

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
115570/FO/2017 and 115571/LO/2017	6th Jun 2017	24th Aug 2017	City Centre Ward

**Proposal** Conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.

Listed Building Consent for conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.

**Location** Minshull House And Minto & Turner Building, Former Manchester Metropolitan University Aytoun Street Campus, Chorlton Street, Manchester, M1 3DT

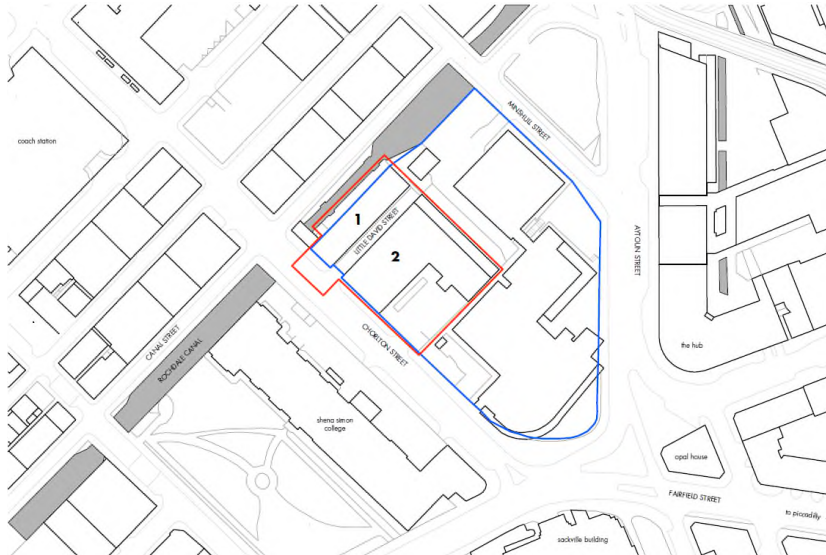
**Applicant** Aytoun Street Developments Ltd, Deansgate SARL, & Chorlton SARL, C/o Agent

**Agent** Ms Mellisa Wilson, Delloitte, 2 Hardman Street, Spinningfields, Manchester, M3 3HF,

### **Background**

A Strategic Regeneration Framework (SRF) for the former MMU campus at Aytoun Street was endorsed by the Executive in June 2015 to ensure that the redevelopment of the site comes forward in a form which: delivers a high quality development; creates a new sustainable neighbourhood with a distinctive sense of place; and, is functionally and physically connected to the wider area. The SRF is a material consideration in the determination of this planning application.

The development is known as Kampus and delivery of the first phase, comprising the 478 apartments in 3 buildings, is underway following the grant of planning permission in September 2016 (112034/FO/2016/C2). This proposal would represent the next phase and relates to the reuse and refurbishment of two buildings.



### **Site Description and Context**

The site measures 0.32 hectares and is located at the junction of Chorlton Street and the Rochdale Canal. It contains two vacant grade II listed buildings known as Minshull House (47 Chorlton Street) which directly adjoins the Phase 1 site and the Minto and Turner Building (45 Chorlton Street) located adjacent to the Rochdale Canal and abutting a small cottage at its Canal Street elevation. Little David Street is a cobbled route between the 2 buildings which is in a poor state of repair and overgrown. The Site also includes a walled area of hardstanding on Chorlton Street, previously used as a surface car park associated with Minshull House. Part of the proposal involves work on land owned by the local highways authority and by the Canal and River Trust.

The site is adjacent to Whitworth Conservation Area which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester.

To the north on the opposite side of the canal is the Grade II\* Listed Crown Courts and the Grade II\* Listed London Road Fire & Police Station is to the south east. The Shena Simon Sixth Form College, Grade II, is on the opposite side of Chorlton Street and the University of Manchester Sackville Building, Grade II, is to the south.

The Minto and Turner Building is a 5 storey former warehouse, constructed in the early 1860s with a basement and attic floors. It's originally marked the entrance into the former canal basin that would have run along the east end of the building. The shallow entrance portal is entered via circa 1950s terrazzo steps, and is lined with recessed plaster panels to both sides which continue across the barrel vaulted ceiling. The two original panelled doors remain.

The principal front elevation on Chorlton Street is of coursed rubble stone with dressed stone window architraves, window sills and pediment with a rusticated plinth, quoins and door surround. Each floor is largely similar in plan form and decoration, with the exception of the first floor which originally formed the principal showroom and managerial offices. The warehouse is mostly of red brick construction apart from the stone elevation to Chorlton Street. The internal structure is a mix of cast iron and timber and remains largely exposed. The upper warehouse floors have painted brick external walls with original timber windows within bullnose openings.

The ceilings have painted boards supported by a central line of cast iron columns, with columns placed irregularly either side. The arrangement of columns alters from floor to floor dependant on the original function of each space. The timber floorboards are original apart from the basement which has been partially altered to accommodate concrete flooring and the ground floor to cater for the modern integration of a loading bay to the Chorlton Street end of the building.

Original cast iron features remain externally and internally, including external hoists and external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement. Original access points are evident through timber doors off Chorlton Street and Little David Street and additional access was provided by a roller shuttered loading bay off Little David Street.

The building has been vacant for several decades and was not in use by MMU during their occupation of the site. It is in very poor condition with cracking and vegetation growth evident to external brickwork, water penetration damage, temporary props and large sections of the original timber floorboards are missing. There has been some vandalism with damage to the ground floor staircase to Chorlton Street and the removal of the original balustrading.

Minshull House is a four storey former shipping warehouse from the late 1870s and is of 2 distinct halves. The upper two storeys to the north-east elevation project and create an undercroft space that once addressed the now culverted canal basin. It is listed for its architectural and historic interest as well as its group value alongside the Minto and Turner building and the adjacent listed canal structures.

The brick walls have stone accents/ detailing apart from the north-east elevation where the original timber weatherboarding has been replaced with profiled metal/asbestos cladding. The internal structure comprises timber beams and cast iron columns concealed by modern lightweight ceilings/partitions.

No original windows remain and other key modern interventions include the brickwork and window apertures to the elevations fronting Chorlton Street. The main access points are evident through the arched openings to Chorlton Street and Little David Street but these were infilled with brick and glass block during the 1950s.

The building has been converted on a number of occasions and its use as a warehouse ceased in the 1980s when it became part of the MMU Aytoun Street Campus. Most recently it was part of the MMU Library Services North West Film

Archive. Its history has resulted in extensive interventions which have affected it, historic character, internally and externally.

Little David Street has been blocked off and gated and has not been accessible as a public route for some time for health and safety and security reasons.

There is an established population in the area and Regency House, Amazon House, 3 Brazil Street and 42-44 Sackville Street, all Grade II Listed, and Bombay House, 61-63 Whitworth Street and Sackville Place Apartments have all been converted to apartments. There is student accommodation within converted buildings on Whitworth Street/ Fairfield Street.

The site is close to Piccadilly and Oxford Road Railway Stations, Metrolink, Chorlton Street Bus Station, Metroshuttle services and is served by a wide range of bus services.

The Rochdale Canal forms part of the sites northern boundary and is a heritage asset. The tow path along the side of the Minto & Turner building is inaccessible to the public, restricting pedestrian access at canal level. There are two bridges crossing the Canal in the immediate vicinity to the site, at Minshull Street and Chorlton Street; between these bridges is Lock no. 86 (also Listed) and the canal widens, where the canal basin used to fall within the Site.

