

Application Number	Date of Appln	Committee Date	Ward
116301/LO/2017	12th May 2017	27th Jul 2017	Ancoats And Clayton Ward

Proposal Listed Building Consent for the conversion of existing building to form 68 residential apartments (C3a) together with two storey roof top extension, hard landscaping, elevational alterations including reinstatement of windows and creation of window openings following demolition of three storey block, removal of steps to Jersey Street and removal of internal structure together with the creation of car parking, associated vehicular and pedestrian access off Radium Street, boundary treatment and other associated works

Location New Little Mill, Jersey Street, Manchester, M4 6JG

Applicant Manchester Life Development Company 2 Ltd,, Loom Holdings 2 Ltd & New Little Mill Developments Ltd, C/o Agent

Agent Ms Melissa Wilson, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

Description

The application site is approximately 0.194 ha and is bounded by Waulk Mill, Bengal Street, Jersey Street and Radium Street and lies within the Ancoats and Clayton ward. The site is located within the Ancoats Conservation Area.

The site comprises New Little Mill, a grade II Listed Building and its associated hard standing yard which is accessed off Radium Street and secured by a brick wall. The building is five storeys and was constructed in 1908 and is currently unoccupied having been used for textile purposes and other light industrial uses. The pedestrian access to the building was via Bengal Street and later by steps from Jersey Street.

The building has been altered subsequently which has resulted in a number of modern interventions including the entrance steps from Jersey Street, equipment in the form of lighting and CCTV along Bengal Street and a 1960s new build stair extension on Jersey Street.

The building is linked to the adjacent Murray Mill complex by a series of tunnels running under Bengal Street.

There is limited vegetation within the development site with the topography being described as flat.

The wider area to the application site is a mixture of residential apartments (conversions and new build) along with commercial buildings. Many of the conversion schemes are former industrial buildings. To the north west of the site is the Murray Mill complex which is currently being converted to into 108 residential

apartments along with a further 16 apartments being created in a new wing to the complex along Bengal Street.

Beyond the Murray complex, further west, is the former Bengal and Royal Mills. Bengal Mill, to the north of the development site, incorporates new build elements between 5 and 9 storeys whilst Royal Mills is to the south of the site and consists of the conversion of the former mill.

To the north of the development site is Beehive Mill and the NQ4 development. Beehive Mill is a six storey Grade II* building and is currently occupied by a range of office/workspace accommodation. NQ4 is a part residential, part commercial development with ground floor retail space.

To the east of the site is Flint Glass Wharf, a part four, part five storey residential development with ground floor commercial units. The Grade II* Waulk Mill is located to the south of the development site and comprises office/workspace. To the east of Waulk Mill lies the car park for the building. This is separated from the hardstanding form part of the New Little Mill retaining wall.

Bengal Street and Radium Street provide access to Redhill Street which abuts the Rochdale Canal and New Islington. Within this area is Cotton Fields Park, a new City amenity space and Canal mooring space. The New Islington Free School, a new primary school to serve the local area, is located along the northern edge of the Canal, whilst a new health centre is located off Old Mill Street.

Beyond the immediate area is Central Retail Park and Manchester Urban Exchange which provide retail facilities. The site is also within walking distance of the Metrolink stop located along Pollard Street and other recreational facilities. The site is also within 15 minutes walk of the amenities of the City Centre including transport interchanges and other facilities.

Listed Building Consent is sought for the conversion of existing building to form 68 residential apartments (C3a) together with two storey roof top extension, hard landscaping, elevational alterations including reinstatement of windows and creation of window openings following demolition of three storey block, removal of steps to Jersey Street and removal of internal structure together with the creation of car parking, associated vehicular and pedestrian access off Radium Street, boundary treatment and other associated works

Consultations

Local Residents/public opinion – As the application building is Grade II Listed and is located within the Ancoats Conservation Area the proposal has been advertised in the local press(Manchester Evening News). Site notices were displayed at various locations around the application site. In addition, notification letters have been sent to an extensive area of local residents and businesses.

