

Application Number	Date of Appln	Committee Date	Ward
115648/FO/2017	21st Mar 2017	1st Jun 2017	Hulme Ward

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Proposal Erection of new arts and media building including retention of former Town Hall facade, to provide theatre, poetry library, exhibition and performance space, cafe / restaurant / bar, social space including roof terrace, University teaching, studio and office accommodation and associated storage, plant and operational floorspace.

Location Former Mabel Tylecote Building , Cavendish Street, Manchester, M15 6BG

Applicant Mr Connor McAlorum , Manchester Metropolitan University, Capital Projects Office, Old SU Building, Oxford Road, Manchester, M15 6BH,

Agent Miss Anna Noble, Turley, 1 New York Street, Manchester, M1 4HD,

Proposal LISTED BUILDING CONSENT alterations to former Town Hall facade, in association with proposal to provide theatre, poetry library, exhibition and performance space, cafe / restaurant / bar, social space including roof terrace, University teaching, studio and office accommodation and associated storage, plant and operational floorspace.

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Background

The University has recently published a revised Estates Strategy which sets out a framework to provide a framework for the redevelopment of the estate until 2021. It seeks to develop and enhance the University's presence within the City and confirms that the University is expected to grow by around 10% by 2021/2021, mainly as a result of growth in postgraduate taught study and international students and this growth is going to place pressures on the estate. It identifies a number of key strategic projects including this proposal.

Manchester Metropolitan University is currently ranked among the world's top 3% of universities worldwide and has undergone a significant transformation over the last decade. The focus of this investment has been in the All Saints and Birley Fields

campuses. The proposed Arts and Media Building would be the first of the transformational projects to be delivered through the new Estates Strategy.

The Site

The application site is 0.268 hectares at a prominent position on the corner of Oxford Road and Cavendish Street. It is at a gateway to the All Saints Campus and overlooks Grosvenor Square and All Saints Park. Oxford Road forms the eastern boundary of the site. It abuts the Grosvenor Building which is Grade II listed and occupied by the Faculty of Art and Design. The southern site boundary is defined by Boundary Street West, which is pedestrianized in this location, with the Geoffrey Manton Building beyond.

The site was occupied by the University's Mabel Tylecote Building which incorporates the façade of the former Chorlton-on-Medlock Town Hall on Cavendish Street which is Grade II listed. The building, apart from the listed façade, is being demolished prior to redevelopment.

The Mabel Tylecote building was last used in 2015 for academic purposes. It also included the Capitol Theatre, a performance space used by theatre and acting students, as well as for public theatrical productions.

The University applied for Prior Notification to demolish the Mabel Tylecote building and it was confirmed on 29 July 2016 that prior approval of the method of demolition of the building was not required (ref 112036/DEM/2016/C1).

There are a number of listed buildings within the vicinity of the site including the Grosvenor Building, Former Grosvenor Picture Palace, Former Adult Deaf and Dumb Institute, Righton Building, Ormond Building, Oddfellows Hall and 94-98 Grosvenor Street.

Description

Planning permission and listed building consent is sought for the proposed construction of a new 8 storey Arts and Media Building for various departments within the Faculty of Arts & Humanities, including: *Journalism, Internationalism and Communications; Languages, Linguistics and TESOL (Teaching English to Speakers of Other Languages); Language Centre; Creative Writing; and, Manchester School of Theatre.

As well as new teaching space, the building would also encourage strong public engagement through various activities provided at the ground floor level. This would include: A new Manchester Poetry Library in collaboration with the University Special Collections; A public café / restaurant / bar; a public foyer providing space for public exhibitions; and, a 250 seat theatre (part of the Theatre School) will be open to the public for student shows as well as public events.

In addition, an internal connection would be made to the adjacent Grosvenor Building which will further enhance the accessibility of the Holden Gallery.

The listed façade of the former Chorlton-on-Medlock Town Hall would be retained and reused as a principal entrance to Grosvenor Square.

The theatre would align centrally behind the retained listed portico. New buildings on Boundary Street West and Oxford Road would create a courtyard within which the theatre is placed. The remainder of the courtyard would be formed by the retained portico and the party wall of the Grosvenor Building. A partially glazed roof would create a four storey central atrium and a focal point for public activity and circulation space. The development would comprise around 12,500 sq m (Gross Internal Area) of floorspace.

The refurbished Grade II listed portico would form the main entrance to the Arts & Media Building and would be fully accessible. The café / bar / restaurant, Grosvenor Building and primary circulation routes would then be accessible from the atrium. A secondary entrance would be provided on the south elevation to create an active frontage on Boundary Street West and to create a connection to the Geoffrey Manton Building, Benzie Building and Student Union. An 'internal street' would be created between Cavendish Street and Boundary Street West.