The buildings fronting the canal reflect the varied uses associated with the waterway such as yards, warehouses and merchants houses. Bars and restaurants are located across the Canal along Canal Street.

### **Description of Development**

Consent is sought for the conversion, refurbishment and repair of the buildings to provide 58 apartments (Class C3) with 41 in Minshull House and 17 in Minto Turner Building. There would be 26 x 1 bed and 32 x 2 bed with retail (Class A1), offices (A2), Restaurant and Café (A3), Drinking Establishment A4, Offices (B1), Non-residential Institutions creche, nursery, clinic and health centre, art gallery only (D1) and Assembly and Leisure - Gymnasium, indoor sport and recreation only (D2) on the (Class C3) on the ground and lower ground floor. A ground floor extension to Minshull House would provide additional commercial space for the above uses within 7 units with 2 on the lower and 2 on the upper ground floor in Minto and Turner and 3 on the ground floor in Minshull House and its extension.

The application states that the proposals have sought to retain as many of the original features as possible, including the utilisation of existing openings and original doors where possible. The Design intent for the apartment interiors are a combination of the following features/characteristics:

- Exposure of existing building fabric - brick work to external walls and timber floorboards to soffits.
- Exposure of cast iron/timber structure. Timber to be treated with clear fire protective lacquer

- Celebration of original warehouse use - industrial feel
- Potential use of the raised acoustic floor treatment as a finish
- Kitchens treated as 'an object in space'/designed element
- Lowered/plasterboard ceilings kept to a minimum where possible (i.e. bathroom/kitchen runs) to expose structure/retain existing floor to ceiling height

The internal and external works proposed to the listed buildings would include the following:

### **External works**

- Creation of 2 x roof top plant decks to store kitchen ventilation and extract equipment 1 on each building (Minshull House);
- Replacement of the existing large roller shutter opening on to Little David Street with a new steel portal entrance and with a partial brick infill for structural support. Original doors to be retained and restored where possible;
- Existing brickwork and roof tiles cleaned and retained where possible (Minto and Turner);
- New brick infills where necessary to match existing materials(Minto and Turner)
- Replacement of the brick infill to the central hoist aperture of the Minto and Turner building with continuous glazing to form and highlight a new residential entrance;
- Removal of a glass block infill on the Chorlton Street elevation of Minshull House and replacement with fenestration similar to the original Venetian glazing arrangement with central arch replaced with large format glazing;
- Lowering of cills and making good on lower element of the KAMPUS Central Courtyard elevation of Minshull House to provide larger windows and entrances to the ground floor commercial units;
- A full scale replacement of windows in Minshull House and the Minto and Turner building with new aluminium powder coated windows (with a glass balustrade behind to provide guarding for building control requirements) is proposed to improve the thermal and acoustic performance of the buildings;
- Retention of the cantilevered overhang of Minshull House. The metal profiled asbestos cladding would be replaced with black stained timber weather boarding, which relates to the original cladding and the materials proposed for the wider KAMPUS scheme. A slot window including solid vent panels would

be introduced to the overhang to provide a Courtyard outlook and natural light for the upper floor apartments;

- Seating for the ground floor commercial units would be provided below the overhang. The cast iron and timber structure overhang would be exposed and the soffit illuminated. It would also act as a visual barrier and acoustic buffer to the first floor apartments;
- Erection of new single storey extension to Minshull House following demolition of existing modern single storey entrance.
- Following removal of windows, creation of walkways / corridors using existing window openings to 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of Little David Street within the building open to the elements.(Minto and Turner) with integral window boxes to be maintained by the on-site management team;
- Creation of 12 new openings to basement level of Canal Street elevation and insertion of a mix of louvres and glazed windows to serve the proposed basement units (Minto and Turner);
- Insertion of 8 louvres to replace existing glazed windows in original openings to the first floor of the Canal Street elevation (Minto and Turner);
- Localised stone repair/replacement. (Minto and Turner and Minshull);
- Retention, repair and redecoration of original cast iron railings (Minto and Turner);
- Removal of 7 original skylights (2 Minto and Turner and 5 Minshull) and the insertion of 12 new skylights in new positions (6 each Minto and Turner and Minshull);
- Insertion of two risers through roof (Minto and Turner and Minshull);
- Reinstatement of original glazing pattern to ground floor of Chorlton Street elevation (Minshull);
- New fenestration arrangement and openings (Minshull);

#### **Internal works (Minto and Turner)**

- Reopening historic door opening, which formally led directly onto the now in-filled canal branch Arm;
- Insertions of walls to form apartments to each of the first, second and third floor levels;
- Removal of original, but altered, timber service staircase from all floors, including a section of original brick internal party wall from each floor;

- Remove the original entrance vestibule steps;
- Remove the ground to first floor level original client staircase to allow for access into the building from Chorlton street and to allow for apartments to be constructed in former stairwell at first floor level;
- Demolition of original flight of timber stairs from street level up into the ground floor former loading area (Basement/ground floor units) and insertion of five new staircases and three platform lifts between basement and ground floors;
- Insertion of one lift and one staircase to service all floors;
- Creation of 3 x service risers and support for plant deck;
- Insertion of raised floors to accommodate services and acoustic insulation.

### **Internal works (Minshull House)**

- Insertions of walls to form apartments to each of the first, second and third floor levels;
- Creation of 2 x service risers and support for plant deck;
- Insertion of raised floors to accommodate services and acoustic insulation.

Apartments in both buildings would be accessed via a single central core. The layouts have been influenced by a desire to retain columns, beams and window configurations, as well as the need to achieve the correct unit mix. Layouts would be open plan to maximise the sense of space and reveal the unique characteristics of the listed buildings

Apartments in Minto and Turner generally overlook the Rochdale Canal to minimise the number of windows facing Little David Street towards Minshull House which is 5.6m away.

The commercial unit entrances would re-use openings where possible and all but one unit would have level access. Ramps or platform lifts would provide access into the units and between floors.

There would be 59 secure cycle parking spaces (over 100% provision) approx 64% per bedroom.

The development would provide hard and soft landscaping including new public square in front of Minshull House. Two routes would provide access from Chorlton Street into the Phase 1 Kampus hidden garden. The cobbles on Little David Street would be cleaned and reinstated. The other route is between Minshull House and Kampus Block F. 3 semi-mature trees are proposed at the boundary of Chorlton Square and Chorlton Street, in addition to low level planters along Minshull House.

The main entrances to both the Minto and Turner Building and Minshull House would be off of Little David Street. Space for 24 cars is proposed within a nearby MSCP

The apartments would be aimed at the Private Rental Sector (PRS) and managed by a single company and all apartments would comply with the spaces standards as set out in the Residential Quality Guidance and National Space Standards

The development aims to attract a mix of artisan, independent and larger scale operators for the retail and leisure units to create a neighbourhood feel and help to diversify the residential offer in the city centre.

Apartments would provide an all-inclusive offer including rent, utilities, council tax, broadband and contents insurance as part of the base package for any apartment. The apartments would be fully furnished to enable residents to move in and immediately settle into life without the hassle of setting up utilities contracts and buying furniture.

Vehicular access would be from Chorlton Street with servicing and delivery provided via on-street drop off/loading bay as part of the wider Kampus development.

