors would provide large open plan commercial office space, so that future tenants may fit-out the space retrospectively to meet their own business requirements. The seventh floor is recessed to the Tivoli Street, Deansgate and Atkinson Street elevations to preserve the privacy of neighbouring buildings to the north, east and south.

The façade material would be a metal rain-screen cladding system, with a finishing material of weathered steel (e.g. Corten) or pre-patinated copper (e.g. Tecu Iron). Recent precedents are the Grade II listed People's History Museum and at Chetham's School of Music in the Cathedral Conservation Area. The proposed design incorporates randomly spaced square perforated panels to provide solar shading and some natural ventilation. It could provide an iconic pattern which would make the building unique and recognisable. The concept is based on the site's history as a silk finishing works, where machinery utilised punched loom cards to aid the manufacturing process. The use of punched cards was also a key part of the development of computing, which mirrors the marketing of the building to technology and digital firms.

This contemporary design and materials are considered to be acceptable within this area of the city centre and complement the red brick of Invicta House and the different variety of materials on the surrounding buildings. A condition is proposed to ensure that the materials are of the highest quality.

Historic Environment

Effect on the Historic Context

Section 66 of the Listed Buildings Act 1990 requires members to give special consideration to the desirability of preserving the setting of listed buildings when considering whether to grant planning permission for proposals which would affect it.

Section 72 of the Listed Buildings Act 1990 requires members to give special consideration to the desirability of preserving the setting or preserving or enhancing the character or appearance of a conservation area when considering whether to grant planning permission for proposals that affect it.

Development decisions should also 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. Of particular relevance to the consideration of this application are sections 132, 133 and 134.

Manchester is a constantly evolving city and the juxtaposition of old and new buildings across the city recognises this. Part of Manchester's historical evolution has involved massive regeneration and re-invention and this forms part of its modern day incarnation.

The scale and materiality of the proposed development has been carefully considered to ensure that the setting of a number of heritage assets is not harmed. The special interest of the three Grade II buildings next to the proposed scheme (Sunlight House, Royal London House and 184-186 Deansgate) and the Deansgate /Peter Street Conservation Area would not be compromised by the scheme, due to its minimal impact on the significant fabric and setting of the designated heritage assets. The conservation area is not compromised by the loss of the rear of the current Invicta House. The streetscape character along Atkinson Street and Little Quay Street would be relatively unaltered by the retained elements of Invicta House.

The cumulative impact on the Deansgate/Peter Street Conservation Area would be minimal. It would, at most, be characterised as causing "less than substantial harm" to the character and appearance of the conservation area.

The proposed scheme, on balance, preserves the character and appearance of the conservation area and the setting of the nearby listed buildings, and thus complies with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It does not lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to the setting of the conservation areas, or any other heritage assets. The proposals form part of the high quality regeneration of the city centre and meet the requirements set out in paragraphs 132 and 134 of the NPPF.

For the reasons set out above, it is considered that the proposed scheme has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets and would make a positive contribution to local character and

distinctiveness and therefore meets with the requirements of paragraph 131 of the NPPF.

One objector stated that the Heritage Statement does not accord with the provisions of the 1990 Act, is not fit for purpose and cannot be relied upon. In response, the applicant revised the Heritage Statement and the objector and Historic England were given the opportunity to comment.

The applicant commented on the objector's response stating:

- It is clear that the objectors have not visited the site. This is clear as the Heritage Collective (Objector's consultant) claim that the site should be viewed from the "small and apparently public square in this area" which they state affords views of the site from the "grassed square immediately to the north-east of the application site". This is simply wrong as the grassed square is currently occupied by the MediaCom building i.e.; that owned by their client.
- The Heritage Collective (Objector's consultant) have failed to actually undertake any kind of site or heritage appraisal, or objectively read the Heritage Statement. The critique of the proposed development's impact is based on a distorted and confused analysis of the Heritage Statement and is misinformed as a result of their failure to undertake any actual analysis of the development proposal, despite claiming to be an independent heritage assessment.
- There is no impediment to the Council determining the application. The Heritage Statement can be relied on as an analysis of the heritage significance and impact.