The external façade of the building would consist of a heavy masonry body forming a solid carved base with a lightweight metal framework above. Both elements would incorporate full-height glazing to maximise the natural light to the teaching spaces. The windows in the masonry would be within metal lined deeply punched openings which would provide solar control and provide articulation. The metal framework would be formed from a simple grid of individual frames each supporting either a sheet of glazing or a metal panel depending on the requirements of the use. At ground floor, the glazing would be placed flush with the masonry to improve visibility of the building's interior and to help to identify entrances.

The restoration and repair of the listed Former Town Hall Façade / Portico would allow it to become the principal entrance to the new building. The steps leading up to the two side doors would be removed and the openings would be brought down to street level to facilitate access full access. These alterations would allow the main central doorway and the base of classical columns to remain unaltered.

Draft lobbies are proposed to the inside face of the portico which would be built up against the internal lining and not directly fixed to the listed fabric. This would ensure that the environment in the foyer space remains comfortable.

The new lateral support for the portico would be integral to the design and would be in the same positions, and where possible use the same fixing positions, as the current support. The columns would be concealed within a new lining along the rear face of the portico.

The non-original timber sash windows would be replaced with clear glazed panels. The use of low reflectivity glass and lighting to the interior would create increased transparency would provide clear views of the activity and life behind the portico. The same approach would be taken to the main entrance doors.

A package of repair and improvement works to the listed façade is proposed, including stone cleaning and the repair of the decorative paterae (circular decorative features).

All plant would be incorporated within the building envelope which would avoid plant being visible above the parapet. Plant on the upper two storeys would be within a perforated metal panel.

The servicing strategy aims to create a building with active frontages on all sides. A 'goods in / out' space would be provided on Boundary Street West utilising an access off Rosamond Street West. All deliveries would be kept to within the early morning window.

Consultations

Publicity – Adjacent occupiers have been notified and the development was advertised in the local press as a major development, affecting a right of way, of public interest and affecting the setting of listed buildings. Site notices were also placed adjacent to the site. No representations have been received.

Highway Services – Recommends conditions be attached to any approval controlling: trip generation; further information on car and cycle parking provision; public realm materials; servicing / refuse collection management strategy including a swept path analysis for vehicles; and provision of a detailed construction management plan in relation to vehicle frequencies and movements and contractor parking.

Environmental Health – Recommends conditions controlling: hours of deliveries; fumes vapours and odours; control of hours of construction and demolition works via a construction management plan; hours of opening of the operational development; external lighting; noise from the development including plant and equipment; refuse storage collection, disposal and recycling; air quality management; and ground contamination.

MCC Flood Risk Management – Recommends conditions controlling: surface / sustainable water drainage and water management during construction.

South Neighbourhood Team – No comments received.

Parks, Leisure & Events – No comments received.

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

Travel Change Team – No comments received.

Greater Manchester Police – Stated that the development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement.

Historic England (North West) – Does not consider the nature of the development needs to be assessed by Historic England.

Environment Agency – Recommends a condition designed to monitor ground contamination during construction not previously identified and control of materials / arisings during the construction / demolition phases.

Transport For Greater Manchester – No comments received.

Greater Manchester Archaeological Advisory Service – Recommends a condition requiring Written Schemes of Investigation which must be submitted to and approved in writing by the City Council as Local Planning Authority.

United Utilities Water PLC – No Comments received.

Greater Manchester Ecology Unit – No comments received.

Greater Manchester Pedestrians Society – No comments received.

The Theatres Trust – The Trust supports and welcomes the application. The Trust commented: on acoustic separation; signage within the building; access and facilities for disabled people; dressing room capacity; sightlines / view analysis within the theatre; and flexibility of stage space. The Trust requested that conditions be attached to any approval requiring clarification on the above points.

Central Manchester University Hospitals NHS Foundation Trust – No comments received.

Issues

Local Development Framework

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

The proposals are considered to be consistent with the following Core Strategy Policies SO1, SO2, SO5, SO6, EC1, EC8 and DM1 for the reasons set out below.

Saved UDP Policies

Whilst the Core Strategy has now been adopted, some UDP policies have been saved. The proposal is considered to be consistent with the following saved UDP policies DC 10.1, DC19, DC20 and DC26 for the reasons set out below.

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of its policies:

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

SO2. Economy - supports further significant improvement of the City's economic performance and seeks to spread the benefits of the growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The scheme would provide new jobs during construction and post construction and would provide enhanced academic facilities.

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

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

- mitigate and adapt to climate change;
- support biodiversity and wildlife;
- improve air, water and land quality; and
- improve recreational opportunities;
- and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy EC1 – (Land for Employment and Economic Development) – The proposal would support the City's economic and development objectives within the university campus. Development here would help to spread the benefits of growth across the City and help to reduce economic, environmental and social disparities. The application site is well connected to the City's existing transport infrastructure and as such the development would promote walking, cycling and public transport use.

The design would use the site efficiently and would enhance the sense of place within the wider area. It properly considers the needs of users and employees and would offer a range of transport modes and would reduce opportunities for crime.

