

Application Number	Date of Appln	Committee Date	Ward
116189/FO/2017	8th May 2017	27th Jul 2017	City Centre Ward

Proposal Demolition of an existing building and construction of a 20 storey building (and basement) comprising a 328 bedroom hotel (Use Class C1) (with ancillary food and drink uses) on ground floor to 8th floor and a 262 bedroom apart-hotel (Class C1) with ancillary reception area, food and drink uses and staff facilities on floors 9-20.

Location 3 St Peters Square (formally Peterloo House), Manchester, M1 4LF

Applicant Mr Andrew Lavin , Property Alliance Group, C/o Agent

Agent Mr Neil Lucas, HOW Planning, 40 Peter Street, Manchester, M2 5GP,

Description

The Site

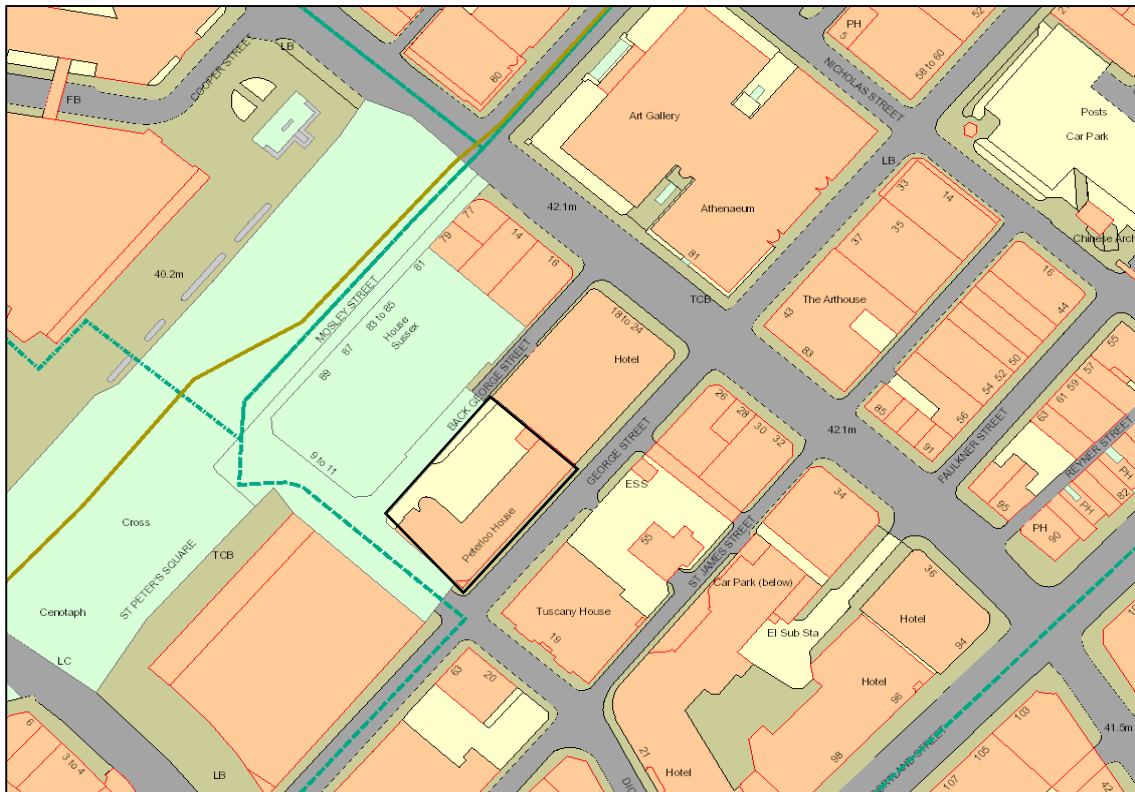
The site is 0.12 hectares in size and located in Manchester city centre. It is bounded by George Street, Dickinson Street, St Peter's Square and Back George Street.

Located in the George Street Conservation Area and next to the St Peter's Square Conservation Area, the site forms part of the Civic Quarter Regeneration Framework area, a major regeneration priority for the City Council.

There are no listed buildings on the site, but there are several nearby including the Grade II listed Princess Buildings (which includes 72-76 George Street next to the site boundary), Manchester Town Hall and Town Hall Extension (Grade I and II* respectively), Manchester Central Library (Grade II*) and the City Art Gallery and Athenaeum (Grade I and II*).

The site is currently home to a seven storey office building called Peterloo House and private car park. The building is a concrete and grey brick clad structure built in the 1970s and has been vacant for a number of years.

Planning permission for the demolition of the existing building and erection of a 12 storey office building was granted in 2014 (ref: 106179/FO/2014/C2) and expired earlier this year. A planning application for the construction of a 20-storey building comprising a 328-bedroom hotel and 108 apartments (115294/FO/2017), was withdrawn in May 2017.



Application Red Line Boundary



The Site and Peterloo House as seen from St Peter's Square

The Application

The application proposes the demolition of a seven storey office building and the erection of a 20 storey building and a basement. It would have a 328 bedroom hotel (Use Class C1) with ancillary food and drink uses on the ground to eighth floors and a 262 bedroom apart-hotel (Class C1) with ancillary reception area, food and drink uses and staff facilities on floors nine to 20.

The main hotel entrance would be on Dickinson Street facing onto St Peter's Square with the entrance to the apart-hotel at the corner of Dickinson Street and George Street. No car parking is proposed and guests could use multi-storey car parks or existing pay and display on-street car parking near the site. Cycle parking would be provided in the basement and the ground floor, accessed from George Street via a stair and lift access.

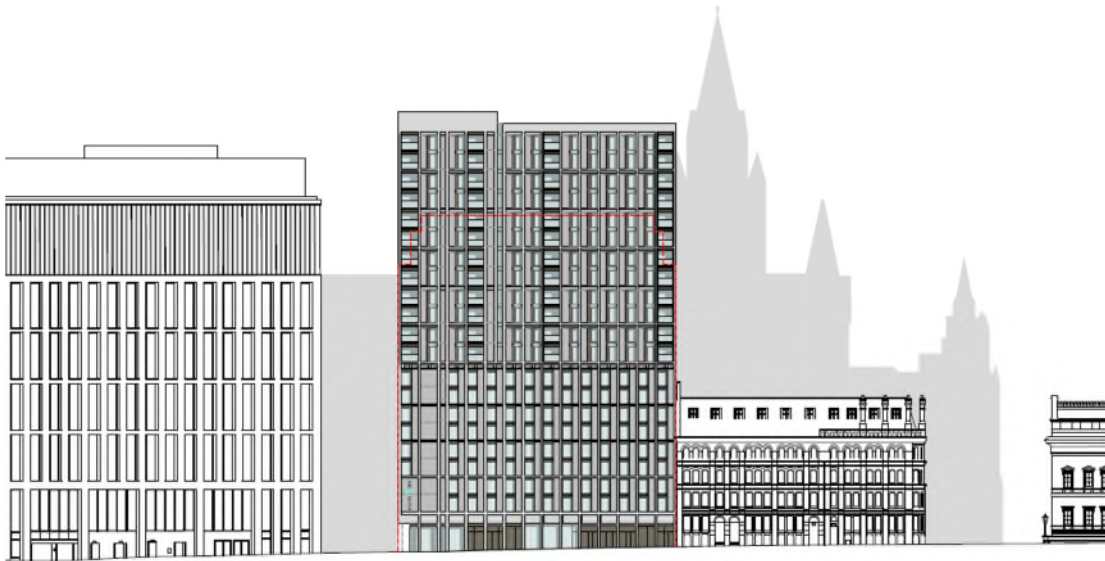
The hotel rooms would be accessed via the primary central core lift and staircase. A secondary stair and service lift would be located along the party wall elevation. The majority of these rooms would face onto Back George Street, St. Peter's Square and George Street.

The apart-hotel would comprise studio, one and two bedroom apartments. It would form an 'L' shaped block with main frontages on George Street and Dickinson Street/St. Peter's Square. A narrow gable end elevation would abut the adjacent party wall and reduce the impact of the massing on the listed building especially when viewed from Princess Street. A similar narrow gable elevation faces onto Back George Street.



Proposed View from Princess Street

The two components of the building would be expressed differently and would present two distinct masses. This would clearly express the different functions and help to break down the overall mass.



Proposed George Street Elevation



***View from St Peter's Square (without 2 St Peter's Square) showing
Back George Street and Dickinson Street elevations***



Proposed View from St Peter's Square

The elevations would adopt a modern interpretation of a classical grid. The main material would be pre-cast concrete similar to the modern buildings in the Square. It would incorporate a rhythm of vertical and horizontal concrete ribs providing the illusion of a delicate filigree overlaid on a simple rectangular box.



Proposed Detail View of Facade

Flush openings are proposed from floors one to eight with a clear shadow gap to maintain the skeletal expression of the structure. From the ninth floor upward, deeper reveals would emphasise this structure and express the change in accommodation at these levels. There would be floor to ceiling height glazing throughout all openings.

At ground floor level facing St Peter's Square, the glazing line would be set back to produce a colonnade and emphasise the importance of this main facade. The ground floor would be overlarge and re-inforce its importance as an active frontage facing the streets.

Textured concrete infill panels would be provided between the skeletal openings, which would soften the building appearance and relate to the historic fabric of the area. Branded signage would be integrated into the building design.

The application site and its redevelopment is a crucial component of the overall transformation of St Peter's Square. The newly pedestrianised section of Dickinson Street to Back George Street (and the site) and resurfaced roadway to George Street are, at the time of writing, nearly complete and will provide a high quality link to St Peter's Square.



***Looking North East towards Proposed Apart-hotel Entrance
at Corner of George Street and Dickinson Street***

Servicing and Waste Management

The development would be serviced on-street from George Street with separate servicing and refuse doors for each use. General servicing would be quite modest and characterised by limited frequency, short stay service events. The likely hotel service requirements would typically involve daily linen in a small rigid lorry, food and drink delivery in a long wheelbase van with two to four deliveries per week and refuse collection weekly.

The Aparthotel would involve daily linen, refuse collection three times per week, housekeeping up to three deliveries per week, security two per week, vending machine re-supply one per week and stationery one per week.

