

Application Numbers	Date of Appln.	Committee Date	Ward
115529/FO/2017 & 115530/LO/2017	15th Mar 2017	29th Jun 2017	City Centre Ward

Proposal Construction of 14 new build residential apartments (Use Class C3) and associated ancillary spaces. Minor alterations to Grade II listed building (56 Dale Street).

Listed Building Consent for minor alterations to Grade II listed building (56 Dale Street).

Location Land To Rear Of 56 Dale Street , Mangle Street, Manchester, M1 2HN

Applicant Three Popes Ltd, 4 College Road, Wilmslow, SK9 5PY,

Agent Mr R Stephenson, Stephenson Studio Ltd, 3 Riverside Mews , Commercial Street, Manchester, M15 4RQ,

Description

Site Context and Description

The application site is at the corner of Back Piccadilly and Mangle Street in the Northern Quarter. It is 0.179 hectares in size and consists of a vacant 'brownfield' site and a small part of a five storey Grade II listed building known as Finlay's Warehouse. The site is located in the Stevenson Square Conservation Area and has been vacant since buildings were demolished in the early 1960s.

Finlay's Warehouse was built around 1870 and was recently converted by the applicant to 27 apartments. 3 China Lane to the south is a five and a half storey Victorian warehouse that is being converted to offices. Back Piccadilly, a single lane carriageway is located to the west with 4-5 storey rear elevations of Piccadilly. North is Mangle Street, a single lane street, and the back properties of 8-12 and 14-16 Newton Street, both Grade II listed warehouses from 1860-70.



existing view from back piccadilly to newton street



existing view from mangle street to back piccadilly



existing view of proposed site

--- finlays warehouse, 56 dale street adjacent wall

--- 3 china lane party wall



finlays warehouse adjacent wall



3 china lane

Views of the Application Site

The Proposal

Planning Permission is sought for an eight storey building with 14 apartments (Use Class C3) and ancillary spaces. Listed Building Consent is sought for alterations to a Grade II listed building (Finlay's Warehouse, 56 Dale Street) comprising:

- the removal of non-original boundary walls & gates;
- new door openings into the party wall of Finlay's Warehouse at ground, first & second floors;
- removal of lean to roof to facilitate a new staircase;
- alterations to glazing within 3rd & 4th floor windows to facilitate a new staircase; and
- alterations to the non-original (part of recent works to Finlay's Warehouse) ground level layout to facilitate a new staircase, including removal of the ceiling.

The new building would occupy the whole of the application site as well as the floor area and void space over the light well of Finlay's Warehouse. The main entrance would be on Mangle Street.

Ground floor to fourth floor would provide nine, two bedroom apartments ranging from 66.4m² – 69.7m². Level five would provide a 66.7 m² one bedroom apartment and a 67.4m² two bedroom apartment with a recessed balcony located within the living space. Levels six and seven would provide three, two storey townhouses of 82.2m², 89m² and 98.1m². Bedrooms and living spaces would front onto Mangle Street and Back Piccadilly with services, circulation and the lift and stair accesses to the rear.

The site is highly accessible by public transport with bus, rail and Metrolink, all within walking distance of the site. There are a large number of car parks close to the site and on-street pay and display parking.

Half of the ground floor would accommodate cycle storage, refuse storage and plant space. There would also be a connection to Finlay's Warehouse through an opening in the existing wall. 34 cycle stands are proposed with 21 spaces (1.5 spaces per apartment) for the proposed scheme and 13 spaces for Finlay's Warehouse. Bins would be located inside the building in stores adjacent to Mangle Street.

The proposal would be constructed in red brickwork, used in a contemporary manner to complement the surrounding buildings and the conservation area. The ground floor apartment would have windows onto both Mangle Street and Back Piccadilly. The windows at ground and partly first floor levels would be protected with decorative ironwork.

Benefits of the Scheme

In support of the application, the applicants have stated that it would deliver the following benefits:

- It would provide a development in the heart of the Northern Quarter;
- This is a sought after location for high quality living space and a diversity of apartment types and sizes;
- Back Piccadilly and Mangle Street would be rejuvenated;
- It could to promote further regeneration in the surrounding area; and
- Some existing building fabric would be reused to minimise waste and realise the economic benefits of sustainability through restoration.