Common refuse and recycling facilities would be provided. The waste strategy has been developed separately for residential and commercial waste and residential and commercial waste will be stored and collected separately. Residential refuse stores would be centralised within the ground floor of each building and the stores have been sized to reflect the number of units serviced by each store. Residential collection will take place weekly from Chorlton Street and the management company will ensure that bins will be ready for collection prior to the refuse vehicles arrival. Refuse stores will be ventilated and designed to accommodate the appropriate amount of bins.

Window openings on the Rochdale Canal frontage would be louvered to minimise the need for intake and extract to be made through new interventions. Kitchen extract risers would be provided to roof level to facilitate ventilation requirements of A3/A4 uses.

In support of the applications the applicants have stated that they are committed to delivering a sustainable development of the highest quality, which has the following important benefits:

- The Grade II Listed Buildings would be restored and brought back into sustainable use and make a positive contribution to the wider KAMPUS scheme. They would deliver a unique and highly attractive residential offer, adding to the variety available across the site:
- The reuse, repair and conversion of these vacant buildings would have a beneficial impact on the surrounding townscape and would deliver a key component of the Aytoun Street SRF vision:
- The proposals would make a positive contribution to MCC's housing delivery targets and would bring forward a unique and high quality residential product



and increase the range of residential choice available in the city centre and deliver dwellings that have been designed to be in accordance with the MCC Residential Quality Guidance:

- The proposal would contribute to a new sustainable community, enhancing the activity and critical mass required to support further regeneration and investment in this area, which was envisaged by the Aytoun SRF;
- The range of uses, incorporation of active frontages, integration with public realm at street level and improved pedestrian connectivity would improve the vitality of this part of the Piccadilly Gateway and contribute to the creation of a safer, self-policed neighbourhood;
- The repair, restoration and reuse of these buildings would complement the setting of adjacent Listed Buildings and would become an integral part of the Kampus redevelopment;
- The proposals would deliver a range of public benefits including economic and supply chain regeneration benefits as a result of new housing development within the City Centre, including construction jobs, local recruitment, developing skills to meet employer demands, and raising aspirations among young people.
- The Site is highly accessible, in close proximity to the City Centre's numerous services and facilities, highly distinctive in character and benefits from significant levels of public investment in supporting infrastructure.
- The development would be managed by Go Native, the 8th largest operator of PRS in the UK. They would provide a 24 hour per day, on-site service. They would manage the full scope of property management including lettings, guest management, reactive and planned maintenance, estates, regulatory and statutory compliance, and health and safety. They provide this service across its entire portfolio, and utilise its own workforce to provide the day to day management and maintenance, supported by 3rd party specialists for complex M&E and plant maintenance.
- The main connection to the development will be fibre optic broadband. There is likely to be a fibre connection to each block with a copper connection to each apartment.

The applicant engaged in pre-application consultation with adjoining owners and occupiers based around a public exhibition of the proposals. The applicant has also undertaken pre-application consultations with council officers, local members and statutory and amenity bodies.

A section on pre application Consultation including with the Community has been submitted included in the Planning Statement.

Land Interest - The City Council has a land ownership interest in terms of the areas of public highways around the site that are contained in the site edged red and

Members are reminded that in determining these applications they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land ownership interest.

## **CONSULTATIONS**

Publicity – The occupiers of adjacent premises were notified and the development was advertised in the local press as a major development, affecting listed buildings. Site notices were placed adjacent to the site. One letter was received which raises questions about a fire escape from an adjoining owner who is now in contact with the developers in relation to this issue.

Manchester Conservation Areas and Historic Buildings Panel -. They consider the original windows are a significant feature that should be retained and suggested that secondary glazing should be used if needed.

They are concerned about the impact of losing windows and the impact of the change in detail on the inner elevation and believe the proposed windows look commercial.

They consider that comprehensive building repairs to the external fabric and front elevation, should be addressed as part of the development. Cleaning the brick to the front of Minshull House may result in more damage and a breathable lime render maybe a better solution. The internal cast iron columns should be exposed and not embedded in party walls.

The landscaping of Little David Street should reflect and use the original detailing and materials. A central footpath of flagstones would not be typical as there would usually have been two lines of flagstones for cart wheels to follow. There should be a degree of enclosure to the landscaping which needs to be level to allow access. The Minto and Turner sign should be retained and repaired.

Historic England – Do not wish to offer any comments.

Strategic Housing – No comments received.

The Head of Neighbourhood Services (Highway Services) – Has no objections

Head of Regulatory and Enforcement Services (Environmental Health)- Has no objections and has recommended conditions relating to the storage and disposal of refuse, acoustic insulation of the accommodation and associated plant and equipment, fume extraction, hours of operation for the commercial units and any external spaces and the hours during which deliveries can take place. Advice has also been given about appropriate working hours during construction.

Head of Regulatory and Enforcement Services (Contaminated Land ) - Has no objections subject to a condition relating to the need to carry out a full site investigation in respect of potential contamination and the need to submit details of appropriate remedial measures be attached to any consent granted.

Greater Manchester Ecology Unit – Have no objections subject to a condition about the need for a further bat survey during the active season prior to any demolition and / or conversion works being attached to any consent granted (given the time that has lapsed since the original survey. It is recommended that any permission if granted indicates that a minimum of 2 of both bird and bat boxes should be specified and erected. These can be incorporated into the landscape scheme/building design plans and detailed within a landscape condition. They recommend that landscape plans should consider the use of locally native species for planting or where ornamental species are appropriate specification of varieties which support nectar/pollen or fruit.

Head of Growth and Neighbourhood Services (Travel Change Team City Policy) - No comments received.

Greater Manchester Police (Design for Security) – Have no objections subject to the recommendations of the Crime Impact Assessment being implemented.

United Utilities – No comments received.

Canal and Rivers Trust – Welcome the principle of refurbishing the listed building as its appropriate and sensitive repair should enhance the waterway setting. The success of the scheme would be dependant on the material and quality of the finish. They are disappointed that much of the ground and first floor of the canalside elevation would be louvred windows which would protect/screen the ‘concealed air condensers’. This would not maximise the canalside side elevation or the outlook of the canal and setting. The treatment of the strip of paving between the building and the canal should reflect the surfacing of other key spaces within the wider scheme. Any lighting adjacent to the Canal should be bat friendly to encourage the local bat populations and minimise light pollution. This could be secured through a condition. Conditions are also requested in relation to structural integrity and Canal Operation and relating to maintenance of water quality in relation to the construction phase.

GMAAS Note that the submitted archaeological assessment suggests that any surviving remains relating to the late eighteenth, nineteenth or early twentieth centuries associated with development along the Rochdale canal that have survived excessive truncation could be of local to regional heritage significance. They note that the proposals would entail groundworks and foundation piling that would have a substantial impact on any surviving archaeological remains and that it anticipates that further archaeological work will be recommended, but that this could be undertaken as a condition of planning consent.

Flood Risk Team – Have no objections provided that UU accept the proposed connections, that conditions to agree surface water drainage works to be implemented in accordance with SuDS National Standards and to verify the achievement of these objectives should be attached to any consent granted.

## **ISSUES**

Local Development Framework

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

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC3, H1, H8, CC2, CC5, CC6, CC7, CC8, CC9, CC10, T1, T2, EN1, EN2, EN3, EN4, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 for the reasons set out below.