No comments and representation have been received in respect of this application.

The Society for the protection of Ancient Buildings – Do not wish to comment formally, however, they hope the works carried out will be sympathetic to local tradition and that, as far as possible, traditional materials will be used.

Victorian Society – Object to the planning application as it would cause serious and unjustified harm to the special interest of the listed building.

The principle of converting the building to residential use is accepted. However, the demolition of the entire building behind the façade and constructing a two storey roof extension and new windows is not. The impact of these interventions would be to cause a high degree of harm to the buildings integrity and the loss of the majority of its fabric. This would erode its character, appearance and the group value and setting of neighbouring listed buildings.

The loss of the buildings interior could be accepted were the roof extension and the detailing, such as the windows, to be appropriately handled. Unfortunately this is not the case. The proposed extension is bizarrely tall and wholly out of proportion with the listed building. It would also erode the prominence of the tower and the strong parapet line, which the design and access statement highlights as an important aspect of the building.

The removal of the upmost storey would dramatically reduce the extensions impact and render this element of the scheme acceptable.

There is also an objection to the proposed windows, which are not appropriate to the special interest of the listed building. Originally the windows were fitted with attractive six paned windows with curved heads. The proposed windows have none of the charm of the originals. In order to preserve the character and appearance of Little Mill, the special interest of the Conservation Area, the only acceptable proposal is for the windows to replicate the design of the originals.

Manchester Conservation Areas and Historic Buildings Panel – The panel felt that the proposed roof top extension was unacceptable at two storeys and the additional element had the appearance of a metal shed. They felt that the two storey extension sat uncomfortably on the roof and commented that the fenestration doesn't align with the windows of the mill.

The panel advised that the mill was from an era of flat concrete roof construction and if this is a significant component that it should be preserved. They added that concrete structures of this era need specialist input and this method of construction should be retained and repaired.

The panel felt that the proposal would affect the significance of the Murray's Mill complex.

Historic England - Welcome the proposal for the conversion of the mill to residential use, given the condition of the building and its long term vacancy. However, while we have no objection in principle to the alterations and extensions to convert the listed building, this brings the importance of conserving the remaining fabric sharply

into focus and to ensure that alterations and extension are of appropriate design and quality.

The current condition of the building results in the proposal to remove the majority of the internal historic fabric. The justification for this is that the condition is such that repair is not possible and the majority of the internal floor and supporting structure would have to be replaced. It has been previously advised that this would result in a high level of harm, this could be justified if supported by a clear and convincing supporting information on the structural condition and associated recommendations for remediation. The structural survey and site visits to the building confirm that the building is, indeed in very poor condition internally, particularly the concrete filler joists construction of floors and roof and their supporting columns. It is therefore considered that the high level of harm that would result from the loss of the internal floor structure is necessary to achieve a conversion that would otherwise conserve the listed building.

The option appraisal does not consider the possible retention of the original corner staircase and iron doors on rollers which were shown as retained on earlier proposals for the buildings conversion. The structural appraisals indicate that the staircase is not in a poor condition. Together with the entrance, these are important elements of the historic fabric which could be re-used within the conversion. It is requested that the buildings re-use includes options for the full retention of these features and at least for the part retention of a representative extent of the staircase from the mill entrance, which could be used to provide access to some apartments at lower level.

- Windows - HE advise that it is important that any replacements are of high quality and having good proportions and profiles. They go on to state that many mill conversions are let down by poor window detailing. The information on the proposed windows suggests a metal window system with rather flat sections and detail that are less than ideal. The application lacks large scale details of the proposed windows to enable this aspect to be determined and other options may need to be considered.

- roof top extension - HE consider that impact on the Listed Building and views to be acceptable, however, they are not convinced by the light bronze colour and recommend that a richer shade of bronze be considered.

They conclude that certain elements of the proposal require further justification and amendment, however, in particular the proposal to remove historic staircases and sliding doors, the proposal for windows and materials for the roof top extension.