Overall, this would be relatively frequency with around three to four short stay service movements per day and could be undertaken via direct on-street servicing at the site within existing TRO's.

Benefits of the Proposed Scheme

The proposed scheme would deliver a number of key economic and social benefits:

Construction Phase

- Significant job creation would be created during the construction phase and an increase in spend in the local community through construction workers. The jobs would span a range of sectors and skill requirements, with a large proportion likely to be taken by younger people.
- Investment in construction expenditure of approximately £50 million.
- 150 gross direct full time equivalent (FTE) jobs supported annually over the assumed 33 month construction period.
- 115 direct net additional FTE jobs supported across Greater Manchester during the assumed 33 month construction period.
- A further 35 FTE indirect/induced jobs supported across Greater Manchester during the build period.
- A total contribution of £8.7 million net additional GVA to the Greater Manchester economy through investment in construction, of which £3.9 million could be local to Manchester.

Operational 'Lifetime' Phase

- The proposal would help to further expand and diversify the supply of hotel rooms/ aparthotel rooms within the City Centre, enabling the continued growth of the tourism industry and business sectors in Manchester;
- The proposed Motel One hotel has the potential to generate 109 direct gross FTE jobs on-site when it is complete and occupied.
- The proposed apart-hotel has the potential to generate 55-60 direct gross FTE jobs on-site when it is complete and occupied.
- The proposed Motel One could accommodate an estimated 95,800 visitors per year, generating visitor expenditure of £7.2 million per annum.
- The proposed StayCity could accommodate an estimated 200,000 visitors per year, generating visitor expenditure of £10 million per annum.

The proposed scheme would support the creation of a strong, vibrant and healthy community. In particular, it would:

- Give rise to a substantial influx of new visitors (300,000 per annum approx.) to this part of the City Centre, who would undoubtedly increase expenditure in local economy and in particular, in the independent cafés, bars, restaurants and shops located close to the site;
- Assist in establishing St Peter's Square as a new world-class public space, contributing towards strengthening the commercial positioning of St Peter's Square; and

- Stimulate the next phase of growth of the city centre economy, promoting regeneration in other areas of the city centre and beyond.

The proposed scheme would add to the current City Centre hotel offer, complementing other hotels and increasing choice by providing good quality accommodation which would be attractive to a mix of business and leisure customers (from both the UK and overseas). It would also reinforce the presence of two established hotel brands in Manchester, helping to signal the city's importance to visitors and investors.

Application Documents

The application is supported by the following documents:

- Application Forms by HOW
- Supporting Planning Statement HOW
- Statement of Community Involvement HOW
- Tall Buildings Assessment by HOW
- Design and Access Statement by Stephenson Studio
- Environmental Statement Covering Daylight/ Sunlight and Heritage by HOW
- Motel One Waste Management Strategy by Leach Rhodes Walker
- Apart-hotel Waste Management Strategy Watergrove Ltd.
- Transport Statement by Axis
- Travel Plan on behalf of Motel One by Axis
- Travel Plan on behalf of Staycity Axis
- Environmental Standards Statement by Watergrove Ltd
- Outline Energy Statement by Compass Energy
- TV Reception Survey by SCS
- Ecological Assessment and Bat Inspection by Penny Anderson Associates
- Ventilation Strategy Report by Compass Energy
- Crime Impact Statement by Design for Security
- Phase 1 Geo Environmental Site Assessment by E3P
- Air Quality Assessment by Redmore Environmental
- Archaeological Desk Based Assessment by CgMs
- Flood Risk Statement by WSP
- Drainage Strategy by WSP

Land Interest

The City Council has a land interest in the site as the land edged red includes areas of public footway. Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land interest.

Environmental Impact Assessment (EIA)

This development constitutes EIA development and an Environmental Statement has been submitted. A scoping exercise was undertaken by the applicant's team to determine which topic areas may have the potential to generate significant environmental effects. The scope of the ES was based on a wide range of technical assessment work undertaken in order to identify any potential environmental effects and define an appropriate scope for the EIA.

The two environmental topics that were identified through the scoping process as requiring further assessment (as part of the EIA) were Built Heritage and Daylight and Sunlight.

The cumulative effects associated with recently consented planning applications at the former Odeon Cinema site (Planning Ref: 102859/FO/2013/C2) and 55 Portland Street (Planning Ref: 110167/FO/2015/C2) have been considered in respect of the scoped-in technical studies.

Consultations

Publicity

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

13 individual letters have been received, raising the following issues.

Design

- Excessive height of the building, the proposed development is eight stories higher than surrounding buildings which would result in over-crowding
- Proposed building would be adjoined to a listed building and is not in keeping with the surrounding buildings
- A 20 story development would entirely overshadow Tuscany House, St Peters Square, The Central Library and Town Hall and the adjacent buildings. This increase in height is out of keeping with even the most recent developments and unreasonable.
- My only objection to this proposal, is the blank walls which would be seen by many people walking along Mosley Street - get some windows or grid inset patterns to give it more interest to those blank walls.
- The height is fine and the cladding blends in well with 1 and 2 SPS
- This development would dominate the view from the Town Hall and Art Gallery with terrible blank unglazed walls.
- If an inferior budget building needs to fill a plot behind then it should be no higher than 2 and 3 St Peter's square. If it is to be taller and therefore more prominent then it needs to be constructed to a similar standard to the other buildings, with glazed areas all the way to the top and higher quality materials (e.g. terracotta or stone style cladding) than currently presented in these plans.

- This development in its current form would detract from a series of Grade 2, Grade 2* and Grade 1 listed buildings and negatively impact a conservation area and therefore should be rejected in planning in its current form without substantial amendments.
- Could be a much better design - no objection to materials or height, just massing and form.
- Huge swathes of blank concrete should not be allowed in this day and age - a few tweaks here and there could really improve the design i.e keel as a complete oblong cuboid from top to bottom. More windows on the 'blank elevations' and better proportioned windows.
- Object to amount of blank walls and surfaces - recent amendments have resulted in even further areas of blank walls.
- The sight lines towards St Peters Square from Mosley Street would be immensely damaged.
- Higher quality design is important in this area of Manchester.
- The architecture is of a poor standard, especially in regard to the new office buildings front St Peters. The blank wall and random windows are very bad.
- I hope Manchester can have better standards for the city centre and elsewhere.
- Is it possible that a proper architect could be asked to do this one, and not the schoolboy that has done this? The two new buildings in front of it would be spoiled.
- Abominable and hideous! It looks like something from the 1960s waiting to be demolished!
- Also completely ruins the newly built 2 St Peter's Square, especially when looking down Mosley Street as it looks like a random concrete slab added to the back of it! Old design was far better (although we have not seen a full 360 view)!
- The proposal of the building does not compliment or fit in with the existing buildings in St Peters Square - it would be a shame to have the current best buildings in Manchester soured by this design.
- Shocking aspects, blank walls, extremely poor looking building which looms morbidly over some fantastic old and new builds in St Peter's Square and the surrounding area. Don't reverse all your recent accomplishments.

Impacts on Neighbouring Streets and Properties

- Loss of privacy in my apartment due to the proposed building overlooking
- Loss of light due to the height of the building
- Further reduction in street parking spaces for Tuscany House
- Further restrictions on access to Tuscany House car park
- Potential disturbance from the proposed development both during the build period and its subsequent use.
- Noise, construction machinery traffic, light, food and other waste disposal
- 24/7 hotel operation next to a residential block with the attendant continual people and vehicle traffic

- The extraordinary height would create an extended period of construction in an area where residents and businesses have had to endure continuous building works for almost 5 years with apparent probability of something approaching 5 more years, furthermore these construction works have been highly disruptive with frequent and documented breaches of the planning regulations restricting work times and unsafe usage of the roadways in the area of Dickinson, St James and George St on a routine basis.
- Developments in the immediate area are office accommodation and the new proposal of hotel with food and drink usages would be disruptive for residents of the area introducing 24/7 foot fall and traffic where there was previously none and into an area where its residential nature, road infrastructure and design is ill suited to such use. Furthermore there is a considerable loss of privacy for a large number of the residents of Tuscany House who would be constantly overlooked by an enormous building occupied by a transient population (and uninhibited in their activities by the need to live with their neighbours on an ongoing basis).
- The extended period of construction, height and proposed use would negatively impact the quality of life and property value of residents of Tuscany House
- Lastly access to Tuscany House and its car parking and utilities must be maintained 24/7 in order for the building to remain habitable and safe it seems unlikely that present plans during and post construction have adequately considered this requirement, let alone the quality of life for the occupants and leaseholders of the building.
- It appears to me that Manchester City Council is progressing its plans to convert the area to commercial use buildings with disregard for residential nature of Tuscany House, its residents and value of their properties. Little has been done to provide facilities such as a play area or green space for the residents. It is intolerable that such limited amenities as currently exist are being eroded by MCC's eagerness to grant planning permission without proper consideration of the residential nature of Tuscany House.

Consultations

Environmental Health – No objections. Recommends conditions covering deliveries, fumes, construction management, hours, noise and risk assessment.

Highway Services - No objections. A number of comments have been raised in relation to Trip Generation, Site Accessibility, Parking, Drop off / Pick up, Vehicular Access, Cycle Parking, Travel Plan, Servicing and Refuse Collection, Event Management, Building Projection and Footway Provision and conditions relating to Highway issues are recommended.

MCC Flood Risk Management - Recommended conditions regarding foul and surface water drainage, and Sustainable Urban drainage Systems.

Greater Manchester Police - No objection. The proposed development should be designed and constructed in accordance with the recommendations contained within the Crime Impact Statement.

Historic England (North West) - No objection to the proposed demolition and replacement of the existing building on the site, which is of no heritage significance. Given the proximity of the new, taller buildings on the south side of St Peter's Square; the site's strategic location at the heart of the city's civic quarter close to a transport hub; and bearing in mind the indifferent quality of some of the post-war buildings in this part of the conservation area, we consider there is justification for a re-development at a somewhat larger scale.