### **Saved UDP Policies**

Whilst the Core Strategy has now been adopted, some UDP policies have been saved. The proposal is considered to be consistent with the following saved UDP policies DC19.1, DC20 and DC26 for the reasons set out below.

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

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

S01. Spatial Principles - provides a framework within which the sustainable development of the City can contribute to halting climate change. This development would be in a highly accessible location and reduce the need to travel by private car.

S02. Economy - supports further significant improvement of the City's economic performance and seeks to spread the benefits of growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The scheme would provide new jobs during construction and would provide housing near to employment opportunities.

S03 Housing - supports a significant increase in high quality housing provision at sustainable locations throughout the City, to address demographic needs and support economic growth. Manchester's population grew by 20% between 2001 and 2011 demonstrating the attraction of the city and the strength of its economy. The economic growth requires the provision of well located housing in attractive places for prospective workers so that they can contribute positively to the economy.

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

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

- mitigate and adapt to climate change;

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

### **Relevant National Policy**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

"Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with sections 1, 2, 4, 6, 7, 10, 11 and 12 of the NPPF for the reasons outlined below.

NPPF Section 1 - Building a strong and competitive economy and Core Strategy Policy SP 1 (Spatial Principles), Policy CC1 (Primary Economic Development Focus - City Centre and Fringe), CC8 (Change and Renewal)– The proposal would convert and develop underutilised buildings and provide a high-quality development. It would be highly sustainable and provide high quality city living, in a location which would reduce the need to travel. This would create employment during construction and in the commercial uses and the building management on completion and therefore assist in building a strong economy. It would complement the well established community within this part of the City Centre and contribute to the local economy through residents use of local facilities and services.

The development would help to create a neighbourhood where people would choose to live by enhancing the built and natural environment and create a well designed place. It would enhance and create character and provide good access to sustainable transport provision and maximise the potential of the City's transport infrastructure.

NPPF Section 2 Ensuring the Vitality of Town Centres and Core Strategy Policies SP 1 (Spatial Principles) - The Regional Centre will be the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. The proposal fully accords with the aims of this Policy. It would contribute to the creation of a neighbourhood which would attract and retain a diverse labour market. This would support GM's growth objectives by delivering appropriate housing to meet the demands of a growing economy and population, adjacent to a major employment centre in a well-connected location and therefore would assist in the promotion of sustained economic growth.

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

NPPF Section 6 (Delivering a wide choice of high quality homes), Core Strategy Policies CC3 Housing, CC7 (Mixed Use Development), Policy H1 (Overall Housing Provision), H2 (Strategic Housing Location), Policy H8 (Affordable Housing) and Policy CC10 A Place of Everyone - The proposal would provide high quality residential accommodation in a sustainable location within part of the City Centre specifically identified within the Core Strategy as a key location for residential development. The apartments would appeal to a wide range of people from single people and young families to older singles and couples looking to downsize. The scheme would provide a range of accommodation sizes and types and help to create sustainable, inclusive and mixed communities within this part of the City Centre.

Manchester's economy is growing post-recession and significant investment in housing is required in locations that would support and sustain this growth. The City Centre is the biggest source of jobs in the region and this proposal would provide suitable accommodation to support the growing economy and contribute to the creation of a sustainable, inclusive, mixed and vibrant community.

It is expected that a minimum of 25,500 new homes will be provided within the City Centre from 2016-2025 and this scheme would contribute to meeting the overall housing targets identified for the City Centre within the Core Strategy.

The development would contribute towards an ambition that 90% of new housing would be built on brownfield sites and have a positive impact on the built environment of the surrounding area. The proposed development has been designed to seek to minimise potential for loss of privacy.

A Viability Appraisal has been submitted to consider the potential for the proposed development to contribute towards affordable housing within the city. The appraisal demonstrates that the proposed scheme is viable and capable of being delivered; the appraisal concludes that the development cannot support any financial contribution in the form of a commuted sum towards affordable housing. This is discussed in more detail below.

NPPF Sections 7 (Requiring Good Design), and 12 (Conserving and Enhancing the Historic Environment), Core Strategy Policies EN1 (Design Principles and Strategic

Character Areas), EN2 (Tall Buildings), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and saved UDP Policy DC19.1 (Listed Buildings) - The conversion would be of a high quality and help to raise the standard of design in the area. It would contribute positively to sustainability and place making and would bring significant regeneration benefits and the reuse of vacant buildings and their consequent integration into the natural and built environment would improve wayfinding connections with local communities.

The proposal involves a good quality design solution which would enhance the character of the area and the overall image of Manchester and would not adversely harm the character or fabric of the listed building. The design responds positively at street level and would provide place making elements and improvements to the public realm which would improve legibility within the wider Village Area. The positive aspects of the design are discussed in more detail below.

The submission includes a Heritage Appraisal which notes that the site has a negative impact on the character of the heritage assets. The reuse of the building would have a positive impact on the character, fabric and setting of the listed buildings.

The removal / demolition of original building fabric has been considered and justified with appropriate mitigation identified. These aspects of the proposals are discussed in more detail below.

The proposal would preserve the character and significance of the Heritage Assets and have a beneficial impact on 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 identified heritage assets.

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

Section 10 (Meeting the challenge of climate change, flooding and coastal change), Core Strategy Policies EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon) EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change), EN14 (Flood Risk) and DM1 (Development Management- Breeam requirements) -The site is in a highly sustainable location. An Energy and Environmental Standards Statement (EESS) 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 follow the principles of the Energy Hierarchy to reduce CO2 emissions and the Standards Statement sets out how the proposals would meet the requirements of the target framework for CO2 reductions from low or zero carbon energy supplies.

The listed status of the buildings means that it is difficult to implement renewable energy sources without altering the character or appearance of the buildings. The

building is also exempt from compliance to building regulations Part L 2013 if this would unacceptably alter its character or appearance. The Development aims to improve energy efficiency as far as is reasonably practical.

The application sites lies within Flood zone 1 and is deemed to be classified as a low risk site.

NPPF Section 11 (Conserving and enhancing the natural environment), Core Strategy Policies EN 9 (Green Infrastructure), EN15 ( Biodiversity and Geological Conservation), EN 16 (Air Quality), Policy EN 17 (Water Quality) Policy EN 18 (Contaminated Land and Ground Stability) and EN19 (Waste) - NPPF Section 11 (Conserving and enhancing the natural environment), Core Strategy Policies EN 9 (Green Infrastructure), EN15 ( Biodiversity and Geological Conservation), EN 16 (Air Quality), Policy EN 17 (Water Quality) Policy EN 18 (Contaminated Land and Ground Stability) and EN19 (Waste) - Information submitted with the application 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. Surface water run-off and ground water contamination would be minimised.

A Bat Survey concludes that no foraging or commuting habitat would be lost nor would the new roosts be at any further distance from foraging places. Mitigation proposals have been recommended as the most productive way forward that would retain and enhance opportunities for the crevice dwelling Pipistrelle bat. The development would be consistent with the principles of waste hierarchy. In addition the application is accompanied by a Waste Management Strategy which details the measures that would be undertaken to minimise the production of waste both during construction and operation. The Strategy states that coordination through the onsite management team would ensure the various waste streams throughout the development are appropriately managed.

Policy DM 1- Development Management - Outlines a range of general issues that all development should have regard to and 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.



The above issues are considered in detail in below.