Proposed East Elevation on Back Piccadilly (3 China Lane is on the right)



Proposed South Elevation seen from China Lane



Proposed West Elevation seen from Dale Street



Proposed North Elevation on Mangle Street (Finlay’s Warehouse is on the left)

The application is supported by the following documents

- Acoustic Report 300116
- Archaeology Desk Based Assessment 15.02.2017
- Crime Impact Statement
- Design & Access Statement
- Energy and Environmental Statement
- Flood Risk & SuDs Statement P01
- Heritage Statement
- Preliminary Existing Site Summary - 161104
- TV and Radio Study v1.0

Consultations

Publicity – Local residents were notified and notices were placed next to the site boundary. The development was advertised in the Manchester Evening News as requiring listed building consent, affecting the setting of a listed building and affecting the setting of a conservation area.

Three individual letters have been received raising the following issues:

- Concerns about the removal of the original lean-to roof and the proposed staircase. This proposed change could mean that a window is covered and will restrict the amount of sunlight. This could be ugly and detract from the value of the property.
- The development would impact on the viability of the proposed investment.
- 14 new dwellings would add pressure to the area and cause congestion.
- The proposal would conflict with a proposed night club.
- No objection to the redevelopment of the site.
- Scale is inappropriate and should be subservient to the existing listed buildings.
- The last building on the sites were two storeys.

One of the local residents withdrew their objection following discussion with the applicant on the issues raised.

Highway Services - No objection. Recommends conditions regarding a Construction Management Plan and a Travel Plan.

Environmental Health - No objection. Recommends conditions on construction, noise, storage and refuse and air quality.

Greater Manchester Police - The proposal should incorporate the recommendations contained within the submitted Crime Impact Statement and a planning condition should be added to reflect this.

United Utilities Water PLC - No objection. Recommends conditions are attached covering drainage and management and maintenance.

Historic England (North West) - No objection. Does not wish to comment.

Transport For Greater Manchester - No objection.

Greater Manchester Ecology Unit - No objection. There are no known ecological issues associated with the proposal and recommend a condition on biodiversity enhancement measures.

Manchester Historic Buildings and Conservation Area Panel – The Panel felt that the proposals had been well considered and well composed and relies on the successful play of solid to void. Whilst the large areas of blank brickwork contribute to the composition it also looks heavy. The proposal successfully stitches the urban block together in a well modelled way and a building in this location could have a more informal nature.

The Panel was concerned that the full height corner window with railings in front would become a litter trap and would be compromised due to the need to provide security and privacy to the ground floor corner apartment, and questioned whether a different treatment would be more successful.

Flood Management - no comments received.

Strategic Development - no comments received

Ward Councillors - no representations received

City Centre Neighbourhoods team – no comments received.

Environment Agency - no representations received

Wildlife Trust – no comments received.

Greater Manchester Geological Unit – no comments received.

Issues

Relevant National Policy

The National Planning Policy Framework (NPPF) sets out Government planning policies for England and how these are expected to be applied. The NPPF seeks to achieve sustainable development and 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 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy - The proposals would develop a high quality development and aid regeneration. The development would create jobs during the construction/conversion process and would complement the range of uses within the area. New residents would support the local economy through the use of facilities and services.

Section 2 - Ensuring the Vitality of Town Centres - The proposal would develop a site that has been vacant for over 50 years. It would bring 14 residential apartments/town houses into the area and complement the recent development of 27 apartments next to the site.

The scheme would support Greater Manchester's growth objectives by delivering appropriate housing and meeting the demands of a growing economy and population. As the application site is within the City Centre, it would be well connected to existing amenities and services within the area and therefore help to promote sustained economic growth.

Section 4 - Promoting Sustainable Transport - The proposal is accessible and close to many public transport routes. It is within easy walking distance of the City Centre's various station and transport hubs such as Manchester Victoria and Manchester Piccadilly train Stations and, the Piccadilly, Piccadilly Gardens and Market Street Metrolink Stops. The proposal would be sustainable and contribute to wider sustainability and health objectives by giving people a choice about how they travel.

Section 6 - Delivering a Wide Choice of High Quality Homes - The scheme would provide 14 new homes in a sustainable location in the City Centre. New housing is needed in a range of locations, particularly within the City Centre, where residential growth is welcomed and promoted. The City Centre is the biggest source of jobs in the region and the proposal would provide suitable accommodation to support the growing economy.