As the site is to the rear of the new 12/13 storey buildings at No 1 & 2 St Peter's Square, the proposed building would not be prominent in views from the Square. There would be glimpse views of the building between the St Peter Square southern frontage, with the new building and surrounding spaces forming an extension to the civic quarter. Consequently, there would be minimal impact on the setting of the Town Hall, Extension and Library. Similarly there would be a small impact on the setting of the City Art Gallery and Athenaeum, although again we do not consider this to be harmful. The site is set well back from the Princess Street frontage, so while the building would appear in some views the impact would not be overly dominant or intrusive.

The contemporary architectural language proposed would complement the adjacent new buildings fronting the Square. However, the elevational changes from the previous scheme has resulted in a more pronounced horizontal break at level 9 which results in less verticality and more awkward proportions than before. Lowering this break by one storey to level 8, for example, would establish a visually more satisfying one third/two third proportion for the tower.

The gable elevation facing Princess Street is not entirely cohesive in composition and the loss of windows and detail increases the impact on the conservation area. A more generous height to the colonnade at the base to the building and more substantial columns would introduce more hierarchy, an important feature of buildings within the conservation area.

We consider this development would satisfy the statutory test, sustain and enhance the significance of conservation areas (NPPF, 131) and is a site where architectural innovation would be appropriate (NPPF, 58). In conclusion, this proposal would enhance a poor site within the conservation area, while having minimal impact on important listed buildings and spaces. While some design improvements could be made, the scheme is similar to the previous proposal and we have no objection.

Environment Agency - No objections. Recommended conditions relating to piling, ground remediation, Verification Report and contamination.

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

Transport For Greater Manchester - Metrolink has no comments.

Greater Manchester Ecology Unit - No objection. Recommends informatives covering bats and biodiversity enhancements.

Manchester Airport Safeguarding Officer - No objection. Proposed scheme does not conflict with any safeguarding criteria. No safeguarding objections.

National Air Traffic Safety (NATS) - Does not conflict with our safeguarding criteria. NATS has no safeguarding objection.

Neighbourhood Services (Trees) – no comments received.

Corporate Property – no comments received.

Parks Leisure and Events – no comments received.

Refuse and Sustainability – no comments received.

Travel Change Team – no comments received.

Strategic Development – no comments received.

Ward Councillors – no comments received.

City Centre Neighbourhood Team – no comments received.

City Centre Regeneration – no comments received.

GMAAS - no comments received.

GM Ecology - no comments received.

Greater Manchester Pedestrians Society - no comments received.

Wildlife Trust - no comments received.

Manchester Airport Planning Team - no comments received.

Civil Aviation Authority - no comments received.

Places Matter Design Panel – Comments were received on an earlier iteration of the proposal which have influenced the final form and revisions to this proposal.

They welcomed the manner in which the entrances wrapped around to George Street which would help to animate the tight urban grid. They considered the overall elevation to be rational and supported the expressed structure and quality infill but suggested a different resolution to the base of the building, the northern gable end,

and the proportions between the two distinct elements of the have resulted from working within the heights of the extant planning permission. The proposal has addressed these comments.

ISSUES

Relevant National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development".

This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that 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, 4, 7, 10, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy – emphasises the Government's commitment to securing economic growth, and that significant weight should be placed on the need to support it through the planning system. In particular, it identifies the need for Local Planning Authorities to support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.

The proposals would deliver 328 hotel rooms and 262 apart-hotel spaces in a highly sustainable location with easy access by foot to a range of services and facilities and has excellent access to all means of public transport. The scheme would create employment during construction along with permanent employment from the proposed offices and associated uses. It is estimated that approx. 170 full time equivalent jobs could be created.

Section 4 Promoting Sustainable Transport - The proposal is in a highly accessible location next to St Peter's Square Metrolink stop and in close proximity to railway stations and bus connections. The development would be sustainable and contribute to wider sustainability and health objectives and give people a real choice about how they travel.

Section 7 Requiring Good Design - The building would be high quality in terms of design, materials, appearance and its internal environment. It would be a high quality addition to the area and the city centre. The towers, podium and public realm would be of a high quality and would significantly contribute to the high quality of design in the area. The development would improve connections with local communities and be integrated into the natural and built environment.

Section 10 Meeting the challenge of climate change, flooding and coastal change - The site is in a highly sustainable location. The Environmental Standards Statement submitted with the application demonstrates that the development would accord with a wide range of principles intended to promote the responsible development of energy efficient buildings integrating sustainable technologies from conception, through feasibility, design and build stages and also in operation.

The proposal would incorporate energy saving strategies to limit the use of energy. The development would accord with a wide range of principles intended to promote the responsible development of an energy efficient building integrating sustainable technologies from conception, through feasibility, design and build stages and also in operation.

Section 11 Conserving and enhancing the natural environment - Information submitted has considered the potential risk of various forms of pollution, including ground conditions, air and water quality, noise and vibration, waste and biodiversity and has demonstrated that the application proposals would not have any significant adverse impacts in respect of pollution.

Section 12 - Conserving and Enhancing the Historic Environment - The proposals would not have an adverse impact on the character or appearance of the setting of listed buildings or nearby conservation areas and this is discussed later in the report.

In the NPPF, Paragraph 128 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

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

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

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

National Planning Practice Guidance (NPPG) (2014)

The NPPG stresses the importance of good design and that planning should drive up standards. Plan makers and decision takers should always seek to ensure high quality design through creating places, buildings or space that work well for everyone, look good, last well and would adapt to the need of future generations.

Relevant Local Policies

Greater Manchester Spatial Framework (2016)

The Greater Manchester Spatial Framework: Issues and Options document, prepared by the Greater Manchester Combined Authority (GMCA), was consulted on between November 2015 and January 2016. More recently, a draft version of the Greater Manchester Spatial Framework was released for consultation, which closed on 23 December 2016.

Manchester Core Strategy (2012)

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. The Core strategy identifies Manchester City Centre would be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality living.

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

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

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

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

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

S06. Environment - The development would be consistent with the aim of seeking to protect and enhance both the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; and, ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - This sets out the key special principles which would guide the strategy. Development in all parts of the City should *“make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents; considering the needs of all members of the community regardless ofdisability; and, protect and enhance the built and natural environment”*

The development would be highly sustainable and would deliver high quality City Centre homes alongside economic and commercial development within the Regional Centre. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution to neighbourhoods of choice by: enhancing the built and natural environment; creating a well-designed place that would enhance and create character; re-using previously developed land; and reducing the need to travel.

Policy CC1 - Primary Economic Development Focus (City Centre and Fringe) - The proposed development would assist tourism and demonstrate confidence in the economic future of Manchester and the region.

Policy CC4 - Visitors, Tourist, Culture and Leisure - Hotels will become an increasingly important use across the City. Hotel development which contributes to the quality of the City Centre hotel offer would be supported. The proposals include 328 hotel rooms and a 262 bed apart-hotel and this would contribute positively towards meeting the objectives of Policy CC4.

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

Policy CC6 City Centre High Density Development – This is a high density proposal that would maximise the efficient use of land. The scale, massing and height of development is appropriate and would deliver a high density hotel and apart hotel scheme.

Policy CC7 Mixed Use Development – The proposal would diversify activity within the area and contribute to the provision of an appropriate mix of uses in the area.

Policy CC8 Change and Renewal – The development would contribute to the City Centre's role in terms of employment and improve the accessibility and legibility of the Centre. The impact of the proposal on the City's heritage and character is set out below.

Policy CC9 – Design and Heritage - A full Heritage Statement has been prepared and submitted as part of the planning application. This provides an assessment of significance of the site and provides an impact assessment of the effect of the proposals on the setting of adjoining heritage assets and the character of the Conservation Area as a whole. The proposed scheme would have a high standard of design and materials appropriate to its context and the character of the area.

Policy CC10 – A Place for Everyone - Apart-hotel rooms and hotel rooms cater for different visitor types. The development would be fully inclusive with step-free access. All floors above ground level would be accessed via lift as well as stairs. The design has been developed to provide a simple and clear layout which is easy to use for all regardless of disability, age or gender.

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

Policy T2 - Accessible Areas of Opportunity and Need - The application is supported by a Transport Assessment and Travel Plan Framework. The site is extremely accessible by a range of sustainable public transport modes, including the Metrolink and bus services. The site is also within easy walking distance of the main railway stations in Manchester.

Policy EN1- Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of this area and the overall image of Manchester. The design responds positively at street level and would create a significant new building in the Civic Quarter.

Policy EN2 – Tall Buildings - Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and / or which significantly change the skyline. Proposals for tall buildings would be supported where it can be demonstrated that they:

- are of excellent design quality;
- are appropriately located;
- contribute positively to sustainability;
- contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and
- would bring significant regeneration benefits.

A fundamental design objective is to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including its skyline and approach views. Suitable locations include sites within and immediately adjacent, to the City Centre, with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

The proposed scheme is of a high quality design and proposes a tall building which is appropriately located in its context. This was supported by both Historic England and the Places Matter Design Panel.

The Manchester Core Strategy and Civic Quarter Regeneration Framework support the development and regeneration this site as part of the ongoing improvement works to the area and St Peter's Square, as well as providing additional hotel beds for the City Centre in line with strategic priorities. These documents fully support the development and regeneration of the application site and are an important material consideration in the determination of this planning application. Furthermore, the proposed scheme provides an opportunity to regenerate a brownfield site with a high quality scheme in a key location, positively contributing to place making.

In terms of sustainability, the Environmental Standards Statement states that the site is well located in relation to a range of sustainable modes of transport, and that the proposed development would adopt sustainable methods of design and construction and would incorporate energy saving strategies to limit the use of energy.

Overall, the proposed development would positively contribute and support the aims of the Core Strategy policy on Tall Buildings and is in full accordance Policy EN2.

Policy EN3 Heritage – The development would support the Council in preserving or enhancing the historic environment, the character, setting and accessibility of areas of acknowledged importance.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development – The development would follow the principle of the Energy Hierarchy to reduce the need for energy through design features that provide passive heating, natural lighting and cooling, that use efficient features such as improved insulation and glazing and meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – Applications for all development over 1,000 sq. m. would be expected as a minimum to meet the targets set out in this policy, unless this can be shown to be not viable. This should be demonstrated through an energy statement. The energy statement would be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development

Policy EN14 Flood Risk - In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

Policy EN16 - Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN17- Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN18 - Contaminated Land and Ground Stability - A desk study which considers ground contamination issues has been submitted with the application.