Policy EC 8 (Central Manchester) - identifies this area as being capable of providing the majority of the 14ha of employment land expected to be delivered in Central Manchester over the plan period. The policy notes that the Council will promote development that has regard to: opportunities offered by key transport routes; ensuring that employment complements the wider uses within the city centre; improving connectivity; and, creating a positive sense of place. Large scale employment use is the fundamental component of the Corridor strategy. The delivery of this proposal and a significant amount of public realm would help to create a sense of place. The proposal also promotes better connectivity between the site, Oxford Road and the wider city centre and wider university campuses.

Policy DM1 Development Management - The application is supported by statements relating to: ground conditions, trees, flood risk, crime, noise, travel, waste and archaeology in support of the application. These reports conclude that the proposals will not have an adverse impact on the amenity of surrounding users.

Saved UDP Policies

Policy DC 10 (Food and Drink Uses) - In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

Policy DC19 (Listed Buildings) In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

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

Policy DC26 (Development and Noise) - The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an 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, 7, 10, 11 and 12 of the NPPF for the reasons outlined below.

NPPF Section 1 - Building a strong and competitive economy and Core Strategy Policy SP 1 (Spatial Principles), Policy CC1 (Primary Economic Development Focus - City Centre and Fringe), CC8 (Change and Renewal)–

The proposal would develop a site in the University campus and provide a high-quality development. It would be highly sustainable and consistent with the aim of bringing forward economic and academic development within the Regional Centre, in a location which would reduce the need to travel. This would create employment during construction and permanent employment in the educational sector on completion and therefore assist in building a strong economy.

NPPF Section 2 Ensuring the Vitality of Town Centres and Core Strategy Policies SP 1 (Spatial Principles) and CC2 (Retail) - One of the spatial principles is that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. The proposal would deliver a theatre and academic facilities in the City Centre and add to its cultural facilities and support economic growth.

NPPF Section 4 Promoting Sustainable Transport, Core Strategy Policies CC5 (Transport), T1 Sustainable Transport and T2 Accessible Areas of Opportunity and Need - The proposals are in a highly accessible location close to Oxford Rd and Piccadilly Stations, St Peters Sq tram-stop, Oxford Road bus priority corridor, Upper Brook Street bus corridor and Metroshuttle routes and therefore should exploit opportunities for the use of sustainable transport modes. A Travel Plan would facilitate sustainable transport use and would minimise journey lengths for employment, shopping, leisure, education and other activities. The proposal would contribute to wider sustainability and health objectives and give people a real choice about how they travel. It would help to improve air quality and should encourage modal shift away from car travel to more sustainable alternatives. The development would also include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Section 10 (Meeting the challenge of climate change, flooding and coastal change), Core Strategy Policies EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon) EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change), EN14 (Flood Risk) and DM1 (Development Management- Breeam requirements) -The site is in a highly sustainable location. The development would accord with a wide range of principles intended to promote energy efficient buildings integrating sustainable technologies. The development would follow the principles of the Energy Hierarchy to reduce CO2 emissions and would meet the requirements of the target framework for CO2 reductions from low or zero carbon energy supplies.

NPPF Section 11 (Conserving and enhancing the natural environment), Core Strategy Policies EN 9 (Green Infrastructure), EN15 (Biodiversity and Geological Conservation), EN 16 (Air Quality), Policy EN 17 (Water Quality) Policy EN 18 (Contaminated Land and Ground Stability) and EN19 (Waste) - the proposal has considered the potential risk of various forms of pollution, including ground conditions, air and water quality, noise and vibration, waste, biodiversity and lighting and has demonstrated that the application proposals would not have any significant adverse impacts in respect of pollution. Surface water run-off and ground water contamination would be minimised.

NPPF Sections 7 (Requiring Good Design), and 12 (Conserving and Enhancing the Historic Environment), Core Strategy Policies EN1 (Design Principles and Strategic Character Areas), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and saved UDP Policy DC19.1 (Listed Buildings) - The proposed development has been the subject of significant design consideration and consultation. It would be a high density development, maximising the use of land and would be appropriate to the City Centre context. High quality buildings are proposed and would help to raise the standard of design in the City. The proposed development would contribute positively to sustainability and place making and would bring significant regeneration benefits. The integration into the natural and built environment would improve connections with local communities. It would be a high quality building and would reflect the standard of design elsewhere in the Corridor. The design responds positively at street level and would improve permeability and provide a visual linkage between the City Centre, The Corridor and the HEP.

NPPF Section 12 (Conserving and enhancing the historic environment) Policy EN3 Heritage and saved UDP Policy DC19.1 (Listed Buildings). - Paragraph 128 of the NPPF states that 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. At paragraph 131, the NPPF states that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with the conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. The proposals would make a positive contribution to vitality of this part of the city and therefore enhance the character and distinctiveness of the setting and group value of the listed building. Consequently the proposals are consistent with the conservation of the buildings and the character of the wider area and therefore accord with the requirements of paragraph 131 of the NPPF.'