Interest - Members of the Committee are advised that the City Council has an interest in this application site as landowner. However, the Committee must disregard these interests and exercise its duty as Local Planning Authority only.

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and

- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

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

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

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Policy SP1 '*Spatial Principles*' states that one of the key spatial principles is the emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

All development should have regard to the character, issues and strategy for each regeneration area – in this case East Manchester. In addition, new development will be encouraged that maximises the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport. The extension to the Metrolink network through the Oldham and Ashton lines will create key corridors for new development.

The policy goes onto to state that development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including;
 - Creating well designed places that enhance or create character.
 - Making a positive contribution to the health, safety and wellbeing of residents;
 - Considering the needs of all members of the community;
 - Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposal complies with policy SP1 in that it will seek the retention of an important Listed Buildings which will ensure that it make a positive contribution to the local area for future generations.

Policy EN3 '*Heritage*' states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposal complies with policy EN3 in that it will undertake appropriate and sensitive work to these important Listed Buildings. The works will preserve the buildings in situ and the new extension will enhance the setting of the Listed Building in the Conservation Area. A conservation approach will be taken to the removal, alteration, repair and reinstatement to the buildings ensuring that historic fabric is retained and incorporated into the development.

Policy DM1 '*Development Management*' states that all development should have regard to a number of specific issues, including: -

- Appropriate siting, layout, scale, form, massing, materials and detail;
- 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;
- Effect on biodiversity, archaeological or built heritage;

The proposal complies with policy DM1 in that it will respect the built heritage at the site through careful consideration of the historic fabric and its repair for future generations. Clearly alterations will need to be made to the building and the open floor plates of the building will be lost. However, it is considered that this is part of a new chapter in the building's life and will ensure that it is retained for the future enabling it to have a positive impact on the Conservation Area. The new extension is sited appropriately. Any harm that does arise is minimal and is outweighed by the public benefit of retaining the building.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore

have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved policy DC7a '*Large buildings of historic and/or architectural interest*' states that the re-development of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss of the visual character and amenity of the site, nor to the visual quality and interest of the local area.

The proposal complies with policy DC7a in that it will retain this large historic building and there will be no major loss of the visual character and amenity of the site.

Saved policy DC19 '*Listed Buildings*' states that 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. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The proposal complies with policy DC19 in that it will undertake appropriate and sensitive work to these important Listed Buildings. The works will preserve the buildings in situ and the new extension will enhance the setting of the Listed Building in the Conservation Area. A conservation approach will be taken to the removal, alteration, repair and reinstatement to the buildings ensuring that historic fabric is retained and incorporated into the development.

Saved policy DC20 '*Archaeology*' states the Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

The proposal will enable a scheme of archaeological investigations to take place along with recording any finds.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy considerations

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

This document provides guidance to help develop and enhance Manchester.

11.43 "Design" is not just about architectural style, but includes the footprint size, shape and positioning of a building within its site, its height, scale, form and architectural massing, and the material used in its construction.

11.44 Proposals in conservation areas both for the demolition of existing buildings and for the construction of new buildings will be assessed in accordance with national legislation.

National Planning Policy Framework

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraph 8 of the NPPF goes on to state that these roles should not be undertaken in isolation:

“...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”

Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

Section 12 outlines the Government's objectives in terms of conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

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 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133 states where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states 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.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Consideration is given to the decision taking in determining applications of a historic nature, in particular the weight given to viable uses that may be harmful to a Listed Building. The NPPG states that Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised. The policy in addressing substantial and less than substantial harm is set out in [paragraphs 132 – 134 of the National Planning Policy Framework](#).

The NPPG also provides guidance on how to assess if there is substantial harm as a result of a proposal, that is, if a proposal causes substantial harm on the significance of the heritage asset.

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in [paragraphs 132 and 133 to the National Planning Policy Framework](#).