Historic England's responded to the revised Heritage Statement. It stated that:

- We have been involved in extensive pre application discussions for the site due to its impact on the character and appearance of the Conservation Area. We are content that the now proposed development is in line with agreed principles in these discussions and we do not wish to object to the application
- We have been involved in pre application discussions in which we have asked the applicant to demonstrate a full understanding of the significance of the building itself and the significance of the site as part of the conservation area. This is necessary to inform the proposals in terms of design, mass, scale and materials.
- A Heritage Statement, including an assessment of impact, has been submitted with the application. We consider the proposed development to respond to an acceptable level to the character of the conservation area. The height of the proposal would be stepped back in order to not obstruct views towards its key landmark buildings such as Sunlight House (Grade II) and the conservation area from agreed key viewpoints.

- The materiality is solid but with contemporary innovative design, which responds and adds to the conservation area.
- We do not consider the proposed level of demolition of the non-designated heritage asset to constitute harm to the conservation area and support the part retention of the building which will still be a legible reminder of the history and evolution of the area.
- When coming to a decision we would recommend the local authority to consider paragraph 131 and 137 of the NPPF and especially the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to the local character and distinctiveness.
- We would recommend a contact with the county archaeological services in order to establish whether there is potential for impact on significant archaeology on the site.
- We consider the information submitted with the application to fulfil the requirements of the National Planning Policy Framework (NPPF) paragraph 128 and 129.

Paragraph 128 states that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 129 states that: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

The City Council would agree with Historic England’ view that the Heritage Statement fulfils the requirements of the NPPF and is therefore fit for purpose and can be relied on.

Credibility of the Design

This section considers the technical and financial credibility of the scheme. The design has been developed in consultation with a contractor from the outset. The

design therefore reflects a scheme that is agreed, viable and deliverable. It is understood that funding for the scheme is secured and that there is a real commitment to deliver the development.

The applicants have confirmed that the viability of the scheme has been costed on the quality of scheme shown in the submitted drawings. The proposals have been prepared by a client and design team that has experience of delivering high quality buildings in city centre locations and with a track record and capability to deliver a project of the highest quality.

Relationship to Transport Infrastructure

A Transport Assessment and Travel Plan provides information on the site's accessibility by different modes of transport, detailing servicing arrangements, drop-off arrangements and parking availability. The Assessment concludes that the site is well served by public transport facilities and footways, encouraging and facilitating sustainable travel by users of the site, whilst providing excellent links to nearby residential areas.

The local pedestrian network is considered appropriate to the proposed use of the site, and sustainable connectivity would be enhanced by the provision of secure cycle storage within the development. Bus stops are close by on Deansgate and the Metroshuttle buses stop there.

These provide links to every railway station in the city centre, including Victoria and Piccadilly, as well as Shudehill and Piccadilly bus stations. The Metroshuttles run every 10 mins Monday to Friday between 7am and 7pm, with weekend services also available.

The nearest Metrolink tram stop is St Peter's Square, approximately 500m to the east of the site, with Deansgate/ Castlefield tram stop 600m away to the south of the site. Both Metrolink tram stations have frequent services, providing connections within the city centre, to the main train stations and beyond, for example south to Altrincham and Manchester Airport, west to MediaCityUK and north to Bury, Oldham and Rochdale.

There are three major car parks within a 500m walk of the site providing over 1,700 spaces, in addition to other small car parks nearby and major car parks elsewhere within the city centre.

Given the site's highly accessible location, combined with the proposed reduction in on-site parking from 22 existing to three proposed spaces, it is likely that any increase in vehicular traffic would be lower than indicated by the TRICS analysis. The highway impact of the proposals is therefore negligible and is not considered to be severe. There are no highways or transportation reasons that should prevent this development from being approved.

Sustainability

A Sustainability Statement was submitted with the application. It states that has shown that the proposed development can deliver a sustainable development and has identified the following key Sustainability Commitments that comply with both national and local policy:

- Commit to achieve a BREEAM New Construction 2014 'Very Good' rating.
- To maintain responsible construction practices and ensure construction site impacts are monitored.
- To ensure the health and comfort of the building occupants are considered as part of the development.
- To reduce its energy consumption over and above current building regulations.
- To encourage sustainable forms of travel.
- To reduce the consumption of potable water in the development from all sources.
- To use materials with lower environmental impacts over their life-cycle.
- To consider the building materials that are used in public/common areas for their robustness.
- All construction site waste will be effectively managed, segregated and recycled where feasible and viable.
- Buildings will be equipped with the provision of a waste storage system to facilitate segregation and storage of waste streams.
- Re-use a previously developed site.
- To protect existing ecological features from damage during site preparation and construction works.
- Post development run-off volume will be no greater than it would have been prior to the redevelopment.
- Light pollution from the development will not have an adverse effect on the surrounding area.