Policy EN19 Waste - The development would be consistent with the principles of waste hierarchy. In addition the application is accompanied by two Waste Management Strategies which detail measures that would be undertaken to minimise the production of waste both during construction and operation.

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

Policy DM1 Development Management - This sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- That development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes;
- Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered full, later in this report.

Saved UDP Policies

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

Policy DC17.1. Telecommunications – This places restrictions on telecommunications equipment.

Policy DC18.1. Conservation Areas. - The impact of the development on the development is within the St Peter's Square Conservation Area is set out below.

Policy DC19.1 Listed Buildings - There are no listed buildings within the application site, but the development would affect the setting of a number of listed buildings and this is addressed below.

Policy DC20.1 Archaeology - An archaeological desk based assessment has been carried out for the site. It is considered that the development would not have an impact on any potentially significant remains on the site.

Policy DC26.1 Development and Noise - This details how the development management process would be used to reduce the impact of noise on people living and working in the City and which states that this would include consideration of the impact that development proposals which are likely to be generators of noise would have on amenity, and the implications of new development being exposed to existing noise sources.

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

Policy DC26.4 Development and Noise – Where existing noise sources might result in an adverse impact upon a proposed new development, the Council would require the applicant to provide an assessment of the likely impact and the measures proposed to satisfactorily deal with it.

Policy DC26.5 Development and Noise - This states that the Council would control noise levels by requiring, where necessary, high levels of noise insulation in new development, as well as noise barriers where this is appropriate.

Relevant National Policy

Other Relevant Guidance

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

Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

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

It goes on to state that developments that remain flexible and allow for new users and functions to take over would be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing buildings for a range of new uses is encouraged, ensuring that proposals are fully accessible for disabled people.

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

The proposed uses, and the design of the proposed scheme, would ensure flexibility in providing differing activities would be fully compatible with the Guide.

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 would 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.

City Centre Strategic Plan (2015-2018)

The City Centre Strategic Plan was endorsed by Manchester City Council in 2016. It provides an update on what has been achieved since the 2009-2012 Plan. It updates the vision for the city centre, direction of travel and key priorities and the partnerships in place to deliver those priorities.

Hotels

There has been huge investment in the hotel offer in recent years. At the time of the Plan (Spring 2016), 23 hotels and serviced apartments had opened within the city centre since 2010. A further seven hotel / serviced apartments are currently under construction, five are due to start on site and four hotel / serviced apartments are in the development pipeline for the next few years.

With annual occupancy rates at 80% during 2015, hotel occupancy within the city centre has reached its highest rate. These elevated occupancy levels have been achieved within the context of a 71% increase in the total number of hotel rooms within the city centre over the last 10 years. Over this period, the number of rooms rose from 4,990 in 2006 to 8,550 in 2015.

In order to meet the continued growth in demand for accommodation as a result of Greater Manchester's buoyant visitor economy, a further 1,570 rooms are confirmed to open in the next few years. This demonstrates an increase of 18% on current levels, with the vast majority of these being delivered by the end of 2017.

Civic Quarter

At the heart of the Central Business District, Manchester's Civic Quarter (based around St Peter's Square) is pivotal to the next phase of growth of the city centre economy. It is one of the most significant areas of open space within the city centre,

characterised by one of the finest collections of historic and modern civic, cultural and commercial buildings in the UK. It is also a major gateway and a key arrival point to the city centre.

The redevelopment around St Peter's Square is driven in response to the city centre's need for Grade A office space, which has seen constrained levels of growth.

The redevelopment has focused on creating the opportunity for significant additional, high quality commercial floor space to enhance the magnificent location of the city's key heritage assets. The Plan highlights the increased take up of commercial space and developers responding to increasing levels of demand. Continuing to address this issue will increase the city centre's attractiveness as a business location.

The Plan states that other developments, including the Peterloo House site, will all add to the supply and diversity of the commercial offer in this part of the city centre.

Greater Manchester Destination Management Plan: The Visitor Economy Action Plan (2014 – 2017)

This plan identifies, as a key action, the need to support opportunities to develop the range and volume of visitor products and services, including new hotel developments in order to meet the Plans wider objectives of increasing staying visitor numbers from 9.6m to 10.6m and improve the economic impact of business tourism to Greater Manchester.

Tourism is a critical part of the economy for the Greater Manchester city region. Recent estimates indicate that tourism in Greater Manchester generates in the order of £6.6 billion a year for the local economy and supports nearly 84,000 full time jobs.

The growth of tourism has been underpinned by new developments in the conurbation including sporting facilities (e.g. Sportcity and the redeveloped Emirates Old Trafford), cultural attractions (e.g. HOME, the National Football Museum, the People's History Museum and the Imperial War Museum), a thriving media sector (e.g. MEDIACITYUK) and improvements in the City Centre's retail offer (Manchester Arndale is now the UK's largest inner city shopping mall), which have all strengthened Manchester's reputation. The growth of tourism in the city is reflected in that Manchester Airport is now considered the 20th busiest airport in Europe.

Civic Quarter Regeneration Framework (2009)

Civic Quarter Regeneration Framework (2009), which includes the site within its remit, refers to the area around St Peter's Square being brought forward as market demand aligns with the strategy for delivering hotel development in this City Centre location. The documents notes that: *"the City Council has identified Manchester Central and the Civic Quarter as pivotal to the next phase of growth of the city centre economy. To remain internationally competitive, the city centre must respond to the demands of new investment markets, and keep ahead of changes in demand from occupiers for new workspace and new working environments."*

Peterloo House is specifically identified as in urgent need of redevelopment. The historic permission for office accommodation is noted, however this is likely to be due to the site's planning status at the time of the Framework's production. The Framework does however identify a need for additional hotel accommodation to support and diversify the principal commercial function of the area.

The Framework has since been updated by Ian Simpson Architects (September 2012) and a draft version has previously been endorsed by Manchester City Council's Executive Committee. The updated Framework is supportive of the development and regeneration of the application site, noting an opportunity to increase its visibility and profile through environmental improvements. The application proposals have been formulated in the context of the Framework and the updated Framework for Regeneration.

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 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.

CONSERVATION AREA DECLARATION

George Street Conservation Area

George Street Conservation Area is located in the heart of Manchester city centre and is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street,

George Street and Dickinson Street. The area was designated in June 1985 and effectively consolidated several conservation areas by linking those of Whitworth Street, St Peter's Square, Albert Square and Upper King Street.

It is principally a busy commercial district but the range of uses has recently expanded to include shops, restaurants, banks and housing. However, the area is best known as the location of Manchester's China Town.

George Street and its environs is an area of great commercial vitality and the desire is to see it prosper. The continued use of existing buildings will ensure that they do not fall into disrepair. Development of businesses will be encouraged and, where appropriate, modern building proposals will be given the freedom to develop as long as they do not detract from the existing quality of the built environment.

When proposals for new buildings are being considered, the character of existing buildings should be studied. The height, massing and materials of existing buildings should be respected, particularly as this is not an area where landmark buildings can be justified. Consequently, heights of between three and seven storeys, red/orange brick with sandstone dressings, vertically-proportioned window openings with deep reveals and an emphasis on corners of buildings, are all cues to the design of new buildings. Furthermore, all new building proposals should generally be to the back of pavement.

Most development proposals will require planning permission and even minor works may also require the prior approval of the City Council. Alterations to listed buildings will require Listed Building Consent. The City Centre Team will be willing to give advice on such matters, which should be sought at an early stage, as should advice on any demolition proposals in the conservation area.

As with all new development, new proposals are considered in their context. This may mean preparing designs which relate to an entire street, or to long vistas seen from the junction of two streets, rather than evolving a design which could be located anywhere in Manchester or indeed in any other city.

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

Regeneration is an important planning consideration. Over the past fifteen years, the City Council has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core, The Corridor, Manchester Central, the Northern Quarter, the Civic Quarter and Castlefield. This is an ongoing process and much remains to be done if the City Centre is to remain competitive.

Manchester City Centre is the primary economic driver in the City Region and crucial to its longer term economic success. It is essential therefore that the City Centre continues to grow and provide new homes and new commercial accommodation in order to deliver regeneration. The creation of a major new high quality hotel and aparthotel within the civic quarter would help to drive forward growth in the city centre and would therefore promote regeneration.

The Civic Quarter has and continues to be a focus for major public and private investment. This has included the development of Numbers 1 and 2 St Peter's Square delivering high quality, office accommodation, as well as the major public realm and Metrolink improvements around the square completed earlier this year.

The scheme represents an opportunity to redevelop a site which has been vacant for a number of years which would enhance the character of the wider Civic Quarter area and encourage increased activity on site. The estimated 300,000 visitors per annum to the hotel and apart-hotel would generate footfall, vitality and additional spending in the city centre. It is estimated that the development would create approximately 150 FTE construction jobs, 115 direct net additional FTE jobs, 35 indirect/induced FTE jobs and 170 FTE permanent jobs. A hotel would support the growth of the tourism and business tourism sectors throughout the city and would support the Council regeneration ambitions and priorities.

The proposed building design has evolved from an analysis of the historic context and urban morphology. It has also been influenced by consultation with key consultees. The site offers a number of design challenges, which include:

- completing the apparent gap in St Peter's Square;
- providing a positive contribution to the streetscape;
- contributing positively and sensitively to the existing urban grain; and
- providing a sympathetic response to the adjacent historic buildings.

The urban design benefit of this would be to reinforce the grid structure created around George Street, Princess Street, Back George Street and Dickinson Street, and provide active frontages and animation along these streets. Occupying the whole of the site also allows the building to be more pronounced on the approach from St Peter's Square.

A Heritage Statement submitted with the application identifies key views and assesses the impact of the proposed development upon these through a Visual Impact Assessment. It also evaluates the building in terms of its relationship to its site context. These impacts are discussed in more detail below.

The site is in the George Street Conservation Area and close to number of Grade I, Grade II* and Grade II listed buildings. The application submission also includes a Planning Statement that includes a Justification Statement in relation to policies within the NPPF.