Section 7 - Requiring Good Design - The proposed building would be of a high quality and would help to raise the standard of design.

Section 8 - Promoting Healthy Communities - The development would facilitate social interaction and help to create a healthy, inclusive community. It would help to integrate the site into the locality and increase levels of natural surveillance.

Section 12 - Conserving and Enhancing the Historic Environment - the proposals would not have an adverse impact on the character or appearance of the Stevenson Square Conservation Area or on the setting of listed buildings. This is discussed in greater detail below.

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies CC3, CC5, CC9, CC10, H1, T1, T2, EN1, EN3 and DM1.

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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

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

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

SO3. Housing - The scheme would provide 14 new residential units in a highly accessible location and would meet demand for housing, near to employment opportunities, in a sustainable location. It would address demographic needs and support economic growth. The growing economy requires well located housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

SO5. Transport - The development would be highly accessible reducing the need to travel by private car and making 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.

SO6. Environment - The development would be consistent with the aim of seeking to protect and enhance the 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; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre. It would be close to sustainable transport provision, thereby reducing the need to travel, maximise the potential of the City's transport infrastructure and make a positive contribution to neighbourhoods of choice by enhancing the built environment by creating a well-designed development.

Policy CC3 (Housing) - It is expected that a minimum of 16,500 new homes will be provided in the City Centre up to 2027. The development would be part of a mixed-use development and would contribute to meeting the overall housing targets identified for the City Centre within the Core Strategy.

Policy CC5 (Transport) - The proposal would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC9 (Design and Heritage) - The proposed scheme would have a high standard of design appropriate to its City Centre context and would not have an adverse impact on surrounding heritage assets and conservation areas.

Policy CC10 (A Place for Everyone) - The proposal would be a mix of one, two bedroom apartments and townhouses of different sizes which could appeal to a wide range of people from single professionals to older singles and couples. The apartments would have high standards of accessibility.

Policy H1 (Overall Housing Provision) - The development would provide new homes in the City Centre, which would be consistent with regeneration objectives and help to create a mixed use community.

Policy T1 (Sustainable Transport) - The proposed development would encourage a modal shift away from car travel to more sustainable alternatives.

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 and local facilities.

Policy EN1 (Design Principles and Strategic Character Areas) - The proposal involves good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

Policy EN3 (Heritage) - It is considered that the quality and design of the proposed external changes at the building would not adversely affect the character and appearance of the Conservation Area and would not have a detrimental impact on the settings of the nearby listed buildings.

Policy DM1 (Development Management) - All development should have regard to specific issues. Of these the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Adequacy of internal accommodation and external amenity space.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. 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;
- Community safety and crime prevention
- Refuse storage and collection

- Vehicular access and car parking
- Effects relating to built heritage

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

Saved Unitary Development Plan Policies

DC18.1 Conservation Areas - It is considered that the proposal would not adversely affect the character and appearance of the Stevenson Square Conservation Area.

DC19.1 Listed Buildings - It is considered that the proposal would not have a detrimental impact on the setting of the nearby listed buildings.

DC26.1 and DC26.5 Development and Noise - The application is supported by an acoustic assessment and it is considered that appropriate measures can be carried out to acoustically insulate the building and any plant or equipment to protect the amenities of occupiers of the building and of neighbouring residents.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

This document supplements guidance within the Adopted Core Strategy with advice on development principles including design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Strategic Plan for Manchester City Centre 2015-2018

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

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

The proposed residential development of the application site will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

Manchester Residential Quality Guidance (December 2016)

This document was endorsed by the City Council in December 2016. It seeks to underpin the City Council's ambition to create sustainable and popular neighbourhoods where people want to live and, at the same time, to contribute to raising the quality of life in the city.

The Guide seeks to provide clear direction to all those involved in the development of, the construction of and the management of new homes in the city.

It does, though, provide the minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed in order to be considered sustainable development. Manchester City Council's position on Space Standards is set out within the recently endorsed Residential Quality Guidance (December 2016). This sets out within the 'Make it a Home' section that 'the approach should be to achieve and exceed the National Described Space Standards'.