The application is supported by a Heritage Appraisal, a Visual Impact Assessment and NPPF Justification Statement, which demonstrates that the overall the proposed development would have a beneficial impact on the visual appearance of the surrounding area. They also demonstrate that the proposal would not result in any degree of harm to the setting of the Grade II listed former Town Hall façade sufficient to outweigh the public benefits of the scheme.

In terms of the NPPF the following should also be noted :

Paragraph 131 - Advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 - Advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

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

Paragraph 134 – Advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposal would introduce high quality, distinctive buildings of an urban scale considered appropriate which would make a positive contribution to the townscape. The proposal would have an impact on the setting of the former Town Hall façade and other listed buildings surrounding the site. However, this is considered to be acceptable when balanced by the beneficial aspects of the overall development including the design of the proposed extension.

Other Relevant City Council Policy Documents

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all. It seeks development of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. For the reasons set out later in this report the proposals would be consistent with these principles and standards.

Manchester City Centre Strategic Plan- The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the city centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over period of the plan, updates the vision for the city centre

within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describe the partnerships in place to deliver those priorities

Central Manchester Strategic Regeneration Framework - This Strategic Regeneration Framework sets a spatial framework for Central Manchester within which investment can be planned and guided in order to make the greatest possible contribution to the City's social, economic and other objectives and identifies the area, within which the site sits, as one of the main opportunities that will underpin the Framework, which is extremely important for Central Manchester, the city as a whole and the surrounding area.

The application proposals will contribute significantly to achieving several of the key objectives that are set out in the Framework, as follows:

“A renewed urban environment”

- the development will significantly enhance connectivity between the wider Campus, the City Centre and other surrounding areas particularly through the resultant increase in footfall, thus assisting in the future growth and regeneration of these areas.

“Making Central Manchester an attractive place for employer investment”

- in addition to the high aesthetic design quality of the proposed buildings and the public realm, the development will help create the “sense of place” on the campus that has a positive impact on the image of Central Manchester as a whole.

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.

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

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

The Scheme's Contribution to Regeneration

The contribution that a scheme would make to the regeneration of Manchester is an important consideration in the evaluation of this application. The City Centre is the primary economic driver in the Region and is crucial to its longer term economic success. Therefore, the City Centre must continue to meet occupier requirements for new workspace and new working environments to improve the economic performance of the Region and the growth and development of the Universities make a major contribution to this. The growth of the working population has also been identified as being critical to economic growth and there is an important link between economic growth, regeneration and the provision of new housing.

Manchester has reached a pivotal moment in its evolution, which is reflected in its recent and projected economic and population growth. Between 2001 and 2011, Manchester's population grew by 19%, making it the fastest growing city in the UK outside London. The latest release of the Greater Manchester Forecasting Model (GMFM) January 2015, prepared by Oxford Economics, provides a summary outlook for Greater Manchester between 2014 and 2024 of growth in the order of: 128,300 more people; 109,500 net new jobs; and £17.3 billion more GVA.

The redevelopment of the site is a key opportunity to continue the City's economic growth and academic excellence. It would strengthen the research and learning facilities and provide spaces that complement and support pioneering developments that occur every day and help to maintain the University's global position.

The development would be consistent with the most recent version of the SRF, and be consistent with the objectives of the Central Manchester Regeneration Framework, the City Centre Strategic Plan, and The Corridor Manchester Strategic Vision to 2020 and would complement and build upon Manchester 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 SO1, SO2, SO5, SO6, EC1, EC8 and DM1.

Heritage

A Heritage Statement has considered the impact of the proposal on the grade II listed former Town Hall Façade and the setting of nearby listed buildings. The Former Town Hall Façade has become a subsidiary feature on the side of the Mabel Tylecote Building and has no role as an entrance. The proposal would return it to its original purpose as the principal entrance into the new Arts and Media building.

This would require it to become integral to the wider development and external and internal alterations are proposed to the listed building. Many of these have limited effects on the special interest and significance of the building, including some positive reinstatement and repair works. However, the removal of the 1970s timber sash windows and the removal of the steps leading up to the two side doors and the doors themselves are considered to cause a low level of harm to the significance of the grade II listed Former Town Hall Façade. This harm is considered to be 'less than substantial' and in accordance with Paragraph 134 of the Framework, falls to be weighed in the balance with the wider public benefits to be generated by the proposed development.

It is imperative that level access is provided to the entrance for people with mobility problems. Ramped access to the existing entrances would not be possible without a ramp extending significantly across the highway and other options explored were considered to be more harmful interventions. By removing the steps leading up to the two side doors and lengthening the openings, it allows the main central doorway and the stylobate (base supporting the row of columns) to remain unaltered.