The Heritage Statement and NPPF Justification Statement demonstrate that the proposals would not result in any significant harm to the setting of surrounding listed buildings and demonstrates that the proposal would preserve the character and significance of the Conservation Area and have a beneficial impact on the visual appearance of the surrounding area, thus ensuring compliance with local and national policies relating to Heritage Assets.

It is also noted that the quality and design of the proposed building would sustain the heritage value of the identified heritage assets.

Tall Buildings

One of the main issues to consider is whether the scale of the development is appropriate. At 20 storeys high, it is considered to be a tall building within its context and as such it has been assessed against Core Strategy Policies that relate to Tall Buildings and the criteria as set out in the Guidance on Tall Buildings Document published by English Heritage and CABE.

Historic England's Advice Note 4, 2015 updated the CABE and English Heritage Guidance published in 2007, responding to the National Planning Policy Framework and the increase in proposals for new tall buildings. The Advice Note identifies a series of steps that should be undertaken at pre-application for tall buildings which are addressed in the information submitted in support of the application.

The heritage assets potentially affected and the resulting key viewpoints to assess potential effects were discussed and agreed with Historic England. The scheme has also been the subject of a Places Matter! Design Review.

The following sections consider the proposed scheme against the Historic England guidance as follows:

- Assessment of context;
- Heritage Assessment;
- Architectural quality;
- Sustainable design and construction of the proposal;
- Credibility of the design;
- Contribution to public space and facilities;
- Effect on the local environment; and
- The provision of a well-designed, inclusive environment.

The proposal is within the George Street Conservation Area, located near to a number of Listed Buildings and has a physical interface to the Grade II listed building to the north. As such, the scheme has been developed to ensure that the relationship to these assets is an acceptable one. The application is supported by a Heritage Statement and Visual Impact Assessment.

Assessment of Context

The effect of the proposed scheme in terms of scale, height, urban grain, streetscape and built form, important views and effects on the skyline are important considerations. The site is within the George Street Conservation Area. There are five other conservation areas in close proximity: Albert Square, Deansgate / Peter Street; St Peter's Square, Upper King Street; and, Whitworth Street Conservation Area.

There are a number of adjacent listed buildings including the Princess Buildings, 63 George Street, 83 Princess Street, and 3-41 George Street (all Grade II Listed), the Town Hall Extension, Central Library, and Athenaeum building (all Grade II* Listed),

and the Grade I Listed Manchester City Art Gallery. The proximity of these designated heritage assets provide a context for the design.

Historic Environment

Effect on the Historic Context

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

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

Development decisions should also accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance. Of particular relevance to the consideration of this application are sections 132, 133 and 134.

A Visual Impact Assessment (VIA) has assessed where the proposal would be visible from and assesses the visual impact on the conservation area and the setting of listed buildings. The assessment uses the guidance and evaluation criteria set out in Historic England's "*Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*" (2015). It adapts the methodology outlined in their document, "*Seeing the History in the View: A Method for Assessing Heritage Significance within Views*" (May 2011).

The site is located in an area that has experienced considerable change as a result of ongoing redevelopment. With the exception of 63 George Street, all buildings along Dickinson Street are from the 1980s onwards. The existing building, Peterloo House, makes a negative contribution to the character and appearance of the George Street Conservation Area and has an adverse impact on the area.

The George Street Conservation Area has a dense urban grid and the alignment of the streets and enclosure would limit views of the proposal. The building would be experienced in distant oblique views along George Street from the north east and Dickinson Street from the south east. There are limited other areas within which the proposed scheme would be experienced, and a summary of the Views Assessment is set out below.

Verified Views

Five verified views were agreed with Historic England and the City Council to assess the visual impact the proposal scheme in heritage terms. These are:

- Viewpoint 1: from Mosley Street
- Viewpoint 2: from George Street

- Viewpoint 3: from St Peter's Square
- Viewpoint 4: from the junction of Princess Street / West Mosley Street
- Viewpoint 5: from the junction of Princess Street / Reyner Street



Views agreed with Historic England for Visual Impact Assessment

The potential effects have been assessed through a combination of desk study research and walkover surveys of the site and the surrounding area. The Assessment provides a comparison from key viewpoints of the potential visual impact on the conservation area and the setting of listed buildings to evaluate the baseline impact and the comparative visual impact that would result from the proposal, focusing on the identified heritage assets.



View 1: From Mosley Street

This view is from Mosley Street close to the junction with Booth Street looking south west towards the site and the proposed scheme is clearly visible. The Grade I listed City Art Gallery is in the foreground along Mosley Street which is set within a mixed content, largely surrounded by modern buildings to the west and north and more traditional buildings to the east and south. Further to the south west is the collection of taller modern buildings around St Peters Square.

The upper part of the proposal would be visible above the City Art Gallery. The design of the end elevation is simple in contrast to the 'tracery' of No. 2 St Peter's Square and it would not detract from the appreciation or significance of the listed buildings. The proposal would contribute to the wider evolving cityscape in this part of the City Centre. It is considered to have a neutral impact on its significance.



***View 2: From George Street
Looking South West towards the Application Site.***

This view is from within the George Street Conservation Area, along George Street close to the junction with Princess Street. The proposed scheme is clearly visible. With the new building instead of the 1970s office block, the proposed scheme would unify/re-instate the building line of Back George Street, Dickinson Street and George Street. It would contribute to the tight urban grain of this part of the conservation area.

The proposed simplicity and solidity of this elevation (with only vertically expressed openings), combined with the warm tone of the building, would complement the smooth stone of the Athenaeum. It would contrast positively with the horizontal emphasis, deep window openings, balustrade and decorative chimneys of Princess Buildings. The visual break proposed on the ninth floor would distinguish between the hotel and aparthotel uses within the building and help to reduce the perceived mass of the building.

The dense urban grid of the George Street Conservation Area limits the visibility of the proposed scheme. The proposals would not alter the appreciation of the special character and appearance of the conservation area.

While the building would be higher than adjacent listed buildings, it is not considered that this would compete or challenge their robust form and No.1 St Peters Square is already experienced behind the listed buildings. For these reasons it is considered that there would be a neutral effect on the listed building.



View 3: St Peter's Square from outside the Central Library.

This view is from the St Peter's Square Conservation Area and the proposal is partially visible within this view. It would be seen behind the two prominent contemporary buildings at 1 and 2 St Peter's Square and would form part of the wider backdrop of the St Peter's Square Conservation Area. The building would complement the height, form and materials of No. 1 and 2 St Peter's Square.

The proposal would result in a minor enhancement of the St Peter's Square Conservation Area and would complement the group of contemporary buildings and the relationship they have with the Square. It would largely be concealed from the Grade I listed Art Gallery and the Grade II* listed Central Library in this view and would not affect the setting and thereby significance of the listed buildings in the view. The overall effect on these assets would be neutral.



***View 4: From Princess Street / West Mosley Street
Looking South East towards the Application Site***

This view is from Princess Street at the junction with West Mosley Street. There are distant views in oblique angles of the upper floors of the proposal from various points along Princess Street at the junctions with Bow Street and Clarence Street. The building would be read as a distant element from as part of the backdrop of tall modern buildings that reinforce the evolving townscape in this part of the city centre.

At the junction of Princess Street and West Mosley Street, the proposal would be behind No. 2 St Peter's Square and would not be visible. This view would, therefore, not affect the setting or significance of the Grade II listed 14-16 Princess Street and the Grade II* listed War Memorial. The impact would be neutral.



***View 5: From Princess Street / Reyner Street
Looking North West towards the Application Site.***

The proposal would not be visible from this viewpoint and would not affect the setting or significance of the listed buildings in this view. The overall effect on these assets would be neutral.

The Heritage Statement concludes that the proposed scheme would result in a moderate beneficial effect on the George Street Conservation Area and a minor beneficial effect on the St Peter's Conservation Area. It is considered that the proposal would not adversely affect the understanding or appreciation of the Grade II, Grade II* or Grade I listed near the site or other heritage assets in the surrounding area, resulting in an overall neutral effect. Historic England consider that the proposal would have a minimal impact on important listed buildings and spaces.

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

For the reasons set out above, it is considered that notwithstanding the considerable weight that must be given to preserving the character and appearance of the nearby listed buildings and the character of the George Street and St Peters Square Conservation Areas, the proposal has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets and would make a positive

contribution to local character and distinctiveness and therefore meets with the requirements of paragraph 131 of the NPPF.

Architectural Quality

The Design and Access Statement provides details of the proposal and its context, the approach to architecture, and the quality of the new building. The proposed elevations have undergone further design development and refinement to address the feedback from Historic England.

Peterloo House would be demolished and replaced with an eight storey perimeter block with a 20 storey element on the Back George Street/ Dickinson Street corner. It would reinstate the historic building line on each street frontage with ground floor entrances and glazed elevations providing active frontages and animation along the streets. The highest part of the building would be 108 metres high.

The proposal contains two uses and the architectural composition presents them in the form of two masses. The site is adjacent to buildings that differ in height with the more modern buildings generally being taller. This difference in height adds richness to the streetscape and contributes to the skyline.

It would replace a building that detracts from the area and would contribute to the variety of building types in the area and have an acceptable relationship with surrounding and neighbouring buildings.

The elevations would be a modern interpretation of a classical grid and present a simple modern form. The treatment of the two principal activities in the building would be clearly expressed and the overall appearance would add richness to the streetscape and provide a positive contribution to the skyline. It would be constructed of pre-cast concrete which would incorporate vertical and horizontal concrete ribs providing the appearance of illusion of a filigree overlaid on a simple rectangular box.

Flush openings from the first to eighth floor would have a clear shadow gap to maintain the expression of the structure. From the ninth floor upwards, deeper reveals further emphasise this and contribute to the change in accommodation within the building. It is proposed to have floor to ceiling height glazing throughout all openings.

The glazing line would be set back fronting St Peter's Square to produce a colonnade and emphasise the importance of this main facade. The ground floor height would be increased substantially to add importance to the ground floor as an active frontage facing the streets.

The textured concrete infill panel within the smooth concrete framework of the building form would provide a subtle change and soften its overall appearance. The infill panels would also relate to the historical fabric of the area. A condition is proposed to ensure the materials are of the highest quality.

Branded signage would be integrated into the building design. Details of the proposed size, materials and colour would be dealt with by a planning condition.