The NPPG also considers how proposals can avoid or minimise harm to the significance of a heritage asset. This states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted

specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

Further guidance is also given on the definition of public benefits. Such benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Issues

Impact on the heritage asset

Policies EN3 and DM1 of the Core Strategy states that the Council will encourage development that takes advantage of the City's heritage. New development should preserve or enhance the historic environment and proposal which re-use heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The NPPF defines '*significance*' as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

The NPPG goes on to state that what matters in assessing if proposal causes substantial harm is the impact on the significance of the heritage asset.

The applicant has undertaken a heritage significance assessment of the building on the following grounds.

The mill was built in 1908 following a fire which destroyed the previous Little Mill on the site. The mill has been constructed of Accrington type bricks for the walls and reinforced concrete for the construction of the floors and flat roof. This type of construction varies to the other buildings in the Murray complex which are brick with timber floors, beams and joists. Little Mill is also significant in that it was probably the first purpose built electrically powered textile mill in Manchester. The building fell into decline in the 1990s and has suffered vandalism and arson.

In 2007 preservation work took place to the building in the form a temporary roof cover to help protect the existing roof together with repairs to the external brickwork and original steel supporting columns throughout.

The heritage assessment of the building has undertaken a recent survey of the building. This has determined that the mill now retains no individual features of special interest other than the original fireproof sliding doors on each landing. All evidence of machinery and services have been removed.

Each floor of the building is similar. There is no formal subdivision other than for the lift/plant/stair and privy towers around the edge.

The list description of the building also identifies that 'wide segmentally arched windows (three per bay in longitudinal axis) with simplified detailing. The list description goes on to state that it is included as a 'significant part of Murray Mills, important as an example of large scale operation'. Indeed, it is collective significance with the Murray Mills complex, together with the surrounding Listed Buildings and non designated heritage assets, that provide a positive contribution towards the Conservation Area in that it allows clear evidence of the development of this part of Manchester.

The applicant is seeking Listed Building Consent for the following works:

- Removal of the internal structure, floors and roof and replacement with a new structure;
- Removal of later additions including 1960s brick built extension, staircase and single storey structure;
- Blocking up of tunnels under Bengal Street;
- Elevational alterations including alterations of windows to doors and vice versa;
- Repair works to masonry;
- Repair of rainwater;
- Window reinstatement;
- Insertion of a roof top extension.

Although the principle of the conversion building is accepted within the report associated with planning application 116300/FO/2017, this report will consider the impact of the works on the significance of the heritage asset.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The NPPF goes on to state that substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Paragraphs 133 and 134 go on to highlight the tests associated with substantial harm and less than substantial harm. 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 most significant interventions to the listed building is the removal of the internal structure, the demolition of the 1960s elements and the erection of the roof top extension.

Despite these interventions, and the other changes listed above, it is considered that New Little Mill will retain its ability to convey historical value. In particular, the façade will be retained alongside the refurbished and converted Murray Mill complex and other surrounding buildings together with the knowledge that the building was constructed to harness electrical power.

It is, however, acknowledged that there are limited internal features of any real significance remaining in the building in order to understand this past. The exterior of the building has also been eroded due to the addition of the large 1960s fire escape block to Jersey Street and the loss of details such as the iron fire escape on Radium Street.

Nevertheless, the total removal/loss of the internal aspects of the building including its concrete floors, columns and roof will undoubtedly affect/reduce the significance of the building and cause harm.

In order to help inform the nature of the proposals, and understand the condition of the building, extensive survey work has taken place on the internal structure. This survey has established that the condition of the structure is variable across the building and varies at each floor level. There is also evidence that the structure at roof level has collapsed and is currently supported by scaffolding.

The survey concluded that the level of deterioration within the building would mean it would not meet current building regulations without intervention works. The interventions that were considered included retention of primary structure and addition of new load bearing columns and beams or repair of existing primary structure. However, these options were discounted as both options would have resulted in a high level of both the supported and unsupported parts of the structure having to be removed due to the level of deterioration leaving only a small amount of the retained building left which would then have been concealed due to the need to create an effective internal structure for a residential conversion scheme.