It is considered, therefore, that the design and construction would be sustainable and would be in accordance with Sections 10 and 11 of the NPPF, and policies S06, SP1, EN6, EN8, EN16, EN17 and DM1 of the Core Strategy.

Archaeology

A condition is recommended requiring the submission of a written scheme of investigation to be submitted to and approved in writing by the City Council.

Contribution to Public Spaces and Facilities

The development must interact positively with, and contribute to, its surroundings at street level. The incorporation of entrances, glazing and ground floor uses facing onto Atkinson Street and Scott Place would provide activity, animation and natural surveillance to the street.

Scott Place has become a street with pedestrian activity and eating places. Instead of a blank wall facing these places, there will be an active frontage and ground floor uses.

Given the above, it is considered that the proposals would make a positive contribution to the public realm and facilities and would therefore be consistent with Sections 2 and 7 of the NPPF and policies S06, SP1, CC1, CC7, CC8, CC10, EN1, EN2 and DM1

Environmental Issues

(a) Sunlight / Daylight / Solar Dazzle

A Sunlight / Daylight report has been prepared based on the methodology and approach set down in "Site Layout, Planning for Daylight and Sunlight – A Guide to Good Practice" published by the Building Research Establishment (BRE) – Second Edition 2011 (The BRE Guide), which is widely accepted by local planning authorities as the accepted analysis protocol.

The report concluded that no detailed scientific assessment of daylight and sunlight amenity needs to be undertaken in the context of the proposed scheme. This is on the basis that none of the windows within the neighbouring buildings that overlook the development land directly serve habitable rooms.

None of the neighbouring buildings' windows are sensitive to changes in sunlight and daylight, with all relying heavily on artificial and task lighting to function. Measures have been taken in the design of the proposed scheme to try and minimise/ reduce its impact on its surrounding environment, through the creation of localised terracing and setting back of the principle elevations of the proposed scheme within the site boundaries. It is also noted that there are no obvious external public amenity spaces in the vicinity of the proposed development that would merit a sunlight hours or permanent shadowing assessment.

(b) Wind

A Wind Microclimate report has been carried out. This assessed the potential impacts of the proposed development on pedestrian level wind conditions in and around the site.

The assessment shows that the proposed new buildings would not have an adverse effect on the wind climate of the area. All streets around the proposed scheme are expected to observe the desired leisure walking or calmer wind conditions. There is one localised area around the south-west corner of the proposed scheme which is anticipated to experience leisure walking conditions and all other thoroughfares are expected to observe standing or sitting conditions.

Overall, the wind microclimate in and around the proposed scheme will be acceptable for its intended use with isolated instances of areas with windier than desired conditions at terrace levels; however wind speeds in these areas can be readily reduced with the incorporation or localised landscaping around seating areas.

(c) Air Quality

An Air Quality assessment was carried out. The report states that the site is located within an Air Quality Management Area declared by the Council for exceedances of the nitrogen dioxide objectives. The report states that during demolition and construction works if an appropriate mitigation plan is followed, as described within the report, then residual impacts are considered not to be significant.

The report states that emissions from the energy plant is below the EPUK/IAQM AQAL screening criterion, that there is also no relevant exposure in these areas and that this is not considered a significant impact. It is also concluded that there will be no significant short term impacts. The effects of the operation of the development's energy systems are therefore considered not to be significant.

(d) Noise

An Environment Noise Survey Report has been prepared. It confirms that the lowest background noise levels recorded were *LA90, 15min* 55 dB during the daytime, *LA90,15min* 57 dB during the evening and *LA90,15min* 55 dB at night.

The cumulative noise level from plant at 1m from the worst affected window of the nearby noise sensitive premises is to be at least 5 dB below the minimum background noise level measured. The report states that these limits are cumulative, and apply with all plant operating under normal conditions. If plant items contain tonal or attention catching features the limits should not exceed 5 dB below the minimum external noise level in octave bands.