Subject to high quality materials, finishes and, the new building would have the potential to enhance this part of the conservation area.

Sustainable Design and Construction

An Environmental Standards Statement provides a summary of the sustainability credentials associated with the proposal, together with the measures that would be taken in order to minimise energy consumption within the hotel. A Framework Travel Plan describes the measures that would be taken to promote the use of sustainable modes of transport.

The proposal would adopt sustainable methods of design and construction, would incorporate energy saving strategies to limit the use of energy. A BREEAM Pre-Assessment has been prepared in the Statement.

The design has been developed in consultation with a contractor from the outset. The design therefore reflects a scheme that is agreed, viable and deliverable. It is understood that funding for the scheme is secured and that there is a real commitment to deliver the development.

The proposals have been prepared by a client and design team that has experience of delivering high quality buildings in city centre locations and with a track record and capability to deliver a project of the highest quality.

Contribution to Public Space and Facilities

This site occupies a prominent location at the edge of St Peter's Square, but currently makes little contribution to the Square or the surrounding streetscape. This proposal to have a more meaningful relationship with the grid pattern of the surrounding area And would have a much stronger relationship with St Peter's Square.

Effect on the Local Environment

Provision of Well Designed Inclusive Environment

The proposal has been designed as a hotel and apart-hotel for defined end-users. There has been a collaborative approach to the architecture that relates to the surrounding context. The internal layouts would provide a well-designed environment for the future guests and management of the separate elements.

Transport

The site is extremely accessible to a variety of public and private transport modes. It is within close walking and cycling distance to a number of key services and facilities and St Peter's Square Metrolink tram stop is located immediately to the west of the site. Oxford Road Rail Station is approximately five minutes' away with Piccadilly station approx. ten minutes away. There are also a number of bus stops located along Princess Street and Portland Street.

The Transport Statement submitted with the application states that there would not be any significant increase in traffic levels as a result of the proposed scheme. It includes a Cycle Parking Management Strategy and Framework Travel Plans and sets out the measures that would be taken to promote the use of sustainable modes of transport.

The site is situated in a highly sustainable and accessible location. It has excellent accessibility for pedestrians and cyclists and has exceptional connections to public transport which supports a reduced reliance on private motor vehicles. The development would have no adverse impact on the surrounding highway network.

The proposal does not include parking but contract parking has been explored within the Travel Plan in order to minimise the demand for on-street parking. A Servicing Management Plan condition is proposed.

Environmental Issues

(a) Sunlight / Daylight

The nature of high density developments in City Centre locations does mean that amenity issues, such as daylight, sunlight and the proximity of buildings to one another have to be dealt with in an a manner that is appropriate to their context.

An assessment of daylight, sunlight and overshadowing has been undertaken. This measures the amount of daylight and sunlight that would be available to windows in a number of neighbouring buildings. The assessment makes reference to the *BRE Guide to Good Practice – Site Layout Planning for Daylight and Sunlight Second Edition BRE Guide (2011)*.

This assessment is not mandatory, but is generally accepted as the industry standard. It is used by local planning authorities as a guide to assist in terms of considering these impacts. The guidance does not have 'set' targets and is intended to be interpreted flexibly. It acknowledges that there is a need to take account of locational circumstances, such as a site being within a town or city centre where higher density development is expected and obstruction of natural light to existing buildings is sometimes inevitable.

The neighbouring properties at Tuscany House, 30 Princess Street and The Arthouse have been identified as being potentially being affected in terms of impact on current daylight and sunlight as a result of the proposed scheme.

The BRE Guide recommends that the cumulative impact of adjacent consented developments should be included as part of any daylight and sunlight assessments. The massing of 2 St Peter's Square, the adjacent office block nearing completion next to the site, is therefore part of the baseline massing.

Daylight Assessments

The BRE Guidelines provides methodologies for daylight assessment. The methodologies are progressive, and can comprise a series of three tests. The BRE

Guidance recommends that it is only necessary to progress to the next test, if the window/room does not pass the first test it was subjected to.

Firstly, the guidance advises an assessment of how much daylight can be received at the face of a window which is generally referred to as the Vertical Sky Component (or VSC). This is a measure of the percentage of the sky that is visible from the centre of a window. The less sky that can be seen from a window means that the daylight available would be less. Thus, the lower the VSC, the less well-lit the room would be. In order to achieve the daylight recommendations in the BRE, a window should attain a VSC of at least 27%.

A second assessment called 'Daylight Distribution' assesses how the light is cast into the room. It examines the parts of the room where there would be a direct sky view and the parts that would not have direct sky view. Daylight may be adversely affected if, after the development, the area in a room which can receive direct skylight is reduced to less than 0.8 times its former value. If it is reduced to less than 0.8, it would be noticeable to the occupants.

The BRE Guidance states that a reduction of VSC to a window more than 20% does not necessarily mean that the room served would be left inadequately lit; it means that there is a greater chance that the reduction in daylight would be more apparent to the occupier.

The third measure is called Average Daylight Factor (ADF). This assesses how much daylight comes into a room and its distribution within the room taking into account factors such as room size and layout. Considerations include:

- The net glazed area of the window in question;
- The total area of the room surfaces (ceiling, walls, floor and windows); and
- The angle of visible sky reaching the window(s) in question

In addition, the ADF method makes allowance for the average reflectance of the internal surfaces of the room. The criteria for ADF is taken from the British Standard 8206 part II which gives the following targets based on the room use: Bedroom is 1% ADF; Living Room is 1.5% ADF and; Kitchen is 2% ADF.

Where a room has multiple uses such as a living kitchen diner (LKD) or a studio apartment, the highest value is taken so in these cases the required ADF is 2%.

A key factor in relation to the second and third tests is that these tests assess daylight levels within a whole room rather than just that reaching an individual window. They are, therefore, a more accurate reflection of any overall daylight loss. The assessment submitted with this application has considered all three of the progressive tests for daylight assessment within the guidance.

It is noted that VSC levels diminish as building heights increase relative to the distance of separation. The BRE guide acknowledges that if a building stands close to a common boundary, a higher degree of obstruction may be unavoidable. This is common in city centre streets in particular.

As such, the adoption of the 'standard target values' is not the norm in a city centre. The BRE Guide recognises that different targets may be appropriate and encourages the setting of alternative targets values as a means of adjusting the low density targets intended for suburban locations. For this scheme in this higher density location, an alternative daylight target of 21.6% VSC has been used.

It is appropriate to establish a bespoke alternative daylight target for the neighbouring building known as Tuscany House. This neighbouring building is located in very close proximity to the proposed scheme and its George Street elevation contains windows that directly overlook the site. There is no merit in setting 21.6% VSC as an alternative target for the George Street windows of this neighbouring building, because such a VSC would not be achieved in the baseline condition and, on that basis, is not an objective alternative benchmark.

Appendix F of the BRE guidance confirms that it would be acceptable for the massing of an extant planning permission to be used in setting the alternative target. This is on the basis that the daylight and sunlight impacts of the consented development were considered appropriate/acceptable to justify the granting of planning permission.

The application site has had a seven storey office block (Peterloo House) on it since the 1970s. The building has been vacant for a number of years and there have been various redevelopment schemes for the site. The most recent consent was given in 2014 for three years to demolish the existing building, erect a 12 storey Grade "A" office block with car parking for 30 spaces, cycle parking for 41 spaces and associated minor works (106179/FO/2014/C2). The baseline situation against which the sunlight, daylight and overshadowing impacts has been measured is the above consent.

Potential Impacts

The impacts of the development within this context are set out below.

Tuscany House

- It is estimated that 18 windows (26%) would experience a reduction in extant VSC values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the building occupants. This extra over impact can therefore be categorised as negligible and non-significant.
- 28 windows (40%) would experience a reduction in extant VSC values that amounts to a low magnitude of change. This extra over impact can be categorised as minor – minor / moderate adverse, which is possibly significant if the windows serve living rooms; less so if the windows serve bedrooms owing to their lessor sensitivity profile.
- 20 windows (28%) would experience a reduction in extant VSC values that amounts to a moderate magnitude of change. This extra over impact can be categorised as a moderate – major adverse and is significant, if the windows serve living rooms; less so if the windows serve bedrooms owing to their lessor sensitivity profile.

- Four windows (6%) would experience a reduction in extant VSC values amounting to a major magnitude of change. The extra over impact would be major adverse and is significant.

On balance, the impact that the proposed development has on the daylighting amenity of certain parts of this neighbouring property would be locally significant.

The Arthouse

- Sixty three individual windows have been appraised. Forty eight windows (76%) meet the 21.6% VSC target in the baseline condition. Fifteen windows (24%) do not.
- All windows (100%) would continue to achieve the 21.6% VSC alternative target in the proposed condition, or experience reductions in existing VSC values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the room occupants.

On balance, the impact that the proposed development has on the baseline daylighting amenity of the windows of this neighbouring property would be minor and not significant.

30 Princess Street

- Seventy eight individual windows have been appraised. Twenty one windows (27%) meet the 21.6% VSC alternative target in the baseline condition. Fifty seven windows (73%) do not.
- Sixty nine windows (88.5%) would continue to achieve the 21.6% VSC alternative target in the
- proposed condition, or experience reductions in existing VSC values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the room occupants. This impact can therefore be categorised as negligible and non-significant.
- There are nine windows (11.5%) that would experience a reduction in existing VSC value that the BRE advises would be noticed by the room occupants, although the measured magnitude of change is only marginally greater than that considered permissible by the BRE.

The reduction amounts to a minor magnitude of change and assuming moderate sensitivity receptors, the impact would be minor adverse, which on balance is not significant.

Sunlight Amenity Impact

The BRE only consider that windows facing within 90° of due south to have Further, the BRE places a particular emphasis on the availability of sunlight to living rooms; other room uses are of lesser or no sensitivity to changes in the availability of sunlight.

Baseline and Proposed APSH values have been calculated for the key receptors. The results were then interpreted to determine compliance using the provisions of the BRE Guidance (applying the alternative 4% and 20% APSH targets), the significance of impact matrix, and acknowledging the need for further applied flexibility in certain

circumstances. A general summary of the sunlight results is set out on a property-by-property basis below.