A further series of options were considered were alternative uses (which retained the primary structure) together with façade retention and extensions. The only options which was viable was a residential façade retention scheme with a two storey roof top extension.

This option would mean the entire internal structure being removed and replaced with a new internal structure and floor plates together with a two storey roof top extension. An extension within the existing yard area was considered but discounted due to this not providing the level of floor space required together with having a significant impact on the Radium Street elevation.

Historic England have considered that survey work presented by the applicant and have considered that this façade retention option is the most viable option available. There is no real value remaining internally to the building, with the exception of the

fire doors. The retention and repair of the façade will ensure that the group value with Murray Mills and other buildings is retained thus preserving the setting and significance of the Conservation Area.

In this instance it is therefore considered that the impacts of the removal of the internal structure will cause less than substantial harm as defined by paragraph 134 of the NPPF. Indeed, when weighed against the public benefits of the scheme, which include securing a viable alternative use for the listed building which offers high quality residential accommodation and full repair of the building, this is considered to be an important consideration.

It is recommended that there be a series of conditions which are imposed in this regard which include that a full historic record is made of the internal aspects of the building prior to its demolition together with a method statement for the removal of the structure to ensure that no damage arises to the façade of the building. It is also recommended that features such as the fire door are retained and re-used in the scheme.

Once the original internal aspects of the scheme are removed, the applicant intends to install new floors and roof the building. The internal aspects of the external wall are expected to be retained as exposed brick work where possible to retain character to the internal spaces that have an interface with the external wall. New partitions and floors will also be required and will form junctions within this original brick work. In order to respond to and celebrate the original window openings, the applicant has arranged to the room layouts around these features which is welcomed. In order to ensure that all work to these areas it appropriate, it is recommend that conditions of the approval related to how the partitions, flooring and roof will join to the original fabric.

With regards to the exterior of the building, there are a number of interventions which involve the repair, reinstatement, demolition and extension of the building.

The existing exterior stone and masonry will be repaired where necessary together with the repair to the rainwater goods and installation of other external features such as CCTV. Such work to the listed building is considered to be necessary and welcomed to ensure that the condition of the exterior of the building is preserved. The applicant has indicated that they intend to take a conservation approach in this regard and use materials and techniques which are appropriate for a building of this age. It is recommended that a series of conditions are imposed in this regard to understand the methods used in the repair of the building together with any use of materials.

The applicant also intends to demolish the 1960s brick built extension/firescape, staircase and single block structure to Jersey Street and return the elevations to their original form i.e. windows to the exterior to the building utilising the window openings which have been bricked up.

It is considered that this is of huge benefit to the listed building and the Conservation Area. The firescape in particular is a very prominent feature along Jersey Street and can be seen in the context of other listed buildings within the Conservation Area.

Whilst there has been some effort to blend the structure into the listed building, with the use of darker brick work, the structures flat roof and the manner in which it divides the elevations together with it being the height of the building has a negative impact on the visual amenity of the Listed Building.

The original window openings will be revealed through the insertion of new windows and repair to the masonry. It is considered that this will have a positive impact on the listed building and better reveal the significance of its external façade within the Murray Mill grouping and in the Conservation Area.

The smaller staircase and single storey structure are again modern additions to the building and again their loss is not considered to have a negative harmful impact on the listed building or its significance. Indeed the removal of these structures will again allow the elevation to be restored and allow the ordering of entrances within the Murray Mill group to be retained along Bengal Street.

It is recommended that a condition of the approval is that method statements are agreed for this work to ensure that the demolition can take place without any harm to the fabric of the listed building.

There will also be some further elevational alterations to Radium Street with the former fire escape doors (which are at each level of the building) to be removed. These doors have no function given the external fire escape has been removed some time ago. The elevation will be amended with windows to match the other elevations including stone sills to match existing. It is considered that this alteration will allow functional use of the internal space and will have a positive impact on the elevation.