All apartments have been designed to meet the Manchester Residential Quality Guidance with regards to space standards. The unit mix and sizes would provide high quality accommodation. The proposal is considered to be compliant with the components of residential quality in the draft Guidance.

Conservation Area Declarations

Stevenson Square Conservation Area

The majority of buildings of architectural or historic interest in the conservation area are Victorian or early 20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass. ... Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. ... The most significant street redeveloped for textile uses during the Victorian and Edwardian period is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.'

Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.

No buildings in the area are particularly dominant, therefore proposals to develop landmark buildings would not be consistent with the character of the area. The optimum height for new buildings is low to medium rise, depending on the immediate surroundings, the height of which should not be greatly exceeded. ... As with all new development, proposals are considered in their context. ... If gaps or spaces created

by demolition were sensitively re-developed, the overall urban environment of the conservation area would be considerably improved. ... The urban context is vital in conservation areas.

Designers of proposed buildings should take account of this rather than evolving a design which could be located anywhere in Manchester, or indeed in any other city. In line with most parts of the city centre, and not just the conservation areas, new development proposals should generally be aligned to the back of pavement, in order to preserve the linear character of the streets.'

'A number of sites have been left vacant where buildings have been demolished. Ideally these should be developed with buildings which contribute to the character of the conservation area. The height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings and also complement their character.

In the numerous buildings of special interest in and around Stevenson Square, there is not only an enormous variety of styles but also a common unity which designers of new and refurbished buildings must acknowledge. Superficial reflections or bland copies of historic buildings would make no positive contribution to the historic character of the area. Each building should have a vitality of its own.

Designers should be aware of proportion and rhythm in their buildings and also differentiate the ground floor, a middle portion and a top part which creates a varied sky-line, in order to enhance the area.'

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.

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

Regeneration is an important planning consideration. The City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. There is a crucial link between economic growth, regeneration and the provision of residential development and, as the City moves into its next phase of economic growth, further housing provision is required to fuel and complement it.

Manchester is the fastest growing city in the UK, having increased by 19% since 2001, with the city centre increasing its population from a few thousand in the late 1990s to circa 24,000 by 2011. The population is expected to increase by 100,000 by 2030, and this, together with trends and changes in household formation, requires additional housing.

Sixty thousand new homes are required over the next 20 years (3,000 per annum) including 16,500 in the city centre. The proposed scheme would contribute to this need within the City Centre. Providing the right quality and diversity of new residential accommodation for the increasing population will be critical to maintaining continued growth and success.

Residential development in this location would be consistent with a number of the Greater Manchester Strategy's key growth priorities. It would deliver homes to meet the demands of a growing economy and population, in a well-connected location, within a major employment centre and would promote sustained economic growth within the City. It would regenerate a site that has lay empty for over 50 years. The proposed works would introduce much needed activity and vitality to Back Piccadilly and Mangle Street. The scheme would act as a catalyst and promote future regeneration in the surrounding area.

Viability and Affordable Housing Provision

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

Historic Environment

A Heritage Impact Assessment has set out the potential impacts of the scheme on a wide range of heritage assets. Section 66 of the Listed Buildings Act 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 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 131, 132, 134 and 137.

The proposal would ensure that the character of the conservation area is preserved. The scale and massing would relate to its context and the Stevenson Square conservation area. The elevations are articulated to respond to the rhythm, proportion and materiality of the Conservation Area and would deliver local character and distinctiveness.

The alterations required to the adjacent Grade II listed 56 Dale Street are minor in nature and are considered to have a neutral impact. As such they do not cause harm and are beneficial in enabling the application site to be brought back into viable use.

The proposals would develop a vacant site and enhance this part of the Conservation Area. It would respond to the characteristics of the conservation area with the form being built to back of pavement and the scale and massing acceptable in its context. The elevations would respond to the rhythm, proportion and materiality typical of the Stevenson Square Conservation Area.

It complies with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would 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.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings as required by virtue of Section 66 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 132 and 134 of the NPPF.

In conclusion, it is considered that the proposed development provides a positive contribution to the Stevenson Square Conservation Area and the setting of adjacent heritage assets. As such the proposed development is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and Local Policy.

Design Issues / Impact on Townscape and Architectural Quality

One of the main issues to consider in assessing this proposal is whether the development is appropriate for the site. Key factors to evaluate are the building's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures.