The portico is intended to be clearly legible as the main entrance to a building that would have a very different function to original town hall. The provision of low-reflectivity glass in the openings, the omission of the glazing bars and the introduction of carefully designed lighting to the interior would provide clear views of the activity and life behind the portico. This approach has been applied successfully on other historic buildings.

There are a number of listed buildings nearby including the Grosvenor Building, Former Grosvenor Picture Palace, Former Adult Deaf and Dumb Institute, Righton Building, Ormond Building, Oddfellows Hall and 94-98 Grosvenor Street and the setting of these has been carefully considered to ensure that the proposed development would not affect the ability to appreciate them or affect any elements of setting that contribute to their significance, thereby addressing Section 66 of the 1990 Act.

A Heritage Statement has assessed the impact of the proposal on the significance of the listed Former Town Hall façade / Portico and the following nearby listed buildings: Grosvenor Building, Former Grosvenor Picture Palace, Former Adult Deaf and Dumb Institute, Righton Building, Ormond Building, Oddfellows Hall and 94-98 Grosvenor Street.

The statement concludes that the alterations to the Former Town Hall façade / Portico including removal of non-original doors and windows and limited removal of steps would cause a very limited level of harm to its significance and is considered minor in nature when taking into account the significance of the remaining structure. The harm is considered to be 'less than substantial'. The Statement also states that there are a number of heritage benefits arising from the proposed development, including providing the listed façade with a new use as the principal entrance into the new proposed Arts and Media Building. This would assist in reinstating the Portico as a key focal point from Grosvenor Square. Other heritage benefits include the reinstatement of missing features such as the paterae (circular decorative feature) to the portico and the repair and refurbishment of the overall façade.

The Statement further concludes that the proposed development would sustain the significance of the nearby listed buildings namely: Grosvenor Building, Former Grosvenor Picture Palace, Former Adult Deaf and Dumb Institute, Righton Building, Ormond Building, Oddfellows Hall and 94-98 Grosvenor Street.

Therefore, it is considered that the proposed development would have no adverse impact on the listed building subject of this application or the buildings proximate to the site and will sustain and thereby conserve their significance. In relation to these assets, the proposals meet the objectives of Paragraphs 131 and 132 of the Framework. In relation to Paragraph 137, the proposed development will preserve through causing less than substantial harm to those elements of setting that make a

positive contribution to the significance of the listed buildings proximate to the application site.

It is, therefore, concluded that the proposed development complies with Core Strategy Policies EN1 and EN3 and saved UDP Policy DC19.1 and S. 66 of the 1990 Act.

Car Parking

A Travel Plan and Transport Statement demonstrates how the site would be served by sustainable transport modes as the scheme does not provide any car parking. The site is highly accessible by all forms of public transport and would reduce reliance on cars and therefore minimise emissions from traffic generated by the development. The University has a car park management system for staff and disabled students on a needs based system across the campus including within the new multi storey car park at Birley Fields. A condition is recommended which requires further details regarding disabled parking spaces and drop off points for visitors to be submitted to and approved in writing by the City Council.

Cycle Parking

The proposal includes showers, lockers and changing facilities for cyclists. A combined cycle shelter would be provided adjacent to the building. A condition is recommended requiring further details on the number of cycle spaces to be submitted to and approved by the City Council as Local Planning Authority.

Refuse Storage and Collection / Deliveries

Servicing and delivery would continue to be via Rosamond Street West / Jenkinson Street and managed by a barrier. Internal storage space for deliveries and waste would be provided and managed through the University's wider Waste Collection Strategy. A condition is recommended in relation to the approval controlling waste collection / storage and ongoing management.

Sustainability / BREEAM

An Energy / Sustainability Statement explains that the proposal includes provision for a future connection to the proposed Manchester Metropolitan University owned and operated All Saints Campus district energy network. The district energy network is a central part of the University's carbon reduction investment, and would include a new energy centre at the site of the John Dalton Tower which includes CHP and boiler plant, buried flow and return pipework and which will terminate at plate heat exchangers in each building. The network would form a key part of the Oxford Road Corridor district heating network. The building would comply with the Building Regulations Part L using the 2013 version of the Approved Document L2A Conservation of fuel and power.

Measures to maximise energy efficiency and reduce consumption have been designed into the scheme including the use of fabric elements with high thermal insulation properties and low emissivity glazing; passive and active chilled beam

systems to minimise fan power and cooling loads; maximum use of natural daylight combined with intelligent control of artificial lighting; installation of LED lighting and low water consumption design for toilets, wash hand basins and showers; and energy metering. The University is currently targeting a BREEAM rating of 'Very Good' but may achieve 'Excellent'.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. The proposal would have a positive impact on the blue infrastructure of the city, improving the environment within the campus and adjacent to Upper Brook Street.