The existing window openings in all of the elevations are currently bricked or boarded up. All of the windows have been surveyed for their condition which has revealed that the majority are in a poor state of repair. The intention therefore is to replace the windows with new aluminium double glazed units. These will be fixed into the existing openings in the same position which will ensure that they offer the same aesthetic as the existing windows. Following comments and observations by Historic England and the Victorian Society with regards to the proportions of the windows. It is noted that there is an aspiration to create a degree of unity across the window which has resulted in the loss of the curved edge feature which is currently expressed with glass and is proposed to be dealt with by a panel.

The applicant has provided a commitment to explore all options with regards to the windows to ensure that the proportions best reflect the existing windows. It is recommended that a condition of the approval will be that detail is provided with regards to how the windows will be fixed to the listed structure together with details regarding their design.

As detailed within the report 116300 which accompanies this application, detailed consideration has been given to the impact of the two storey roof top extension and its impact on the setting of the listed building and the Ancoats Conservation Area. Key views have been considered together with the form the extension takes and the quality of the materials used. It is concluded that the extension is appropriate in that

it will ensure that a viable scheme can be created thus allowing for the retention of the façade of the Listed Building. The extension uses high quality materials and the elevational treatment responds positively to the façade of the mill.

It is recommended that a condition of the approval is that detailed consideration is given to how the structure will be fixed to the listed building to ensure that there is not any harmful impact to the structure.

In conclusion, it is considered that the proposed development will have an impact on the grade II listed mill. It is noted that the greatest impact will be on the internal structure of the mill, however, little original features are retained. It is noted that there will be the total removal of the concrete floors and roof, a key feature of a building of this age, however, reports have proven the structure to be failing which has made it unviable to retain and repair in its current form.

The principal elevations will be retained, repaired and enhanced through the removal of inappropriate later additions. This will enhance the significance of the building as part of its grouping with the Murray Mills complex. Whilst the proposed roof extension will form a prominent feature to the roof profile of the building, it is considered to be a high quality addition.

The impact on the Listed Building is therefore considered to be '*less than substantial*' as defined by paragraph 134 of the NPPF in that the historic environment will remain largely legible and understood but due to the conversion works, demolition/removal of historic fabric and extensions, historical features will be lost.

It is considered that the proposed development suitably mitigates against this low level harm that would arise through the public benefits to be derived from the high quality restoration of the buildings and the preservation and restoration of external features.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of Listed Building, as required by virtue of S72 of the Listed Buildings Act, any harm caused by the proposed development 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 addition for the reasons set out above it is considered that the proposed development has been designed with regard to sustaining and enhancing the significance Listed Building and would make a positive contribution to local character and distinctiveness and therefore meets with the requirements of paragraph 131 of the NPPF.

Indeed, it is considered that the proposal makes a positive contribution to the setting of the Listed Building thereby better revealing its significance (as directed by paragraph 137 of the NPPF and S72 of the Act).

It is therefore concluded that the proposal complies with policy EN3 and saved policies DC18 and DC19 of the UDP in that the development will broadly enhance

the historic environment and where there is a degree of harm this is outweighed by the overriding positive impacts this development will bring.

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

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

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the alteration to the Listed Buildings in particular partitions, removal and alteration of historic fabric.

Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of the roof top extension and window openings. The proposal is considered to be acceptable and therefore determined within a timely manner.