(e) Waste

An Operational Waste Management Plan has been prepared and is in line with the City Council's document 'Waste Storage and Collection Guidance for New Developments (2014) requirements.

The strategy sets out how waste will be stored, collected and how refuse will maximise recycling potential within the development. Detailed plans have been provided that demonstrate that the development, which is solely commercial office space, will have a dedicated waste store to its mezzanine level, accessed from the rear of the proposed building from Tivoli Street service area.

The waste store will have committed marked zones for recycling containers of different types, with a total of 12 containers stored in the bin store. The bin store is easily accessible and is ventilated, and the refuse will be collected by a waste management company from Hardman Street, accessed by Tivoli Street to the north of the site as per existing collection arrangements.

Full Access and Inclusive Design

Level access is not a feature of the existing building and this is part of the reason for the redevelopment of the site. The proposed scheme repositions the ground floor level to align with the corner of Atkinson Street and Scott Place. There would be level access at the main entrances and throughout the scheme. Once inside the building,

all floors are accessible via large passenger lifts, and the stairs are designed to the ambulant disabled standard. Lifts and stairs are easily accessed from each building's reception area.

Crime and Disorder

A Crime Impact Statement has been prepared by Greater Manchester Police. The Statement explains how the proposed design may contribute to, or mitigate against, crime and anti-social behaviour. It concludes that major design changes are not required for this project after being assessed using the principles of 'Crime Prevention Through Environmental Design' (CPTED), which was conducted to reveal any opportunities for crime and the fear of crime.

Section 3.3 of the Statement sets out recommendations for minor design elements which have been taken into account where possible. For example, elements that need further consideration regarding small design amendments to mitigate crime and anti-social behaviour. These include; control of access beyond the entrance lobby, recessed area around entrance to vehicle elevator, Scott Place link, access of office users of one floor/suite to another, day/night time access into the building, reception controlled entrance doors, subdivision of floor space, servicing arrangement and bin stores and cycle access to the building. Further information about these minor elements to consider in regards to the proposals design are detailed within the Crime Impact Statement. The proposal was revised to take account of as many of the recommendations possible at this stage where practical.

This is detailed in the application. For example the external stair case linking Scott Place with Tivoli Street to the rear of the building has been removed to direct pedestrians to walk in more active areas in night periods and to increase public safety while also preventing people from hiding behind them.

In view of the above the proposals are considered to be consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Ecology and Biodiversity

A Bat and Nesting Bird Survey has been prepared by Martin Prescott Environmental Services. The Strategy provides information on the site's potential to be a home or foraging ground for bats and birds.

The report states that no current or old evidence of roosting bats has been found on the site. It is also noted that it would be very unlikely that the development site would provide foraging ground or would support a maternity roost. There is also no evidence that the building is in use by nesting birds, however on the periphery of the site in vegetation, birds could roost or forage.

Invicta House was assessed to have very low potential for roosting bats or birds due to the good overall condition of the building and the fact that it has been continually occupied.

It is recommended within the report that work can commence with minimal risk to wildlife. It is noted that if more than 12 months elapses between the survey and work starting on site then another emergence survey must be undertaken. If works is to be carried out on site during nesting seasons (March-August) then care must be taken to avoid active nests. The proposed development will be carried out in accordance with the findings of the report.

Contaminated Land and Impact on Water Resources

A Geo Environmental Report has been prepared by Integra Consulting Environmental.

This report confirms that there is a low risk to human health and controlled waters if the proposal was developed, due to the history of usage by a car component and spares business and the presence of potential made ground deposits on site, which are of unknown extents and constituents. Consequently a Phase 2 Intrusive Environmental Ground Investigation is proposed, including appropriate chemical testing of site materials.

Due to the presence of insignificant ground gas sources, it is concluded that there is a very low risk of potential issues relating to ground gas across the site. A number of recommendations have been put forward in the report which would be carried out by the applicant ensure that ground conditions are dealt with appropriately within the new development.

Flood Risk

The report concluded that as there has been no historical record of flooding at the site from sewers, highway drainage, overland flow or groundwater, no detailed flood analysis is required for the development site.