Crime and Security

A Crime Impact Statement notes that a number of aspects of the proposal that would make a positive contribution to the prevention of crime and fear of crime, including: the high visibility of the site from busy routes at Oxford Road and Cavendish Street that provide overlooking and natural surveillance over the site; the staffed reception desk, provides surveillance over those entering / leaving the building; the glazed façades offer both surveillance opportunities and a greater level of artificial light onto the surrounding streets / public realm; security features would be integral to the design and construction process and avoid the need for obtrusive retro-fitted security measures that can increase the fear of crime. Therefore, the proposal is compliant with the requirements of the NPPF and National Planning Guidance.

Noise

An Environmental Noise Survey has determined background noise levels and recommends appropriate plant noise limits for the Arts & Media Building, consistent with MCC requirements. The dominant noise source is traffic on surrounding roads and aeroplanes passing overhead. Less significant noise sources included pedestrians using Oxford Road, Cavendish Road and All Saints Park.

The plant noise limits would be below existing levels to the most affected noise-sensitive receivers. In light of the above, and subject to conditions as recommended by Environmental Health being attached to any approval the proposed development accords with saved UDP Policy DC26.1.

Inclusive Access

All aspects of the development would be fully accessible.

Flood Risk & Drainage

A Flood Risk Assessment (FRA) & Drainage Strategy confirms that the site is within Flood Zone 1 and at low risk of fluvial flooding. The closest watercourse is the River Medlock, c. 300 metres to the north. The site is not located within an area at risk of groundwater flooding or canal flooding. A small part of the site is at low risk of

surface water flooding because of depressions in topography. Once the site is redeveloped, levels would be set to ensure that there are no localised areas or depressions where surface water could pond.

The proposed surface water discharge rate would achieve a 50% reduction compared to existing rates. United Utilities (UU) has confirmed that foul and surface water can be discharged to their existing network at any convenient point.

As the proposed development is within an area at low risk of flooding, will not increase the risk of flooding elsewhere and adopts sustainable drainage principles, the application complies with Core Strategy Policies EN14 and EN17.

Ground Conditions

A Ground Contamination Report confirms that no significant contamination risks from soils, groundwater or ground gas have been identified from either nearby historic or the current ground investigations.

It is not possible to investigate within the footprint of the site so a watching brief would be maintained during the removal of the basement to identify any potentially contaminated material that may be encountered during demolition works. If any suspect material is identified, further assessment would be undertaken, including sampling and analysis and risk assessment. This mitigation measure would be carried forward into the Remediation Strategy for the development, which would be implemented and validated during construction.

The proposals, therefore, comply with Policy EN18 of the Manchester Core Strategy.

Highways and Accessibility

A Transport Statement confirms that the site has excellent public transport links and new infrastructure would enhance the cycling/walking connectivity ie showers, lockers and changing facilities. A combined cycle shelter would be provided adjacent to the building, providing a combined resource.

As no car parking is proposed as part of the application, there will be no material impact on the local road network as a consequence of the development. Servicing and delivery movements will continue to be via Rosamond Street West / Jenkinson Street.

The demolition / construction team are actively working with Transport for Greater Manchester and Manchester City Council to manage the interface between the Bus Priority works and the proposed development.

A Travel Plan for the Campus has been updated to reflect the University's proposals for the Arts & Media Building and the findings of their most recent (2015) staff / student surveys. The Travel Plan seeks to manage how staff, student and visitors choose to travel to the campus to reduce demand for car parking, encourage healthier lifestyles for staff and students, and reduce local traffic congestion. It forms part of the Higher Education Precinct (HEP) partnership along the Oxford Road

corridor, aims to improve information and provide assistance for staff and students who wish to travel to the campus using sustainable modes of transport. In the circumstances, the proposals comply with Core Strategy Policies CC5, T1 and T2.

Air Quality

Activity on site during the construction phase may cause dust and particulate matter to be emitted into the atmosphere but any adverse impact is likely to be temporary, short term and of minor adverse significance. This aspect can be mitigated through appropriate construction environmental management techniques such that the effects are not significant. A condition would be attached to any consent granted requiring a scheme for the wheels of contractors' vehicles leaving the site to be cleaned and the access roads leading to the site swept daily to limit the impact of amount of dust and debris from the site on adjacent occupiers.

Daylight and Sunlight

A Daylight and Sunlight Assessment considers the daylight and sunlight changes that the proposed Arts & Media Building may have on surrounding buildings, notably the Grosvenor Building, Geoffrey Manton Building and Chatham Tower. An overshadowing assessment of Grosvenor Square has also been undertaken. The Assessment demonstrates very high levels of compliance with the Building Research Establishment (BRE) Guidelines within adjacent buildings, with only isolated windows / rooms that do not meet the targets. Given the complexities of the site and existing urban context, these impacts are considered to be acceptable.

Wind

A Wind Assessment has considered the impact on the comfort and safety of pedestrians in and around the proposed development. It concludes that the stepping of the building, with the higher part to the east, significantly reduces the effect on wind that might otherwise be expected from a development of this scale. It is, therefore, concluded that the offsite impact is not likely to be significant.