Reason for recommendation

Conditions to be attached to the decision

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

Reason - Required to be imposed pursuant to Section 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:

Drawings

AA6336 2001 Rev B, AA6336 2100 Rev, AA6336 2101 Rev B, AA6336 2102 Rev B, AA6336 2103 Rev B, AA6336 2104 Rev B, AA6336 2105 Rev B, AA6336 2150 Rev B, AA6336 2151 Rev B, AA6336 2152 Rev B, AA6336 2153 Rev B, AA6336 2154 Rev A, AA6336 2155 Rev B, AA6336 2156 Rev B, AA6336 2201 Rev B, AA6336 2202 Rev B, AA6336 2203 Rev B, AA6336 2204 Rev B, AA6336 2206 Rev C, AA6336 2207 Rev B, AA6336 2208 Rev B, AA6336 2254 Rev A, AA6336 2255 Rev C, AA6336 2256 Rev C, AA6336 2270 Rev B, AA6336 2271 Rev B, AA6336 2272 Rev B, AA6336 2301 Rev C, AA6336 2302 Rev C, AA6336 2303 Rev C, AA6336 2304 Rev C, AA6336 2351 Rev C and AA6336 2352 Rev C stamped as received by the City Council, as Local Planning Authority, on the 12 May 2017

AA6336 2200 Rev D, AA6336 2205 Rev D, AA6336 2250 Rev H, AA6336 2251 Rev K, AA6336 2252 Rev D, AA6336 2253 Rev D, AA6336 2300 Rev E, AA6336 2305 Rev C, AA6336 2350 Rev D and AA6336 2353 Rev D stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017

Supporting Information

Planning statement prepared by Deloitte, Heritage statement prepared by KM Heritage and Design and Access statement stamped as received by the City Council, as Local planning Authority, on the 5 May 2017

Email from Mel Wilson dated 11 July 2017

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of the development, a programme of recording features, fixtures, fittings and any other items of interest, in situ, at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works to the Listed Building hereby approved shall not be undertaken until the recording works have been completed in accordance with this programme of works. For the avoidance of doubt the programme of works shall cover the following:

(a) A programme and methodology for the recording of any internal and external features/fixtures/fittings/structures, in situ.

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

- Time scale for the submission and approval of the details prior to the commencement of the works;
- analysis of the site investigation records and a scheme/strategy for the features to be incorporated into the development;
- production of a final report on the significance of the historical interest represented.

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

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

Reason - To investigate the historical interest of the site and record and preserve any remains of historical interest, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

4) Prior to the commencement to the removal of the internal core of the building, (a) 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, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

(b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the development.

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) Prior to the commencement of works associated with the removal of the internal core of the building, a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this method statement shall detail how the internal fabric of the building will be removed and the impact on the fabric of the Listed Building minimised and repaired/reinstated. The removal of the modern fabric shall be carried out in accordance with this method.

Reason – To ensure there is no resulting harm to the Listed Structure in the removal of the internal structure pursuant to policy EN3 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the demolition works associated with the 1960s extensions and staircase to Jersey Street as indicated on drawing AA6336 2353 Rev D stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017, a detailed method statement and specification for the demolition, alteration and repair of the exterior of the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the extensions and staircase building to avoid damaged to the historic fabric. The demolition must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Reason – To ensure that the demolition is done so in a manner which does not harm the fabric of the Listed Building which abut it and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed

Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the blocking up of the tunnels to connecting the listed building to the Murray Mills complex, a detailed method statement shall be submitted for approval in writing to the City Council, as Local Planning Authority. This statement shall include details of how the work will be undertaken in order to minimise any harm to the historic fabric and evidence that the openings were present within the building.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that the work done so in a manner which does not harm the fabric of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of work associated with the fire escape doors, creation of openings and any other elevational alterations to the Radium Street elevation to create windows/doors as indicated on drawings AA6336 2350 Rev D and AA6336 2250 Rev H stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017 a detailed method statement associated with the removal, alteration and repair/reinstatement of this elevation shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the method statement shall include appropriate elevations, sections, materials and specifications.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) Prior to the works to repair, clean and expose the brick work to the internal elevations of the façade of the Listed Building (including lining of windows were appropriate) a detailed method statement for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and reveal as much as the internal façade of the Listed Building as possible pursuant to

policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the removal of the internal fire escape doors to the existing stair core on Jersey Street, a detailed method statement for their removal, repair and reinstatement of the historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. This method statement shall also include a strategy for the re-use of a specified number of the doors within the future use of the building including location and timescale for re-instatement.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and reveal as much as the internal façade of the Listed Building as possible pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the commencement of repair and cleaning works to the exterior masonry, decorative stone work and sills of the development a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, pinning, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and sills and other materials wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the commencement of works to remove, repair and reinstate and rainwater goods, a detailed method statement, specification and repair strategy for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal, repair and reinstatement of the rainwater, shall be carried out in accordance with this method statement.