Policy PA1 Developer Contributions - This is discussed in the section on Viability and Affordable Housing Provision below

DC26.1 and DC26.5 (Development and Noise) - Details how the development control process will be used to reduce the impact of noise on people living and working in the City stating that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity and requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate This is discussed below.

#### Other relevant National Policy

Section 16 (2) of 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.

In relation to the above and in terms of the NPPF the following should also be noted:

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

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

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

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

The proposals would on balance result in a high quality refurbishment and re-use of currently under utilised listed buildings resulting in an overall development which would make a positive contribution to the regeneration of the wider Village Area. The proposal would have a beneficial impact on the architectural and historical character of the listed Minshull House and Minto and Turner Buildings.

The positive aspects of the design of the proposals, the compliance of the proposals with the above sections of the NPPF and consideration of the comments made by Historic England is fully evaluated and addressed in the report below.

### **Other National Legislation**

#### **Legislative requirements**

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

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

### **Other Relevant City Council Policy Documents**

Aytoun Street Strategic Regeneration Framework (SRF) 2015 – An overarching aim of the SRF is to deliver a scheme that looks like it developed organically rather than one which has been dropped into the middle of the city. It should look like each element has had regard to every other building and space within the site, as well as to the immediate site context. The SRF seeks to craft a new neighbourhood within the city- a sustainable, exciting and deliverable development which would nestle into this emergent and vibrant part of Manchester City Centre, Based on the above aspiration, the SRF requires the redevelopment of the site to come forward in a form that would deliver a high quality development which would create a new sustainable neighbourhood with a distinctive sense of place functionally and physically connected to the wider area. The SRF sets our a series of Core Development Principles for the site and the proposed development would be consistent with these. How this is achieved is set out in more detail later in this report but would include improving the setting and appearance of the Listed Buildings on the site, as well as securing their long term future through active reuse, not having an adverse visual impact on the setting of the identified heritage assets from either inward or outward looking views, the inclusion of active frontages to activate spaces in and around the development including the proposed public realm, improvements to site permeability and connectivity, the provision of a positive response to the Rochdale Canal and access,

servicing, inclusion of energy efficiency measures and parking consistent with the aim to reduce traffic within the City Centre and promote a modal shift to increased use of public transport.

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

The application site lies within the area identified in the document as Kampus where the vision is to create a vibrant and creative neighbourhood that will be distinguished by its mixture of uses within an area which will encompass significant residential accommodation, in addition to leisure and retail outlets. In keeping with Manchester's residential and planning strategies, the residential component of the development would provide desirable homes for those who want to live close to the region's economic hub. It is envisaged that Kampus will also provide a distinctive leisure and retail offer. This will be supported by the provision of street-level cafés, restaurants and bars, in addition to retail amenities. Collectively, this will provide Kampus with a distinct sense of place, making the neighbourhood an attractive place to both live and visit. Development of Kampus includes the imaginative and creative reuse of heritage buildings within the area.

The area is situated at a key city centre gateway location and benefits from excellent transport connectivity. Piccadilly Station, Metrolink and bus stations all sit adjacent to Kampus, and pedestrian linkages will be provided as part of the development.

Kampus would incorporate new public streets and squares, providing the potential to host outdoor events and markets. Linking Little David Street to this developed public realm will provide a key connection to both Piccadilly Station and the commercial core of the city centre to the west.

The re-use and extension of the listed buildings within the site of which this application forms part would provide a unique opportunity along with the approved Phase 1 to secure the next phase of this area's transformation. It will build upon initiatives that have already secured improvements to Piccadilly Gardens, Piccadilly Station and the surrounding environs but which have yet to deliver the full potential of the area, particularly as new opportunities emerge from the plans to deliver HS2 to Manchester and as part of The University of Manchester's plans to vacate their North Campus.

The current proposals would deliver a number of key priorities for this area:

- Providing new, high-quality areas of open public realm.
- Delivering the second phase of the Kampus development.

- Ensuring the delivery of linkages to surrounding development areas and neighbourhoods, including Corridor Manchester, Piccadilly, Mayfield and the Village.

HS2 Masterplan - The Application Site lies close to the area subject to the Piccadilly and HS2 Masterplan. The Masterplan forms part of Strategic Regeneration Framework (SRF) endorsed by Manchester City Council's Executive Committee as a material planning consideration.

The purpose of the Masterplan is to set out a framework to ensure that the City is able to capitalise on the development opportunities presented by the arrival of HS2 and resulting expansion of Piccadilly Station which have the potential to transform the eastern swathe of the City Centre. This area of the city will support the next phase of growth in Manchester and enhance the City's productivity in the process. The Masterplan's vision is to use HS2 as a catalyst for the creation of a new high quality urban neighbourhood containing a mix of retail, leisure, commercial and residential uses with high quality public open space. This new neighbourhood will contribute positively to the delivery of Manchester City Council's strategic regeneration objectives and will increase connectivity between the City Centre and communities to the east.

Initial estimates suggest that development on and around the new Station could support over 3,000 housing units and almost 30,000 jobs and the application site has the potential to capitalise on this future accessibility and investment and it will play a key role in strengthening connectivity between the city centre as whole and the major new international transport node at Piccadilly.

The proposals would complement the aims and objectives of this SRF.

Manchester Residential Quality Guidance (July 2016) – The City Council's Executive has recently endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

It is considered that the proposals are broadly in keeping with the aims and objectives set out in the guidance, compliance with which is set out within the considerations of the merits of the proposals as set out below.

The Manchester Residential Quality Guidance document provides specific guidance for Manchester and includes a section on the consideration of space and daylight. The guide states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration needs to be the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Central Manchester Strategic Regeneration Framework - This Strategic Regeneration Framework sets a spatial framework for Central Manchester within

which investment can be planned and guided in order to make the greatest possible contribution to the City's social, economic and other objectives and identifies the area within which the Site sits, as one that will underpin the Framework, which is extremely important for Central Manchester, the city as a whole and the surrounding area.

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

“A renewed urban environment”

- the development would in turn transform the character of the site and have a positive impact on Central Manchester as a whole relationship between Central Manchester, the City Centre and other key employment areas”
- the development would significantly enhance connectivity between the site, the City Centre and other surrounding areas particularly through the resultant increase in footfall, thus assisting in the future growth and regeneration of these areas.

“Making Central Manchester an attractive place for employer investment”

- In providing residential accommodation, the development would

“Changing the image of Central Manchester”

- in addition to the high aesthetic design quality of the converted buildings and the reused listed buildings would help create the “sense of place” so that it becomes a recognisable heart of a distinctive new neighbourhood that has a positive impact on the image of Central Manchester as a whole.

Residential Growth Strategy (2016) – This recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet future demands from the growing population. Housing is one of the key Spatial Objectives of the Core Strategy and the Council aims to provide for a significant increase in high quality housing at sustainable locations and the creation of high quality neighbourhoods with a strong sense of place. The proposed development would contribute to achieving the above targets and growth priorities.

Stronger Together: Greater Manchester Strategy 2013 - This is the sustainable community strategy for the Greater Manchester City Region. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

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

There is an urgent need to build more new homes for sale and rent to meet future demands from the growing population and to address undersupply and the Council is adopting measures to enable this. The proposals represent an opportunity to address these requirements adjacent to a major employment centre and in a well-connected location.