Sustainable urban Drainage Systems (SuDS) are not considered a practical option at the application site, principally due to the high density nature of the site and thus lack of open space to accommodate SuDS. Discharge of water into watercourses such as the nearby river are considered impractical and for both discharge of surface water and site foul water drainage connecting to existing combined sewers is the best option. The existing sewers are also considered to be able to cope with additional loads created by the proposal.

The overall conclusion of the report states that with careful design of the drainage elements as described above, no residual flood related risks will remain after the development has been completed. The building owner will be responsible for future maintenance of the on-site drainage services. This will ensure that the drainage system will always operate at its maximum efficiency.

Details of surface water management will be secured by condition.

Consultee and Objectors' comments

It is considered that the majority of the grounds of objection have been addressed in the main body of this report.

Conclusion

Planning permission is sought to remove part of Invicta House, a non-designated heritage asset in the Spinningfields area of Manchester city centre and Deansgate/Peter Street Conservation Area. The main facade and secondary return to Scott Place would be retained and refurbished with the erection of a fully accessible, eight storey building behind. This would have A1, A2, A3 or A4 ground floor uses and B1 office use on floors one to seven,

Invicta House would provide high quality, fully accessible office accommodation in Spinningfields, one of the City Council's key regeneration areas. It would create new employment opportunities, support the strategic objectives of Spinningfields and contribute to the city centre's ongoing regeneration and economic growth.

It is considered that the proposed uses are acceptable and an appropriate response to national and local planning policy. The proposed scheme is a highly accessible location for public transport and would fulfil an important role in providing office accommodation within the City Centre, for which there is a need and high demand. The application site is considered to be an appropriate site for an eight storey building. The proposed scheme is well designed with high quality materials proposed.

The impact of the proposed scheme on the significance of the three adjacent Grade II listed buildings have been considered very carefully. It is acknowledged that the proposal could cause some harm to the settings of the nearby listed buildings, but that this would be less than substantial harm, and, having considered very carefully all relevant matters, including the requirements set out in the 1990 Planning (Listed Buildings and Conservation Areas) Act, it is considered that the harm to those settings is outweighed by the public benefits that the proposal would bring. This includes economic regeneration and growth, new employment and an improved environment on Scott Place.

It is considered that the cumulative impact on the conservation area would be minimal, at most causing less than substantial harm to the conservation area. A Heritage Statement, including an assessment of impact, has been submitted with the application. The visual impact assessment has demonstrated that the proposed scheme is a contextually responsive development.

The proposed scheme responds to an acceptable level to the character of the conservation area. With the proposed part retention of Invicta House, there would still be a legible reminder of the history and evolution of the area, while the innovative, contemporary design proposed would respond and add value to the conservation area.

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

Recommendation APPROVE

Article 35 Declaration

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.

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: 111177/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.

Recommended conditions

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:

Plans

L(00)001 Site Location Plan.
L(00)002 Existing Site Plan
L(00)003 Removals Plan
L(02)001 Existing Elevations (Atkinson Street)
L(02)002 Existing Elevations (Scott Place)
L(02)003 Existing Elevations (Tivoli Street)
L(00)100_ Rev P2 Proposed Site Plan
L(01)100_ Rev P2A Proposed Ground Floor Plan
L(01)100A_Rev P2A Proposed Mezzanine Floor Plan
L(01)101_Rev P2 Proposed 1st Floor Plan
L(01)102_Rev P2 Proposed 2nd Floor Plan
L(01)103_Rev P2 Proposed 3rd Floor Plan
L(01)104_Rev P2 Proposed 4th Floor Plan
L(01)105_Rev P2 Proposed 5th Floor Plan
L(01)106_Rev P2 Proposed 6th Floor Plan
L(01)107_Rev P2A Proposed 7th Floor Plan
L(01)110_Rev P2A Proposed Roof Plan
L(02)101_Rev P2A Proposed Elevations (Atkinson Street)
L(02)102_Rev P2A Proposed Elevations (Scott Place)
L(02)103_Rev P2A Proposed Elevations (Tivoli Street)
L(02)104_Rev P2A Proposed Elevations (Deansgate)
L(02)110_Rev P2A Proposed Section A-A
L(02)111_Rev P2A Proposed Section B-B
15J184/001 Basement Floor Plan