Reason – To ensure there is no resulting harm to the Listed Structure from the removal of the existing rainwater good and to ensure the proposed goods are

suitable and appropriate for the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012)

13) Notwithstanding drawings AA6336 2350 Rev D AA6336 2250 Rev H stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017, prior to the alteration to the boundary treatment to Radium Street/Jersey Street, a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall include method for the alteration, removal and repair of the existing wall and details of how the new boundary treatment shall be fixed to the historic fabric.

The removal, repair and reinstatement of the boundary treatment, shall be carried out in accordance with this method statement.

Reason – To ensure there is no resulting harm to the Listed Structure from the removal and reinstatement of the boundary wall and that all works are appropriate in the interest of visual amenity in a Conservation Area pursuant to policy EN3 of the Manchester Core Strategy (2012)

14) Prior to the commencement of works associated with the roof top extension/parapet railings a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of the junction and method of fixing to the Listed Building. The approved details shall be implemented as part of the development. Should any parts of the Listed Building become damaged as a consequence of the extension/alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason – To ensure the extension ties in appropriately to the fabric of the Listed Building and that any damaged to the building which result as a consequence is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to the commencement of works associated with the installation of any new windows and doors in the development, a detailed method statement and specification (including sections) for the installation of the windows and doors, including any alteration and repair works, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason – To ensure that the proposed windows/doors are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

16) Prior to the commencement of work associated with the repair of the external and external cast iron work/features (including fire escape brackets) a details method statement for their repair and reinstatement shall be submitted for approval in writing by the City Council, as Local Planning Authority. .

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

17) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV), detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed Building and is attached appropriately to the building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the commencement of works associated with the installation of the new floors, partitions and ceilings where they are to abut/fix the internal historic fabric a detailed method statement and specification (including sections, elevations and materials) in association with the installation works (including the removal, alteration and repair of the historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

19) Prior to the commencement of works to the external yard as indicated on drawing AA6336 220 Rev D stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017, a detailed method statement and specification for the alteration, repair and creation of hard landscaping within the yard shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented as part of the development and shall be completed prior to the first occupation of the development.

Reason – To ensure that the alteration works to the yard are appropriate in order to minimise any harm the historic fabric of the site pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

20) Prior to the installation of the railings to the ground floor windows to Bengal Street as indicated on drawing AA6336 2252 Rev D stamped as received by the City Council, as Local Planning Authority, on the 11 July 2017, a detailed method statement for the securing and inserting of the railings into the historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. The work shall then be carried out in accordance with the approved method statement.

Reason – To ensure that the works are appropriate in order to minimise any harm the historic fabric of the site pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

21) Prior to any works to remove, repair/reinstate and alter the historic fabric of the building (and which is not covered by any other planning condition), prior to the commencement of the works, a detailed method statement and specification for the removal, alteration, repair and reinstatement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage materials wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that the works are appropriate in order to minimise any harm the historic fabric of the site pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

Informative

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the Murray complex and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and will require Listed Building Consent. Discussions should be held with the City Council, as Local Planning Authority, in this regard at the earliest opportunity.

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: 116301/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:

Historic England (North West)
Greater Manchester Archaeological Advisory Service
Twentieth Century Society
Ancient Monuments Society
Council For British Archaeology
Georgian Group
Society For The Protection Of Ancient Buildings
Victorian Society

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer :	Jennifer Atkinson
Telephone number :	0161 234 4517
Email :	j.atkinson@manchester.gov.uk



 Application site boundary  Neighbour notification
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