## **Conservation Area Declarations**

### **Princess Street / Whitworth Street Conservation Area Declaration**

The Princess Street / Whitworth Street Conservation Area which lies adjacent to the site has been designated as a Conservation Area as it lies at the heart of Manchester's business and commercial district and to preserve and enhance the impressive grandeur of this part of the City historically associated with major banking, insurance and other financial institutions for the North of England. The area today is remarkable for buildings which whilst of a variety of architectural styles stand well together. The area was designated in November 1970 and extended in June 1986.

### **The Schemes Contribution to Regeneration**

Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided.

The Piccadilly Area has been transformed over the past decade through significant levels of public and private sector investment and major redevelopment has taken place at Piccadilly Gardens, Piccadilly Basin, Piccadilly Station, Piccadilly Triangle and the former Employment Exchange on Aytoun Street. There are stable and successful areas to the west with a significant amount of residential activity alongside the Village. Despite this, the former campus feels remote and dislocated and has an unwelcoming and negative impact and adversely impacts on pedestrian movement within the area, and between the area and other parts of the city centre. Much of the area around Whitworth Street is dominated by busy roads and bus routes which re-inforces the sense of remoteness. It is notable that the commercial units on the ground floor of 5 Piccadilly Place which front onto Aytoun Street and Whitworth Street have never been fully occupied. The adverse nature of the site could undermine further investment in the area and there is therefore an imperative to bring it forward for development and help to integrate important regeneration areas to the south of Whitworth St into the City Centre.

Manchester's population is expected to increase by 100,000 by 2030, and together with trends and changes in household formation this will result in an increase in demand for more housing. An additional 60,000 new homes are expected to be required over the next 20 years (3,000 per annum). Manchester's Residential Growth

Strategy (2016) sets a target of building 25,000 new homes over the next ten years up until 2025. The proposal would contribute to meeting that need within an area that has been identified as being suitable for new residential development. The quality and mix of the product and the size of the apartments has been designed to appeal to a range of potential occupiers.

The scheme would be consistent with a number of the GM Strategy's key growth priorities by delivering appropriate housing to meet the demands of a growing economy and population, adjacent to the city centre. It would therefore help to promote sustainable economic growth. The ground floor commercial space would provide services and facilities that could benefit the local community.

The development would form a key part of the next phase of this area's transformation, building upon initiatives which have already secured improvements within Piccadilly. This would help to deliver the areas full potential, alongside new opportunities that will begin to emerge as a result of HS2 and changes that could occur at the University of Manchester's North Campus. Prior to the demolition of the buildings on site permitted under the Phase 1 approval the existing form of development on the site was insular and did not relate to surrounding buildings, routes and spaces and the site is uninviting and largely impenetrable, essentially acting as a barrier between Piccadilly Station and the commercial core. This should be addressed through the Phase 1 redevelopment which this next phase would complement in terms of contributing to defining the image and perception of the City Centre.

These buildings currently have a run down and unused appearance. Minshull House and the Minto and Turner building are Grade II Listed and are important historical assets due to their affiliation with Manchester's cotton industry and the Rochdale Canal. The proposals would provide a unique residential offer in a location with significant historical value and would encourage a wide demographic of residents, including young professionals, small families and those looking to downsize in the City Centre.

The conversion of these buildings would contribute to the economy and provide much needed housing in the city centre. Employment would be created during construction along with permanent employment from the proposed commercial uses and building management. A new neighbourhood would be created which would support the retention of talent in the city, particularly the graduate market. The uses would complement the leisure uses within the Village, particularly along Canal Street.

The Kampus site would develop a city block and create new connections. Kampus aspires to be a neighbourhood with its own characteristics and the conversion of these listed building is a key component of that objective.

The proposals would be a high quality development in keeping with the aims of the SRF and create a sustainable neighbourhood with a distinctive sense of place which is functionally and physically connected to the wider area

Given the above, the proposed development would be consistent with the SRF, with the objectives of the Central Manchester Regeneration Framework and the City

Centre Strategic Plan and would complement and build upon Manchester City Council's current and planned regeneration initiatives, and as such would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies H1, SP1, EC1, CC1, CC3, CC4, CC7, CC8, CC10, EN1 and DM1.

**Viability and affordable housing provision** - The NPPG provides guidance for applicants and Councils stating that decision-taking does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary.

The NPPG sets out in relation to brownfield sites, that Local Planning Authorities should seek to work with interested parties to promote their redevelopment. To incentivise the bringing back into use of brownfield sites, Local Planning Authorities should:

- Consider the different funding mechanisms available to them to cover potential costs of bringing such sites back into use; and
- Take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.

Core Strategy Policy PA1 considers the Council's specific policy requirements in relation to Planning Obligations. It states that where needs arise as a result of development, the Council will seek to secure planning obligations. It outlines the range of provisions that such obligations may require and advises that this should be assessed on a site by site basis. Of relevance to this application could be provision of affordable housing, community facilities and the provision of green infrastructure including open space, public realm improvements, protection or enhancement of environmental value and climate change mitigation / adaptation. In the past, City Centre residential developments have in some instances, contributed towards environmental and residential infrastructure improvements. However in determining the nature and scale of a planning obligation, it is necessary to take into account specific site conditions and other material considerations including viability, redevelopment of previously developed land or mitigation of contamination.

There is a city wide requirement that on all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the City-wide target for 20% of new housing provision to be affordable. There are exemptions where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing; or where material considerations indicate that intermediate or social rented housing would be inappropriate.

- The criteria that might qualify developments for exemptions that are of relevance in this instance include:



- That inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Frameworks, planning frameworks or other Council approved programmes;
- It would financially undermine significant development proposals critical to economic growth within the City; The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability;
- The recently endorsed 'Housing Affordability in Manchester' report acknowledged the importance of delivering new homes through the planning process, providing the fundamental and underlying platform for growth and ensuring that the supply of housing increases thereby helping to counter price rises created by shortage. An assessment of scheme viability was noted as an essential part of this process.

The applicant has provided an appraisal which demonstrates that the scheme is viable and capable of being delivered. The appraisal demonstrates that a financial contribution towards off-site provision via a commuted sum, would not be appropriate in this instance.

Given the above the proposal is in accordance with the Councils approved guidance in relation to affordable housing policies H8 and PA1.

### **Residential development - density/type/accommodation standards**

All apartments would comply with or exceed the spaces standards as set out in the Residential Quality Guidance and National Space Standards. The Residential Quality Guidance highlights the importance of bringing forward homes which meet a diverse range of needs including city centre family living. The quality and mix of the product, and the size of the apartments, has been designed to appeal to a range of potential occupiers and whilst they would be attractive to single people and those wanting to share and those wanting to downsize.

It is also noted that the number of one bedroom apartments exceeds the 33% normally permitted within developments within the City Centre. 45%, or 26 of the total number of apartments proposed are 1 bedroom. The unit mix has been driven by the circulation and access constraints presented by the existing plan form. Given the need to work within the existing historic building fabric it is accepted that some level of compromise on compliance with the ratio of apartments types could be accepted within this building and when this is considered within the context of a unit mix which has been designed to deliver 34.6% 1 bedrooms across the wider Kampus development on balance the mix of apartment types now proposed is supported in order to ensure the re-use of a heritage asset and to contribute towards meeting the City's housing targets.