Tuscany House

The windows located in the George Street elevation of this neighbouring building (that face towards the site directly) are north facing. The BRE Guidance confirms that only windows facing within 90° of due south need to be sunlight amenity impact appraised.

Accordingly, the principal window provision of this neighbouring building is not identified as key sunlight receptors, principally a consequence of the physical relationship between it and the site/proposed scheme in terms of orientation.

30 Princess Street

The windows located in the George Street elevation of this neighbouring building (that face towards the site directly) are north facing. The BRE Guidance confirms that only windows facing within 90° of due south need to be sunlight amenity impact appraised.

Accordingly, the principal window provision of this neighbouring building is not identified as key sunlight receptors, principally a consequence of the physical relationship between it and the site/proposed development in terms of orientation.

The Arthouse

The Princess Street elevation of this neighbouring building faces within 90° of due south and will receive sunlight from over the site. Accordingly, the Princess Street window provision of this neighbouring building are identified as key sunlight receptors.

Thirty six individual windows have been appraised. All windows (100%) achieve the 4% winter and 20% annual alternative APSH targets in the baseline condition. All windows (100%) will continue to meet the alternative winter and annual APSH targets, or experience reductions in existing APSH values of less than the 20% reduction that is accepted by the BRE, on the grounds that it would not be noticed by the room occupants.

The technical analysis results confirm that these windows would suffer no reduction in APSH during the winter months. There would be a reduction in APSH during the summer months, but it is significantly less than the 20% reduction considered permissible by the BRE.

This impact can be concluded as negligible and non-significant

Conclusions

In line with BRE principles, the proposed scheme would have a non-significant impact on the identified neighbouring sunlight receptors (those being limited to the site facing rooms of the Arthouse).

The proposed scheme would have a non-significant impact on the daylight receptors of the neighbouring buildings known as 30 Princess Street and The Arthouse. It would have a significant daylight impact on the rooms served by the George Street windows of the neighbouring Tuscany House. There is a need to interpret the results flexibly for this neighbouring property, as encouraged by the BRE guidelines.

None of the windows achieve the alternative 21.6% VSC target in the baseline condition. Many of the George Street windows that face towards the site have very low baseline VSC values. This places an increased burden on the site insofar as even small reductions in the extent to which sky light is received over the site amounts to a noticeable magnitude of change. It can therefore be considered that low baseline values exacerbate the magnitude of change.

The BRE Guidance confirms that its provisions are not mandatory and that its target provisions should not be interpreted as a constraint to design or development. The BRE also identifies that in City Centre environments and areas with modern high rise buildings, a higher degree of obstruction may be unavoidable. Further, by virtue of policy CC6, the City Council sees the city centre as being acceptable in principle for high-density development.

It is considered that flexible interpretation of the Tuscany House technical analysis results is required in light of the site's city centre location and the extant planning permission. The proposed scheme should, therefore, be weighed against the significant economic and regenerative benefits of the proposals. In this regard, it is considered that the proposed scheme, on balance, is acceptable and in accordance with the relevant policies.

(b) Wind

A Wind Assessment has been prepared in support of the planning application. It assesses the effect of the proposed scheme on the local microclimate against best practice guidelines for pedestrian comfort and safety.

The assessment indicates that if the proposed scheme was built, there would be a relatively moderate increase in the general wind speeds of the adjacent area in comparison to the baseline condition. The results show that the increase in wind speeds would be minor and, in some areas, windiness would be mitigated after the completion of the proposed scheme.

The analysis indicates that wind conditions would be ameliorated after the completion of the other future developments planned for the area. With regards to mitigation, the proposed scheme already incorporates design measures that would benefit the wind conditions for pedestrians such as the recessed ground floor which protects pedestrians along St Peter's Square and at the corner with George Street.

(c) Air Quality

An Air Quality Assessment has been submitted with the application. It established baseline conditions, the suitability of the site for the proposed end use and assessed potential impacts of the scheme.

The air quality impacts during construction from would be minimised by good practice control measures and potential impacts would be reduced to an acceptable level. A Construction Management Plan condition is proposed covering this.

The uses in operation could create potential air quality issues owing to exhaust emissions associated with vehicles using the site. The low anticipated trip generation, should mean that these impacts are not significant. The assessment concludes that, based on the evidence, air quality is not considered to be a constraint to planning consent being granted.

(d) Noise

A Noise and Vibration Assessment considers the potential impacts from demolition and construction activity, performances, building services plant, deliveries and servicing and traffic generated by the proposals. It also considers the likely significant effects of noise and vibration arising during demolition and construction and the permanent conditions once the proposed scheme is operational.

It concludes that with appropriate measures implemented, the proposed scheme would not cause an unacceptable increase in noise levels, nor would the noise amenity of occupants/users of the development be affected. Measures which would be incorporated include double glazing, some secondary glazing, and noise limits for building services plant.

(e) Waste

A Waste and Servicing Strategy has been prepared in accordance with GD04 'Waste Storage and Collection Guidance for New Developments' and is submitted in support of the application. The document sets out the procedures for servicing the site, including for waste collections, based on the anticipated demand for deliveries and typical waste generation. Bin stores are included at ground floor level to be accessed via George Street and 85% of site waste should be diverted from landfill sites.

Television Reception

A Baseline Television Signal Survey and Television Reception Impact Assessment has examined the likely impact of the development on nearby signals and measures required to mitigate the impact.

This shows a potential impact on Tuscany House and Novotel and measures are required to reduce these impacts to an acceptable level and to ensure surrounding uses benefit from adequate levels of TV reception. A condition is recommended to ensure that this is fully and properly addressed.

Full Access and Inclusive Design

The proposal would provide a safe, legible, high quality environment that would be easily used by a wide range of people without undue effort, special treatment or separation. The overall approach to the design would exceed the minimum access standards as required by Manchester City Council Core Strategy Policies (CC2, EN9, EN10 and EN11) and Building Regulations Part B.

Flood Risk

The application is accompanied by a Flood Risk Statement which confirms that the site is located in Flood Zone 1 in the Environment Agency Flood Map for Planning. The site is assessed to be at a low risk from all types of flooding.

The Drainage Strategy provides detail of the surface water and foul drainage strategy for the site. In line with Building Regulations, the proposed scheme would be constructed with separate foul and surface water drainage systems, which would be coordinated with the above ground drainage systems. Foul drainage would discharge into the combined public sewer in George Street as per requirements from United Utilities.

Ecology

An Ecological Assessment has identified a number of protected sites and species within the area. All sites and species are sufficiently distant and isolated from the site and would not to be impacted by the proposed scheme.

The survey identified negligible potential for roosting bats to be present within the building and no evidence of roosting was found. The surrounding habitats are considered to be of low value to foraging and commuting bats. No active or disused birds' nests were observed. The building was not considered suitable for use by nesting or foraging black redstart.

Two Informatives are proposed covering bats and biodiversity measures.

Archaeology

An Archaeological desk-based Assessment concludes that there are no designated archaeological assets (Scheduled Monuments), nor are there any other designated and non-designated built recorded non-designated archaeological assets within the site boundary or its immediate surroundings.

This assessment concludes that the site has a low/no potential for sub-surface archaeological evidence of any significance. In light of these findings, it is concluded that there would be no archaeological requirements associated with the proposed redevelopment of the application site.

Contamination

A Geo-environmental Phase 1 Survey has concluded that no significant issues have been identified at the site that would restrict the proposed development.

The Assessment advises the following actions are completed:

- i) Detailed Site Investigation to assess the geotechnical and geoenvironmental properties of the underlying ground;
- ii) Relic foundations would require grubbing out prior to the construction of the proposed development; and

- iii) A structural survey to assess the integrity of the existing basements and retaining walls should be undertaken, prior to demolition works.

A Condition is attached covering this.

Crime Impact

The planning application is supported by a Crime Impact Statement, prepared by the Greater Manchester Police Architectural Liaison Unit, which makes a series of recommendations regarding measures that could be undertaken in order to minimise the risk of crime.

These recommendations have been given due consideration by the design team in finalising the design proposal for the building which forms the basis of the planning application being submitted. A condition is proposed covering Secured by Design Accreditation.

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

The site is located within the City's Civic Quarter which has been, and continues to be, a focus for major public and private investment. It is considered that the proposed uses are acceptable and an appropriate response to national and local planning policy as well as Manchester City Council's wider regeneration objectives. The existing building is a negative element in the George Street Conservation Area and the proposed scheme would provide a well-designed, high quality new building.

The proposal would result in a moderate beneficial effect on the George Street Conservation Area and a minor beneficial effect on the St Peter's Conservation Area. It is considered that the proposed development would not adversely affect the understanding or appreciation of the Grade II, Grade II* or Grade I listed near the site or other heritage assets in the surrounding area, resulting in an overall neutral effect.

The proposal is in accordance with the City of Manchester's planning policies and regeneration priorities, including the Adopted Core Strategy, the City Centre Strategic Plan and the Community Strategy. It is also in accordance with the national planning policies contained within the National Planning Policy Framework and should be approved.

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material

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

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees.

Conditions to be attached to the decision

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 reference 116189/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.