The design team has given careful consideration to the plan layout, scale, form, massing and materials of the proposed new-build extension. The character of the

area is defined by the perimeter grid street layout and buildings being located to the back of pavement. The proposed building would be back of pavement.

In relation to scale, the original buildings on the proposed site were two storey cottages. These buildings were replaced by larger, taller warehouse buildings e.g.; Finlay's Warehouse, which created a varied mix of building scale and mass in the area. The proposed scheme is correlating with a more appropriate era of massing and would complete the gap between Finlay's Warehouse and 3 China Lane.

Due to the historic Northern Quarter grid pattern, street views around the Stephenson Square Conservation Area are restricted and channelled into certain streets. This means that the massing of the proposed development has minimal impact to the existing street scape.

All prominent views towards the application site suggest low visual impact. The nature of the elevational treatment provides a 'continuation' of the fabric upon the site, and the massing displays a clear relationship with the neighbouring context.

The proposed scale and massing is considered to be appropriate for the Stevenson Square conservation area and would contribute positively to the setting of the adjacent heritage assets and the character of the conservation area.

The proposed elevations have been carefully articulated to ensure that they respond to the tripartite nature of the surrounding buildings. In terms of rhythm, proportion and materiality, the building would provide a sympathetic response to the adjoining heritage assets and a positive contribution to the conservation area.

The conservation area provides a palette of materials to take precedent from. It is predominantly brick built, 18th and 19th century warehouses, decorated with an assortment of stone string courses and brick soldier courses to the key elevations. Decorative metal railings to openings provide security to both ground and lower ground floor areas as well as former loading bays to these historic buildings. The articulation of these building provides a class and prestige to the area, something which can be carried forward in a contemporary development.

The success of the new building will depend on the quality of the materials, the detailing and the specification of the proposed repointing work. A condition is proposed to cover this.

In summary, it is concluded that the proposed scheme would be a contextually responsive development with high quality materials in accordance with the Council's Core Strategy policies.

Archaeology

An archaeological desk-based assessment was carried out in support of the application. The assessment found that the site was the plot of five houses dating from the late 18th century, standing until the 1960's. The outline of a gable is visible on the building to the east and it is likely that the foundations of the houses will be present below ground.

Mitigation recommendations are a series of trial trenches to assess the condition of any surviving archaeological remains. If significant, these remains may need to be uncovered by excavation to record them prior to any groundworks taking place.

Relationship to Transport Infrastructure

The site is well located for buses, trains and trams. The development would have minimal impacts on the surrounding streets; there are no vehicular parking spaces proposed and refuse vehicles already operate along Mangle Street / Back Piccadilly serving Finlay's Warehouse.

There are no significant adverse impacts and the proposed development is acceptable in transport terms. Conditions covering a Construction Management Plan and Travel Plan are proposed.

Sustainability

Environmental Issues

An Energy Statement has been prepared to evaluate the technical and economic feasibility of using low and zero carbon technologies and to assess the practical levels of CO2 reduction possible for this development. The following technologies have been evaluated:

- Biomass
- Wind
- Biogas
- Geothermal
- Air Source Heat Pumps & Exhaust Air Heat Pumps
- Combined Heat & Power (CHP)
- Solar Hot Water
- Solar Photo-voltaic

In line with national energy hierarchy, this energy strategy considers the need to reduce energy use first, then use clean, efficient non-renewable systems and finally use renewable technologies for the remaining energy requirements.

The development will be fully designed and constructed to a high quality to improve on Building Regulations Part L 2016 including improved building fabric and air-tightness. All existing windows will be replaced with high performance glazing will maximise day lighting and winter sun solar gain whilst reducing heat loss through the glazed areas.

Existing external walls will be upgraded with insulated plasterboards. Heating & Hot water will be by highly efficient (96%) centralised gas heating system. High efficiency ventilation systems will be included.

The development has been provided with energy savings through the use of renewable technologies. Other improvement measures such as improved energy

efficiency will complement the integrated approach to the sustainable energy objectives of the national and local policies.

Flood Risk

All forms of flood risk to the site have been assessed and it has been determined that there is low risk of flooding to the proposed Development.

The proposed surface water drainage strategy will ensure that there is no increase in surface water run-off from the site in the 1 in 100 year storm event and that there is no increased risk of flooding elsewhere.