No residential amenity space is provided as part of the proposals due to the existing constraints of the listed buildings. However, residents will have access to use the

shared amenity space within the main Kampus building and will use the main concierge entrance for any parcel deliveries or management enquiries

A condition is recommended that requires a management strategy to be agreed which would clarify the management and lettings policy to ensure that the development positively contributes to providing an attractive neighbourhood. This would ensure that the development is well managed and maintained, providing confidence for those wishing to remain in the area long term.

It is considered that the development complies with policies SP1, H1, H2, H4 and DM1 of the Manchester Core Strategy.

### **Design Issues and Architectural Quality and Impact on Character and Fabric of Listed Building**

The site is not located in a Conservation Area and there are no World Heritage Sites nearby. The Whitworth Street Conservation Area boundary runs along Chorlton Street to the west and is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920. While Minshull House and the Minto and Turner building are outside of this boundary, their group value forms part of the historical significance of this area of the City.

The listed buildings are an important part of Manchester's former trading and shipping history and aid the understanding of the early phases of trading warehouse development in the centre of Manchester. They are inextricably linked to the adjacent Rochdale Canal and the filled-in branch canal arm which served their original needs. Minshull House is an unusual survival of a cantilevered canal warehouse in Manchester.

Minor changes have taken place to the Minto and Turner Building but it is still possible to interpret its former uses and wider historical significance and it is considered to have high historical value. Its exterior has changed little since its construction and it retains the majority of its original long and narrow casement windows, with some replaced dating to the mid-20th century. The infilled void of the original hoist on Little David Street is of high value.

A number of internal features are of high historic value including: the intended design and layout of the building; the cast iron columns and expressed downstand beams, the areas of the building which were intended to be only seen by clients, buyers and sellers of goods and by the managerial staff/building owner consisting of the main entrance and staircase from Chorlton Street and the entire first floor and associated office; and the original principal staircase from the Chorlton Street (although all its original slender cast iron spindles and moulded timber nosings to each step have been removed the original hardwood banister and turned newel post remain).

The building has been vacant for several decades and was never used by MMU. It is in very poor condition with cracking and vegetation evident to external brickwork, water penetration damage, temporary props installed to support existing structure and large sections of the original timber floorboards missing.

All original windows have been removed from Minshull House and some openings have been altered to accommodate modern windows. Windows have been inserted into a previously blank wall to the south-east. No original doors or chimney pieces remain. The internal cast and wrought iron bracings are of high value as they illustrate an unusual form of warehouse construction which corresponded to the now filled branch canal arm.

Although substantial changes and alterations have taken place to the building, it is possible to interpret the former uses and wider historical significance and the building is considered to have high historical value

- The proposals have sought to adhere to the Core Development Principles of the SRF as follows:
- to improve the setting and appearance of the Listed Buildings and secure their future through active reuse.
- create active street frontages and enliven the public realm towards Chorlton Street, Whitworth Street and Aytoun Street.
- attract end users and create a critical mass of activity to contribute to the vitality and viability of this area.
- Enhance permeability and improve linkages across the site and establish effective connections with the wider area;
- Parking provision should be minimised, with an emphasis on controlled parking and simple drop-off points;
- Improve pedestrian and public transport linkages and promote better use of strategic bus, rail and Metrolink services;
- High quality buildings and public spaces to match and signify the importance of this gateway site; and
- Development should create a positive response to the Rochdale Canal, improving its visibility from the surrounding area

It is considered that the proposed development would on balance be consistent with these parameters.

The scale and massing of the single storey extension would relate well to Minshull House and respond to the character and massing of the surrounding area. The extension would be clad in black stained timber cladding similar to the overhang fronting the Phase 1 KAMPUS Central Courtyard. The dark tone would reflect materials used historically in the area and create a transition between the darker metal cladding proposed for the ground floor of the main KAMPUS block. Continuous glazing would run across the Chorlton Square elevation of the extension to maximise active frontage.

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

The NPPF stresses that 'great weight' should be given to the objective of conserving designated heritage assets (paragraph 132), emphasising the need to avoid substantial harm to such designated heritage assets. Given this objective, any perceived harm, from demolition to visual compromise, resulting from insensitive development within the setting of a designated heritage asset, should be avoided and at least require 'clear and convincing justification'. In this instance the development would result in the loss of a curtilage building and some historic fabric or impact on significant archaeological remains.

Minshull House has been altered substantially over the years and the interior fabric and the majority of the original fixtures, fittings and staircases have been removed. The interior of the Minto and Turner Building has fallen into disrepair during a long period of vacancy and the theft of original materials. The layout of the building is unsuitable for modern, active use.

The applications are supported by a separate Heritage Statement for each building which outlines and assesses the cumulative impact of the proposals. Further documents have been explained the practical challenges that the conversion has presented and the level of intervention necessary to maintain viability. These have allowed informed judgement to be made about the level of harm that would be caused by the proposal and the alternatives that have been explored to reduce this and how these need to be balanced against the wider public and heritage benefits.

The internal layout would provide good quality accommodation whilst working positively with the Listed Buildings and minimising interventions where possible. The scheme relates well to new build proposal and is consistent with the Aytoun Street SRF masterplan.

The use would allow wider public access and secure an appropriate and viable long-term use for the building. This would require some interventions which would impact on the character and fabric of the listed buildings including: the subdivision of the open floorplates and interfaces of historic and new building fabric (Minto and Turner and Minshull); the removal of all historic timber windows and replacement with aluminium (Minto and Turner and Minshull House); Impact on timber soffits and floors (Minto and Turner and Minshull House); creation of external decks (Minto and Turner), creation of new openings adjacent to the Canal and insertion of louvres (Minto and Turner); removal of original services stairs (Minto and Turner); removal of the original timber stair to former ground floor loading bay (Minto and Turner);

The impacts and alternatives to these interventions are discussed below:

Sub-Division of Floorplates –The layout of apartments has been influenced by the depths of the building, the window configurations, the design quality required to ensure long-term sustainable occupation, the opportunity to expose existing structure, buildability, meeting space requirements and apartment type mix and viability.

The layouts would work with the regular window bays and columns and would retain, where possible, features of architectural and historic interest. The design has aimed to expose timber / truss in living spaces, while concealing them in bathrooms and bedrooms. Where timber beams/trusses have not been exposed they have been left intact and concealed within party wall construction.

The layouts expose as many internal columns as possible whilst limiting noise transfer between apartments, particularly flanking sound. However many cast iron columns and down-stand beams would be hidden within partition walls. They could be exposed at a later date but it would be desirable in terms of minimising harm to the character of the building, to maximise their exposure in the apartments.

Interfaces of Historic and New Building Fabric: A shadow gap detail which would provide a clear expression of new and original building fabric could be agreed by way of a condition to be attached to any consent granted.

The removal of all historic timber windows and replacement with aluminium (Minto and Turner and Minshull House)- This would have a major impact of the character, appearance and fabric of the building and cause adverse harm. The applicant considers that the windows cannot be retained because of their poor condition, the acoustic performance requirements given the proximity of the Village and Canal Street and the viability impact of having to upgrade the building in terms of the performance of its windows. They also have concerns about the aesthetic impact of secondary glazing within the apartments particularly given the narrow depth of some of the window reveals.

A full condition survey has not been carried out so the cost associated with the refurbishment of the windows is not yet known, neither have all of the potential options of a more appropriate window replacement or type of secondary glazing been explored. A condition is therefore recommended which would require further detailed discussions about the windows design once there is a full understanding of their condition, the cost of repair/replacement and acoustic requirements. Any replacement windows would have to be timber and match the predominant style of the existing and this would be set out in the condition. The windows within Minshull House have been substantially altered and their removal and replacement of these is acceptable.