Recommended conditions for 116189/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:

- Site Location Plan: 7390-al(02)0001
- Existing Site Plan: 7390-al(02)0002
- Existing Site Survey Plan: 7390-al(02)0003
- Surveyed Existing Basement Floor Foot Print: 7390-al(02)0004
- Surveyed Existing Ground Floor Footprint: 7390-al(02)0005
- Surveyed Existing 1st - 8th Floor Footprint: 7390-al(02)0006

- Existing George Street Context Elevation: 7390-al(02)0010
- Existing St Peters Square Context Elevation: 7390-al(02)0011
- Existing Back George Street Context Elevation: 7390-al(02)0012
- Existing Princess Street Context Elevation: 7390-al(02)0013
- Proposed Site Plan: 7390-al(04)0001
- Proposed Basement Floor Plan: 7390-al(04)0002
- Proposed Ground Floor Plan: 7390-al(04)0003
- Proposed Hotel Floor Plan (Level 01-08): 7390-al(04)0004
- Floor Plan for Level 9: 7390-al(04)0006
- Floor Plan for Level 10-20: 7390-al(04)0007
- Roof Plan Level 21: 7390-al(04)0008
- Proposed George Street Context Elevation: 7390-al(04)0020
- proposed George Street elevation (precast break-up): 7390-al(21)0001
- Proposed St Peters Square Context Elevation: 7390-al(04)0021
- Proposed St Peters Square View: 7390-al(21)0004
- Proposed St Peter's Square elevation precast panel break-up: 7390-al(21)0002
- Proposed Back George Street Context Elevation: 7390-al(04)0022
- Proposed Back George Street Elevation (precast panel break-up): 7390-al(21)0003
- Proposed Princess Street Context Elevation: 7390-al(04)0023
- Proposed Princess Street Elevation (precast panel): 7390-al(21)0007
- proposed Detail View of Façade: 7390-al(21)0005
- Proposed Section 01: 7390-al(04)0030
- Proposed Section 02: 7390-al(04)0031
- Proposed Section 03: 7390-al(04)0032
- Proposed Section 04: 7390-al(04)0033
- Proposed Refuse Strategy 01: 7390-al(04)0040
- Proposed Refuse Strategy 02: 7390-al(04)0041
- Proposed CGI from St Peters Square: 7390-al(04)0070
- Proposed Verified Views: 7390-al(04)0071
- Proposed Verified Views: 7390-al(04)0072
- Proposed Verified Views: 7390-al(04)0073
- Proposed Verified Views: 7390-al(04)0074
- Proposed Verified Views: 7390-al(04)0075
- proposed View from George Street: 7390-al(21)0006
- Supporting Planning Statement HOW
- Statement of Community Involvement HOW
- Tall Buildings Assessment by HOW
- Design and Access Statement by Stephenson Studio
- Environmental Statement Covering Daylight/ Sunlight and Heritage by HOW
- Motel One Waste Management Strategy by Leach Rhodes Walker
- Apart-hotel Waste Management Strategy Watergrove Ltd.
- Transport Statement by Axis
- Travel Plan on behalf of Motel One by Axis

- Travel Plan on behalf of Staycity Axis
- Environmental Standards Statement by Watergrove Ltd
- Outline Energy Statement by Compass Energy
- TV Reception Survey by SCS
- Ecological Assessment and Bat Inspection by Penny Anderson Associates
- Ventilation Strategy Report by Compass Energy
- Crime Impact Statement by Design for Security
- Phase 1 Geo Environmental Site Assessment by E3P
- Air Quality Assessment by Redmore Environmental
- Archaeological Desk Based Assessment by CgMs
- Flood Risk Statement by WSP
- Drainage Strategy by WSP

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

3) Prior to the commencement of the development, a programme for the issue of samples and specifications of all materials to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority.

Samples and specification of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

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

4) Before the development is occupied, full details of proposed signage for the development shall be submitted to and approved in writing by the City Council as local planning authority. The proposed signage shall be constructed in accordance with the approved details.

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

5) Before the development is occupied, a building lighting scheme demonstrating how the development would be lit during the period between dusk and dawn shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy DM1 of the Core Strategy.

6) The proposed development should be designed and constructed in accordance with the recommendations contained within the submitted Crime Impact Statement. Within three months of the development hereby approved being occupied, written confirmation of a Secured by Design accreditation must be submitted to the local planning authority.

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

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

Reason: In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

8) Before the development is occupied, a servicing management strategy, including a schedule of loading and unloading locations and times, must be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved plan.

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

9) Development shall not commence until the approved Construction Management Plan (CMP) has been updated to include the additional details and has been submitted to and approved in writing by the City Council as Local Planning Authority.

The detailed CMP shall include details of the following:

- 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;
- Contractor parking and ongoing construction works in the locality;
- The details of an emergency telephone contact number displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;
- The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to works commencing on site; and
- A Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.

The approved CMP shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

10) Before development commences, a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place for the duration of the construction phase of the development.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

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

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

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

12) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.

13) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

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

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy DM1 of the Core Strategy.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday the permitted times shall be confined to 10:00 to 18:00

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

15) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.

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

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

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

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

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

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

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

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

19) Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the proposed scheme hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received.

Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within six weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the proposed scheme, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than three months from submission of the initial investigation to the Local Planning Authority. Television interference complaints are limited to 12 months from the completion of the proposed scheme hereby permitted.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1.

Informatives

1) Section 278 Works - proposed external works would 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.

2) Construction/demolition works shall be confined to the following hours.

- Monday - Friday: 7.30am - 6pm;
- Saturday: 8.30am - 2pm; and
- Sunday / Bank holidays: no work.

3) Bats - while the development proposal is low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

4) Biodiversity Enhancement - in line with Section 11 of the NPPF, we would recommend that opportunities for biodiversity enhancement be incorporated into the new development. These should include:

- Bat bricks and/or tubes within the new development;
- Bat boxes; and
- Bird boxes.

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

Highway Services
Parks, Leisure & Events
Environmental Health
Environment & Operations (Refuse & Sustainability)
Neighbourhood Team Leader (Arboriculture)
Travel Change Team
Corporate Property
Strategic Development Team
MCC Flood Risk Management
City Centre Renegeration
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

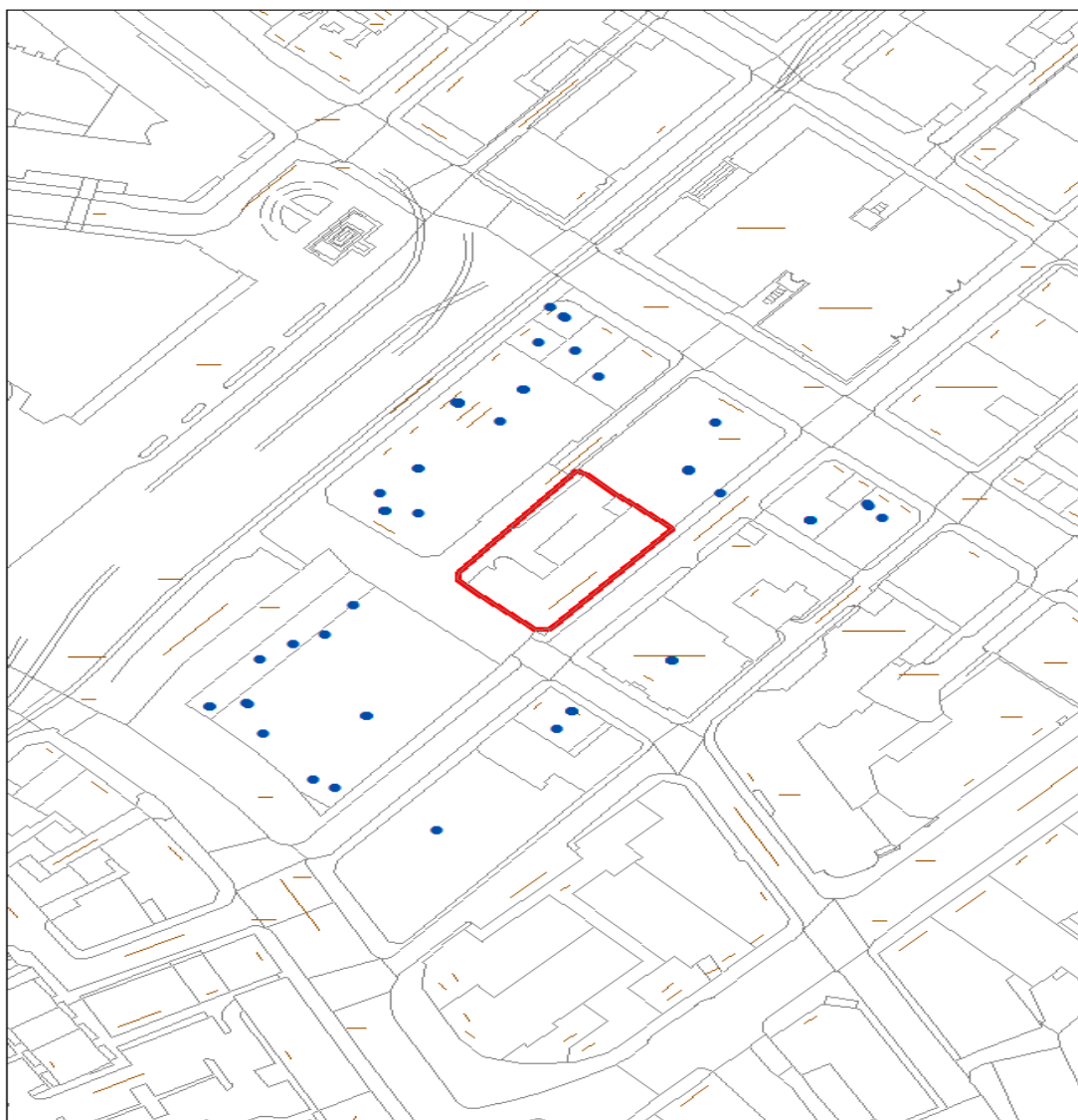
Greater Manchester Pedestrians Society
Manchester Airport Safeguarding Officer
Manchester Airport Head Of Planning & Environment
National Air Traffic Safety (NATS)
Civil Aviation Authority

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
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Ecology Unit
Manchester Airport Safeguarding Officer
National Air Traffic Safety (NATS)
Apartment 902 nuovo apartmetns, 59 great ancoats street, ancoats, m4 5an
Apartment 27, 30 Princess Street, M1 4DA
Apartment 27 , 30 Princess Street, M1 4DA
43 Tuscany House, M1 4LX
129 City South, 39 City Road East, Manchester, M15 4QE
8A Wardle Road, Sale, M333BX
7 wythburn street, Salford, M6 5lb
Apartment 12A, Steele House, Manchester, M5 4UU
5 HADD, Haddon Road, Salford, Manchester, M282GP
Flat 3, 6 Wharf Close, Jutland St, Manchester, M1 2WE
12 Riddings Court, Timperley, WA15 6BG
47 PARRS WOOD AVENUE, DIDSBURY, MANCHESTER, LANCASHIRE, M20 5NB
4 brackenway, comberbach, cheshire, cw86qf

Relevant Contact Officer : Laurie Mentiplay
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Email : l.mentiplay@manchester.gov.uk



 Application site boundary  Neighbour notification
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