The development proposals are in accordance with both National and Local Policy and Guidance relating to Flood Risk and Surface Water Management.

Noise

Mixed uses including residential and leisure uses are a feature of Manchester city centre. To have a nightclub and a restaurant near, next to, or below residential apartments is not uncommon. As with many other similar developments in the city centre, any noise ingress to the proposed residential scheme could be managed by way of a condition which would ensure that noise levels within the apartments are acceptable.

A condition is therefore proposed setting specific noise limits and sound insulation requirements for the proposal. This includes limits for entertainment noise. At detailed design stage, the applicant would be required to conduct appropriate noise surveys and prepare a verification report.

The purpose of this is to ensure and record that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report would also include post completion testing to confirm that internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report would need to be detailed along with any measures required to ensure compliance with the internal noise criteria.

The applicant has stated that proposed building and plant can be acoustically insulated to protect the amenities of occupiers of the building and of neighbouring residents. The applicant is committed to mitigating the noise by uprating the glazing specifications (acoustic laminated double/triple glazing up to secondary glazing solutions) and providing a mechanical ventilation solution that would allow users to close windows during noisy events and maintain sufficient ventilation. In relation to ventilation, this could be managed through the use of mechanical ventilation (if deemed necessary).

Subject to these measures being in place, the internal noise levels in the apartments would be acceptable.

Waste

A secured covered waste storage area is provided on the ground floor for use by the occupants. Each apartment would have a set of recycling bins and residents would transfer the waste from their apartments to the refuse store which contains 1540 litres of General Waste, 770 litres of Mixed Waste, 770 litres of Paper Waste and 210 litres of Food Waste. This accords with the City Council's Waste Management Strategy, which emphasises the separation of waste recycling at source.

The refuse collection would be organised by a management company and a condition would require the further information of a servicing management strategy for the building, including the frequency of collection, the type of vehicle used and exact location.

TV Reception

A desktop study and baseline reception survey have been performed to assess the possible effects and impacts on the reception of television broadcast services from the proposed scheme.

In conclusion, it is expected that the proposed development will have a neutral effect upon the reception of television and radio broadcast services for local residents. No pre or post-construction mitigation measures are required and no interference is expected for any broadcast platform.

Biodiversity

Therefore, there are no known ecological issues associated with the proposal. An informative is proposed covering biodiversity enhancement measures to be included in the detailed design.

Full Access and Inclusive Design

The design principles adopt an inclusive approach to allow easy, safe and secure access to all areas of the building for disabled visitors and residents and the scheme will fully comply with the requirements of Part M.

The proposed scheme would provide 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. It concludes that the proposal is acceptable subject to the advice contained within the Statement.

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.

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 construct 14 new build residential apartments (Use Class C3) and associated ancillary spaces with minor alterations to Grade II listed building (56 Dale Street). Listed Building Consent is sought for minor alterations to a Grade II listed building (56 Dale Street).

It is considered that the proposed use is acceptable and an appropriate response to national and local planning policy. The site is a highly accessible location for public transport and the proposal would regenerate a site that has been undeveloped for over 50 years.

The proposed scheme would fulfil an important role providing 14 new apartments for sale in the city centre, where there is a need and high demand. It would deliver new homes to meet the demands of a growing economy and population in a major employment centre and promote sustained economic growth in Manchester.

The site is considered to be appropriate site for a seven storey building and the proposed scheme would be a contextually responsive development with high quality materials. The site is considered to be an appropriate site for this scale of building and would make a positive contribution to the Stevenson Square Conservation Area and the setting of adjacent heritage assets. As such, the proposed development is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and Local Policy.

A condition is proposed setting specific noise limits and sound insulation requirements for the proposal. This includes limits for entertainment noise. At detailed design stage, the applicant will be required to conduct appropriate noise surveys, prepare a verification report, ensure and record that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. There would also be post completion testing to confirm that the internal noise criteria has been met.