15J184/002 Ground Floor Plan

15J184/003 First Floor Plan

15J184/004 Second Floor Plan

Documents

- A Design and Access Statement prepared by Northmill Associates Ltd
- A Sustainable Drainage Statement prepared by Integra Consulting Engineers Ltd
- An Environment Noise Survey Report prepared by Sandy Brown Associates LLP
- An Acoustic Design Review Report prepared by Sandy Brown Associates LLP
- A Transport Assessment and Travel Plan prepared by AECOM
- A Heritage Impact Statement prepared by Stephen Levrant Heritage Architecture Ltd
- A Sustainability Statement prepared by NJL Consulting
- A BREEAM Pre Assessment prepared by Element Sustainability
- A Geo-Environmental Report prepared by Integra Consulting Environmental
- A Bat and Nesting Bird Survey prepared by Martin Prescott Environmental Services
- A Utility Services Strategy prepared by Hannan UK
- A Waste Management Strategy prepared by Northmill Associates Ltd
- A Crime Impact Statement prepared by Greater Manchester Police, Design for Security
- A Daylight/Sunlight Impact Assessment prepared by Gray Scanlan Hill
- An Air Quality Assessment prepared by Hoare Lea

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 materials proposed on any of the external elevations shall be installed on-site until the samples and specifications of these materials, along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

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) Before each of the proposed uses are first brought in to use, full details of the proposed signage shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy.

5) The development hereby approved shall include a building lighting scheme during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, should be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

6) Prior to the commencement of development or within a timescale as otherwise agreed in writing by the City Council, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved shall be 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) 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.

8) Prior to the commencement of the development, a servicing strategy, including a schedule of loading and unloading locations and times, must be 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

9) The development hereby approved shall not commence unless and until a Construction Management Plan, has been submitted to and approved in writing by the City Council as Local Planning Authority.

The Construction Management Plan shall include 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
- Provision of safe routes for pedestrians and cyclists during construction
- Details of safe methods of working adjacent to railway operational land
- Details on the timing of construction and scaffolding

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).

10) 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 works commencing on site.

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

11) Prior to 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.

12) No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI should be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

(a) A phased programme and methodology of site investigation and recording to include:

- targeted field evaluation trenching
- (depending upon the evaluation results) a strip map and record exercise
- targeted open area excavation

(b) A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

(c) Provision for publication and dissemination of the analysis and report on the site investigation.

(d) Provision for archive deposition of the report, finds and records of the site investigation.

(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and Section 12, Paragraph 141 of the National Planning Policy Framework.

13) The uses hereby approved shall not 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.

14) a) Before first occupation of the development, a 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 Travel Plan shall be fully implemented thereafter, and shall be kept in operation at all times.

b) 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.

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.

15) The use of ground floor units for A1 (Retail), A2 (Financial and Professional), A3 Food and Drink) or A4 (Drinking Establishments) shall not commence unless and until details of proposed hours of operation for that unit have been submitted to and approved in writing by the City Council as local planning authority.

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

16) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted for each unit and approved in writing by the City Council as local planning authority before the use commences. Any works approved shall be implemented before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of occupiers of nearby properties.

17) If the ground floor commercial units are to be used for A3 or A4 Use Classes, they shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority and should consider the impact of the use of the ground floor commercial units in relation the other noise sensitive locations including the office space above

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125HZ octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

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 minimize the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

20) 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 directly to the public sewerage system

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.

21) 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.

Informatives

1) Construction Works

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc.

Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: contact@manchester.gov.uk

2) Licensing

The applicant should be aware that under the Licensing Act 2003 the carrying on of a licensable activity (this includes the provision of late night refreshment between 23.00 - 05.00, supply of alcohol, music, dancing, plays, films and indoor sporting events) on or from premises requires a premises licence from Manchester City Council as Licensing Authority. Information regarding premises licence can be obtained from:

The Licensing Unit, Manchester City Council, PO Box 271, Manchester M18 8YU.
Tel: 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

3) Fumes

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

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

4) Waste & Recycling

Further information is available at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

5) Bats and Birds

Whilst the building to be demolished/refurbished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