Television and Radio Reception

A Television and Radio Reception Impact Assessment concludes that the proposal would have a neutral effect upon the reception of television and radio services for local residents. As a result, no pre or post-construction mitigation measures are required and no interference is expected for any broadcast platform.

Response to Consultations

It is considered appropriate to impose conditions as recommended by Environmental Health MCC; Highways MCC; Environment Agency; Greater Manchester Police (Designed for Security); Greater Manchester Archaeological Advisory Service; and the Theatres Trust.

Conclusion

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

The proposed Arts and Media Building represents the next phase of the transformational projects as set out in the University's Estates Plan and would regenerate an underused site in a highly prominent location within the Campus. The proposed building would provide a new venue for the University and the City and provide a new home for a number of departments within the Faculty of Arts and Humanities.

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

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

Recommendation Approve Planning Application 115648/FO/2017

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. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on amenity, design, heritage, noise and highway safety.

Conditions to be attached to the decision:

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

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

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

MMT-AAM-XX-RF-07-AR-0080

MMT-AAM-XX-B1-07-AR-0099
MMT-AAM-XX-0A-07-AR-0100
MMT-AAM-XX-0A-07-AR-0101
MMT-AAM-XX-0A-07-AR-0102
MMT-AAM-XX-0A-07-AR-0103
MMT-AAM-XX-0A-07-AR-0104
MMT-AAM-XX-0A-07-AR-0105
MMT-AAM-XX-0A-07-AR-0106
MMT-AAM-XX-0A-07-AR-0107
MMT-AAM-XX-0A-07-AR-0108
MMT-AAM-XX-0A-07-AR-0109
MMT-AAM-XX-ZZ-07-AR-0300
MMT-AAM-XX-ZZ-07-AR-0301
MMT-AAM-XX-ZZ-07-AR-0303
MMT-AAM-XX-ZZ-07-AR-0304
MMT-AAM-XX-ZZ-07-AR-0305
MMT-AAM-XX-ZZ-07-AR-0306
MMT-AAM-XX-ZZ-07-AR-0200
MMT-AAM-XX-ZZ-07-AR-0201
MMT-AAM-XX-ZZ-07-AR-0202
MMT-AAM-XX-ZZ-07-AR-0203
MMT-AAM-XX-ZZ-07-AR-0500
MMT-AAM-XX-ZZ-07-AR-0502
MMT-AAM-XX-ZZ-07-AR-0504
MMT-AAM-XX-ZZ-07-AR-0507

Design & Access Statement, prepared by Allies & Morrison
Planning Statement, prepared by Turley
Heritage Statement, prepared by Turley
Statement of Community Engagement, prepared by Turley
Flood Risk Assessment & Drainage Strategy, prepared by Arup
Environmental Standards Statement, prepared by Arup, MMU and Morgan Sindall
Crime Impact Statement, prepared by Greater Manchester Police: Design for Security
Energy / Sustainability Statement, prepared by Arup
Transport Statement, prepared by MMU
MMU Manchester Campus Travel Plan, prepared by AECOM
Environmental Noise Survey, prepared by Charcoalblue
Ground Contamination Report, prepared by Arup
Baseline Television and Radio Reception Signal Survey & Television and Radio Reception Impact Assessment, prepared by GTech Surveys
Daylight / Sunlight Assessment, prepared by GIA
Wind Assessment, prepared by Arup
Façade Stability Philosophy, prepared by Arup
Listed Building Method Statement, prepared by Allies & Morrison

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 ,

EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC20 and DC26.1.

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

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

4) Notwithstanding the details submitted with the application, prior to the commencement of development a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to

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

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

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

- * *Hours of site opening / operation
- * A Site Waste Management Plan,
- * Air Quality Plan;
- * *A plan layout showing areas of public highway agreed with the Highway Authority for use
- * in association with the development during construction;
- * *The parking of vehicles of site operatives and visitors;
- * *Loading and unloading of plant and materials;
- * *Storage of plant and materials used in constructing the development;
- * *Construction and demolition methods to be used, including the use of cranes;
- * *The erection and maintenance of security hoarding;
- * *Measures to control the emission of dust and dirt during construction and;
- * *A scheme for recycling/disposing of waste resulting from demolition and construction works;
- * *Details of and position of any proposed cranes to be used on the site and any lighting;
- * *A detailed programme of the works and risk assessments;
- * *Temporary traffic management measures to address any necessary bus re-routing and bus stop closures.
- * *Details on the timing of construction of scaffolding,
- * *A Human Impact Management Plan,
- * *Details of how access to adjacent premises would be managed to ensure clear and safe routes into Buildings are maintained at all times.

has been submitted to and approved in writing by the City Council as local planning authority. The approved CMP shall be adhered to throughout the construction period. Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

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

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

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

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

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

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

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

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the

opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

11) Before development commences final details of wind mitigation measures shall be submitted to and approved by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - In interests of the amenity and safety of pedestrians using the areas adjacent to the development pursuant to policies SP1 and DM1 of the Core Strategy.