In conclusion, the proposed scheme is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities. 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

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

Recommendation APPROVE

Article 35 Declaration

Conditions to be attached to the decision 115529/FO/2017

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Plans

7403-al(02)0001-P01-city location plan
7403-al(02)0002-P01-site location plan
7403-al(02)0003-P01-existing site plan
7403-al(02)0004-P01-existing ground floor plan
7403-al(02)0005-P01-existing first floor plan
7403-al(02)0006-P01-existing second floor plan
7403-al(02)0007-P01-existing third floor plan
7403-al(02)0008-P01-existing fourth floor plan
7403-al(02)0009-P01-existing roof floor plan
7403-al(02)0020-P01-existing mangle street elevation
7403-al(02)0021-P01-existing back piccadilly elevation
7403-al(02)0022-P01-existing china lane elevation
7403-al(02)0023-P01-existing dale street elevation
7403-al(02)0025-P01-existing section 01
7403-al(05)0001-P01-proposed ground floor plan
7403-al(05)0002-P01-proposed first floor plan
7403-al(05)0003-P01-proposed second floor plan
7403-al(05)0004-P01-proposed third floor plan
7403-al(05)0005-P01-proposed fourth floor plan
7403-al(05)0006-P01-proposed fifth floor plan

7403-al(05)0007-P01-proposed sixth floor plan
7403-al(05)0008-P01-proposed seventh floor plan
7403-al(05)0009-P01-proposed roof floor plan
7403-al(05)0015-P02-proposed mangle street elevation
7403-al(05)0016-P02-proposed back piccadilly elevation
7403-al(05)0017-P02-proposed china lane elevation
7403-al(05)0018-P02-proposed dale street elevation
7403-al(05)0020-P01-proposed section 01
7403-al(05)0020-P01-proposed section 02
7403-al(05)0020-P01-proposed section 03
7403-al(05)0030-P01-existing ground floor plan-affected areas
7403-al(05)0031-P01-existing first floor plan-affected areas
7403-al(05)0032-P01- existing second floor plan-affected areas
7403-al(05)0033-P01- existing third floor plan-affected areas
7403-al(05)0034-P01- existing fourth floor plan-affected areas
7403-al(05)0035-P01- existing mangle street elevation-affected areas
7403-al(05)0036-P01-existing back piccadilly elevation-affected areas
7403-al(05)0040-P01-proposed waste management strategy
7403-al(05)0041-P02-proposed external site treatment
7403-al(05)0042-P01-proposed pavement treatment

Reports

7403 Mangle St - Acoustic report 300116
7403 Mangle St - Archaeology DBA 15.02.2017
7403 Mangle St – Crime Impact Statement
7403 Mangle St – Design & Access Statement
7403 Mangle St – Energy and Environmental Statement
7403 Mangle St – Flood Risk & SuDs Statement P01
7403 Mangle St – Heritage Statement
7403 Mangle St – Preliminary Existing Site Summary - 161104
7403 Mangle St – Tv and Radio Study v1.0

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

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

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and

DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

4) No materials proposed on any of the external elevations, including the proposed decorative ironwork on the ground floor, shall be installed on-site until samples and specifications of these materials, along with jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

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) The development shall be implemented in accordance with the approved acoustic and window specification information so as to achieve the internal noise criterion as follows:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB L_{Amax} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 42dB and 36dB, respectively.

Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policy DM1 of the Core Strategy.

6) Any 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 noise level of 5dB (LAeq) below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Before development commences, the scheme shall be submitted to, and approved in writing by the City Council as local planning authority.

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

7) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

Reason - In the interests of amenity and public health, pursuant to policies SP1 and DM1 of the Core Strategy.

8) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The Plan should also consider ongoing construction works and contractor parking in the locality.

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).

9) Before first occupation of any part 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 results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented prior to first occupation of the building by residential occupiers and shall be kept in operation at all times thereafter.

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

10) The development shall be carried out in accordance with the recommendations contained within section 3.3 and the physical security specifications listed within section 4 of the of the submitted Crime Impact Statement.

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.

11) No development shall take place until the applicant or their agents or successors in title has secured 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:

- a phased programme and methodology of investigation and recording to include:
 - archaeological evaluation through trial trenching (to be undertaken according to the WSI prepared by Salford Archaeology dated 24/11/2016)
 - informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)
- A programme for post investigation assessment to include production of a final report on the significance of the below-ground archaeological interest.
- Deposition of the final report with the Greater Manchester Historic Environment Record.
- A scheme for disseminating the history and archaeology of the site.
- Provision for archive deposition of the report and records of the site investigation.
- Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, 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.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy, the National Planning Policy Framework and National Planning Practice Guide.