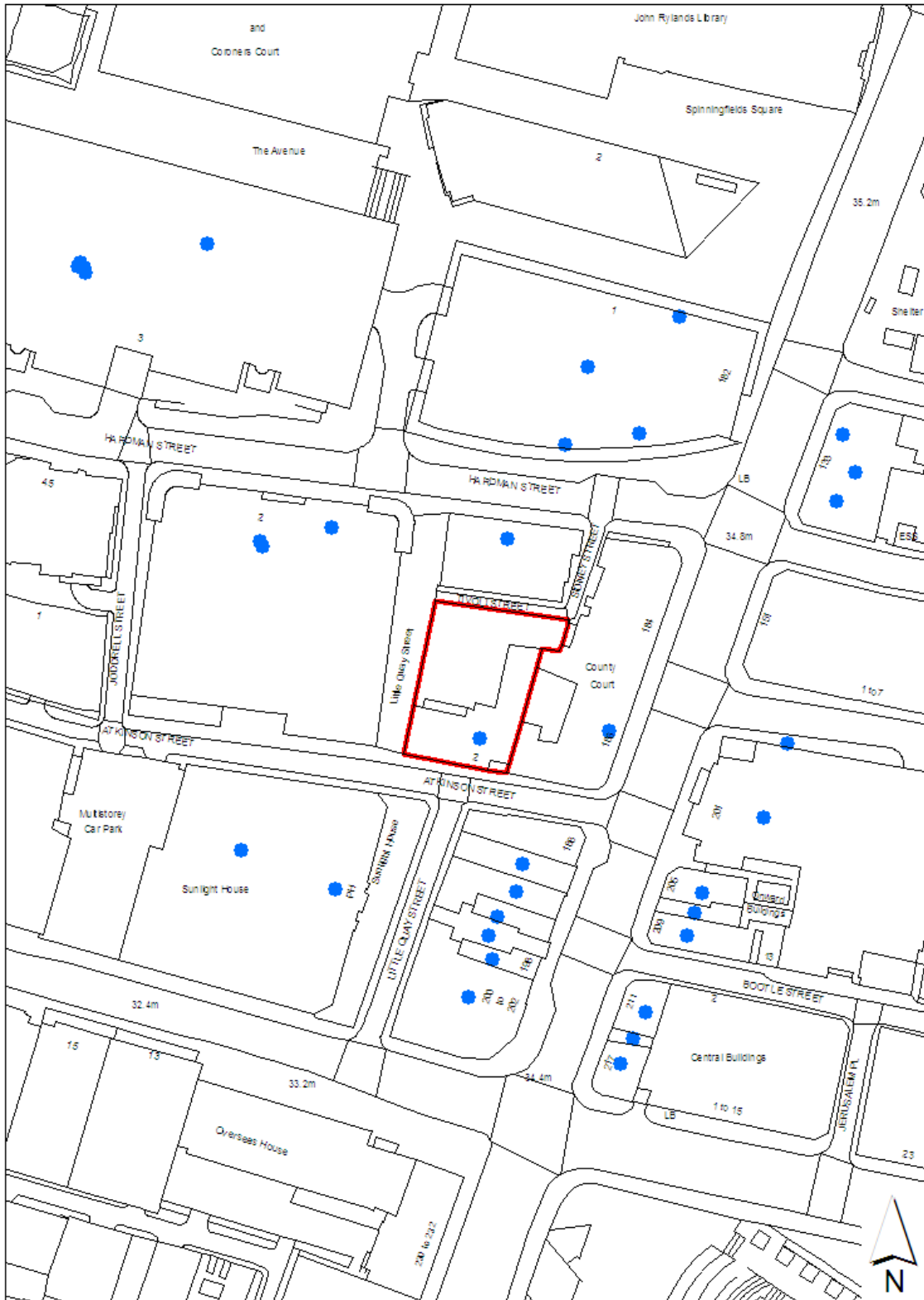
Highway Services
Environmental Health
Travel Change Team
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Wildlife Trust
Marrons Planning
Historic England (North West)

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:

1 Meridian South, Meridian Business Park, Leicester, LE19 1WY

Relevant Contact Officer : Laurie Mentiplay
Telephone number : 0161 234 4536
Email : l.mentiplay@manchester.gov.uk



 Application site boundary  Neighbour notification
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