12) No development shall take place until surface water drainage works have been implemented in accordance with SuDS National Standards and details that have been submitted to and approved in writing by the local planning authority. The following additional information has to be provided: In order to avoid drainage condition or discharge the above drainage condition, the following evidence needs to be provided:

- (a) Maximising opportunity for SuDS inclusion into the proposed green spaces;
- (b) Assessment of overland flow routes for exceeding conditions the flow routes need to divert surface water runoff away from properties on and off site;
- (c) Surface water management during construction; and
- (d) Agreement by United and Utilities and Environment Agency that they accept the proposal and connections.

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

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

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

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

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

15) Prior to first occupation of the development, details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal); shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Reason

In the interests of amenity pursuant to Core Strategy policy DM1

16) Before the areas of public realm / landscaping hereby approved are first brought into use a detailed Event Management Strategy which includes detail of the following:

- (a) Details of the types of events that would be held within the space;
- (b) Any temporary traffic measures that would be required to be put in place;
- (d) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained;
- (e) Locations for vehicles including cranes to unload; and
- (f) An Operating Schedule for prevention of crime and disorder and prevention of public nuisance shall be submitted and agreed in writing by the City Council as Local Planning Authority.

Reason - In the interests of highway safety and amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

17) The following details shall be submitted and agreed in writing before first occupation of the buildings:

- (a) a signage strategy;
- (b) a layout and design strategy for any outside furniture and associated fixtures and fittings;

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

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

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

19) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:
07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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

20) The development hereby approved shall include for full disabled access to be provided to all areas of public realm / landscaping and via the main entrances and to the floors above.

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

21) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

22) Before the development hereby approved is first occupied confirmation of the flood evacuation plan is in place and has been agreed with the relevant authorities and that the development is signed up to EA's Flood warnings direct alert system shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of public safety, pursuant to policies DM1 and EN14 of the Core Strategy.

23) Prior to first use of the public realm / landscaping full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance

of surfaces, lighting, street furniture, drainage, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Reason

In the interests of amenity pursuant to Core Strategy policy DM1 25) Final details of the method of extraction of any fumes, vapours and odours from the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit the details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

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

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

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

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

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

27) An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to

protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.

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

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

29) Before the development commences studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

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

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

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

30) 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.

31) Notwithstanding the details submitted with the application, prior to the commencement of development a programme for the issue of:
(a) full details of vehicular access and egress routes onto and from the development site; (b) full details of vehicular routes for servicing, collections and deliveries; (c) revised details of layby design and bus stops; (d) junction modelling; and (e) cycle routes shall be submitted for approval in writing by the City Council, as Local Planning Authority. Details submitted in compliance with this condition shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

32) No part of the development hereby granted permission shall be commenced unless and until a survey of the site in a form and carried out by a person previously approved in writing by the local planning authority has been carried out and demonstrates to the local planning authority's written satisfaction that no protected species inhabit the site and that wild mammals are protected. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

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

33) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy EN15; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

34) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time

- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

- 35) The applicant or their agents or successors in title will secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:
1. A phased programme and methodology of investigation and recording to include: - archaeological recording of the former police cells - recording, cleaning and analysis of the dismantled fire place
 2. 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.
 3. Assessment of the fireplace for restoration and display.
 4. A scheme to commemorate the site's heritage
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

Recommendation Approve Listed Building Consent Application 115649/LO/2016 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. The City Council officers worked with the applicant during the application process to achieve an acceptable impact on amenity, design and heritage.

Conditions to be attached to the decision:

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

MMT-AAM-XX-ZZ-07-AR-0204
MMT-AAM-XX-ZZ-07-AR-0205
MMT-AAM-XX-ZZ-07-AR-0206
MMT-AAM-XX-ZZ-07-AR-0207
MMT-AAM-XX-ZZ-07-AR-0400
MMT-AAM-XX-ZZ-07-AR-0401
MMT-AAM-XX-ZZ-07-AR-0700
MMT-AAM-XX-ZZ-07-AR-0701

Heritage Statement, prepared by Turley
Façade Stability Philosophy, prepared by Arup
Listed Building Method Statement, prepared by Allies & Morrison

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

3) Notwithstanding the details submitted with the application, prior to the commencement of development a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

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: 115648/FO/2017 and 115649/LO/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Highway Services
Environmental Health
MCC Flood Risk Management
South Neighbourhood Team
Parks, Leisure & Events
Environment & Operations (Refuse & Sustainability)
Travel Change Team
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport for Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
The Theatres Trust
Central Manchester University Hospitals NHS Foundation Trust



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:

Theatres Trust, 22 Charing Cross Road, London, WC2H0QL
Greater Manchester Police
Historic England
Greater Manchester Archaeological Advisory Service

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



 Application site boundary  Neighbour notification
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