13) Prior to the development commencing, 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, pursuant to policy DM1 of the Core Strategy, the National Planning Policy Framework and National Planning Practice Guide.

Conditions to be attached to the decision 115530/FO/2017

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Plans

7403-al(02)0001-P01-city location plan
7403-al(02)0002-P01-site location plan
7403-al(02)0003-P01-existing site plan
7403-al(02)0004-P01-existing ground floor plan
7403-al(02)0005-P01-existing first floor plan
7403-al(02)0006-P01-existing second floor plan
7403-al(02)0007-P01-existing third floor plan
7403-al(02)0008-P01-existing fourth floor plan
7403-al(02)0009-P01-existing roof floor plan
7403-al(02)0020-P01-existing mangle street elevation
7403-al(02)0021-P01-existing back piccadilly elevation
7403-al(02)0022-P01-existing china lane elevation
7403-al(02)0023-P01-existing dale street elevation
7403-al(02)0025-P01-existing section 01
7403-al(05)0001-P01-proposed ground floor plan
7403-al(05)0002-P01-proposed first floor plan
7403-al(05)0003-P01-proposed second floor plan
7403-al(05)0004-P01-proposed third floor plan
7403-al(05)0005-P01-proposed fourth floor plan
7403-al(05)0006-P01-proposed fifth floor plan
7403-al(05)0007-P01-proposed sixth floor plan
7403-al(05)0008-P01-proposed seventh floor plan

7403-al(05)0009-P01-proposed roof floor plan
7403-al(05)0015-P02-proposed mangle street elevation
7403-al(05)0016-P02-proposed back piccadilly elevation
7403-al(05)0017-P02-proposed china lane elevation
7403-al(05)0018-P02-proposed dale street elevation
7403-al(05)0020-P01-proposed section 01
7403-al(05)0020-P01-proposed section 02
7403-al(05)0020-P01-proposed section 03
7403-al(05)0030-P01-existing ground floor plan-affected areas
7403-al(05)0031-P01-existing first floor plan-affected areas
7403-al(05)0032-P01- existing second floor plan-affected areas
7403-al(05)0033-P01- existing third floor plan-affected areas
7403-al(05)0034-P01- existing fourth floor plan-affected areas
7403-al(05)0035-P01- existing mangle street elevation-affected areas
7403-al(05)0036-P01-existing back piccadilly elevation-affected areas
7403-al(05)0040-P01-proposed waste management strategy
7403-al(05)0041-P02-proposed external site treatment
7403-al(05)0042-P01-proposed pavement treatment

Reports

7403 Mangle St - Acoustic report 300116
7403 Mangle St - Archaeology DBA 15.02.2017
7403 Mangle St – Crime Impact Statement
7403 Mangle St – Design & Access Statement
7403 Mangle St – Energy and Environmental Statement
7403 Mangle St – Flood Risk & SuDs Statement P01
7403 Mangle St – Heritage Statement
7403 Mangle St – Preliminary Existing Site Summary - 161104
7403 Mangle St – Tv and Radio Study v1.0

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) Public Realm - the upgrading of Mangle Street and part of Back Piccadilly has been noted. It is recommended that all public realm designs and materials are agreed with MCC's Capital Programmes and Property team prior to site works beginning. Flood Risk Management and Street Lighting teams will need to be consulted to discuss lighting and drainage associated with the site.

2) Section 278 Works - the proposed external works will require a Section 278 highway agreement to be entered into with the Highway Authority. The funding and installation/construction costs will come entirely from the applicant/developer. DDA standards (following Design for Access 2 document) will be required to ensure that the street is accessible for all.

3) Details should be provided on the relation to any proposed construction or fit out arrangements, where there is an impact on the highway. Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

4) Biodiversity enhancement measures should be included in the detailed design and discussed and agreed with Manchester City Council.

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: 115529/FO/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
Strategic Development Team
City Centre Regeneration
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Wildlife Trust
Greater Manchester Geological Unit



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:

Highway Services
Environmental Health
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Transport For Greater Manchester
Greater Manchester Ecology Unit
Eastern Green Ltd, 2nd Floor, 1 Ashley Road, Altrincham, WA14 2DT
Flat 15, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

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



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2017. Ordnance Survey 100019568