Impact on Timber Floors / Soffits and Incorporation of Services (Minto and Turner and Minshull) : New acoustic layers and service voids added to apartment floors would allow the exposure of existing timber soffits to apartments below.

Creation of internal cloisters (Minto and Turner): The creation of the internal 'cloisters' requires windows within the courtyard elevations to be removed. Whilst it is desirable in listed buildings to retain and refurbish original fabric such as windows,

the cloisters would provide an access arrangement for the apartments which would result in less physical intervention and removal of original building fabric. It would also limit the need to attach pipework, ducts and vents to the historic external elevations.

Creation of new openings adjacent to the Canal and insertion of louvres (Minto and Turner)- 8 of the upper ground floor level window openings and 8 of the new lower ground floor apertures on the Rochdale Canal elevation of would be louvered to mask air conditioning and other plant requirements. The active use of the building and the wider Kampus area would meet with the aspiration to increase activity levels adjacent to this part of the Canal. However, the louvres would mean that full engagement would not be achieved. However, the commercial units in the listed buildings are a key part of the Kampus offer and the services associated with them do need to go somewhere. The louvres would be fitted within window frames and would avoid the need for extensive roof top plant. The submitted scheme represents the worst case scenario assuming a high number of food and beverage occupiers and could reduce based on operator requirements. On this basis, this level of intervention is on balance accepted. A condition could be attached to any consent granted to ensure that if fewer louvres are required to meet occupier needs, the details and internal arrangements would be amended.

Removal of the original timber stairs (Minto and Turner); This would have a moderate adverse impact. Due to the current condition and substantial repair works required to restore, dimension constraints, consequential physical impacts on efficiencies of layout and circulation requirements, security issues associated with shared access between residential accommodation and commercial units, these removals are on balance accepted;

Insertion of plant deck (Minshull House) – The option to conceal commercial services within the roof spaces has been discounted because of acoustic impacts, spatial constraints and impact on heritage features.

The proposed option improves visual impact at ground floor by increasing active frontage and allowing the building to better address the external spaces. The deck proposal for this option has been sized to cater for worst case services (full working kitchen) whilst allowing it to sit low enough within the roof valley that it's visual impact from street level is minimal. It is felt that there is a need to include some form of screening to the plant deck to ensure that it has an acceptable visual appearance from surrounding buildings and this will be a condition of any consent granted;

The following works would be beneficial in terms of improving an understanding of the special architectural and historical interest of these building and would maintain and reveal the heritage values of the buildings:

Reuse and reinstatement of Little David Street;

Minto and Turner Building- Restoration and reuse of doors; Exposure of brickwork; repairs to stonework, brickwork and pointing; retention, repair and replacement of original cast iron railings; replacement of all modern downpipes and gutters with cast iron, retention and repair of Victorian cast iron fire escapes; removal of modern roller

shutter; retention and repair of original chimneys; retention of original cast iron packing press and weighing scales; and retention of original loophole and cast iron hoist.

Minshull House- Exposure of brickwork; repairs to stonework, brickwork and pointing; replacement of glass block infills to Chorlton Street with window detailing similar to original Venetian arrangement; retention and re-cladding of cantilevered element to rear elevation;

### **Summary of Impacts in Relation to National Legislation**

Minshull House and the Minto and Turner Building Mill have architectural interest owing to their historic function and architectural character of the former shipping warehouses.

The development would retain the many significant elements of the complex, repair historic fabric, and provide a higher value and sustainable use to support its long-term maintenance and occupancy. The development would have a positive effect on the character and appearance of the listed buildings and on balance, there would also be a positive effect on the architectural and historic character.

The proposal would result in a degree of harm to its significance due to loss of some historic fabric and subdivision of the buildings. However, this harm is “less than substantial” and at the lower end of that scale due to the careful consideration of the nature of the proposed works and the realisation of opportunities for mitigation. It is considered that overall, the proposal would have a positive impact on the architectural and industrial character of the buildings and is balanced by the legislative requirement to secure a viable future use for the heritage asset and the necessity of the proposals to form scheme which would be functional and viable. This would have a positive impact in terms of the overall street scene and regeneration and repair and refurbish the buildings and secure their long-term future.

In line with Paragraph 134 of the NPPF, less than substantial harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Public benefits can include heritage benefits.

The public benefits of the proposals are clearly set out elsewhere in this report and are significant. It would include a range of new housing types and new sources of employment during construction as well as improved legibility within the area which should help to improve connectivity for the Village with the Piccadilly Gateway and beyond. However the following key heritage benefits of the Proposed Development are also noted:

- Securing the optimum viable use for the currently under-utilised complex; supporting its on-going occupancy, maintenance and long term conservation.
- Increasing the number of people who access the complex to appreciate its special architectural and historic character. In particular, enhancing the Little David Street as a useable space and allowing an appreciation of the

historic function and architectural character of the former shipping warehouses.

In its current condition the site does not fully contribute to townscape or support and place making. The proposals along with Phase 1 could act as a catalyst for further change in the area.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to the effect of the works on the character of the listed building and the preservation of its setting as required by virtue of S66 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 132 and 134 of the NPPF. In addition for the reasons set out above it is considered that the proposed development 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.

### **Permeability, Provision of Amenity Space and a Well Designed Environment**

Key principles for Kampus include creating permeability, active frontages, defining public/private spaces and promoting a mixed use site. The landscaping would link the Listed Buildings with the remainder of Kampus and proposes the refurbishment and reanimation of Little David Street, the provision of a secondary external spaces to the main kampus courtyard and integration with the remainder of Kampus.

The ground floor commercial units in Minshull House and the Minto and Turner building would allow external dining to animate Little David Street. Planters to blank windows in the Minto and Turner building and external lighting street would animate the route further. Removable bollards would be positioned along the junction of Little David Street and Chorlton Street. External seating is proposed underneath the cantilevered overhang of Minshull House fronting the KAMPUS Central Courtyard.

Ground improvement works to the existing cobbled towpath adjacent to the Rochdale Canal are proposed but the operational requirements for the towpath outside Minshull House mean there is little scope for significant improvements. Improved natural surveillance would be provided to the Rochdale Canal and towpath and improvements to the canal side environment and greenery are proposed as part of the KAMPUS Phase 1 proposals.

Two routes would provide access from Chorlton Street into the Kampus hidden garden. Little David Street is an existing cobbled street between the listed buildings and active uses would be provided along it. The character of Little David Street would be preserved with the cobbles cleaned and reinstated. A centralised strip of concrete pavers in a contrasting light colour would reduce potential noise of bins being wheeled to refuse collections points off Chorlton Street. Removable bollards would be positioned along the junction with Chorlton Street to prevent access by unauthorised vehicles.



The second routes is defined by Minshull House and Kampus Block F. It would be softened by the introduction of a single storey extension to Minshull House and the provision of a secondary area of public realm. The square would allow for external dining for the Listed Buildings and Block F.

A dual step and ramp arrangement links the level change between 'Chorlton Square' and the wider Kampus scheme.

In view of the above the proposals are consistent with Policy DM1 of the Core Strategy.

### **Sustainability and Relationship to Public Transport Infrastructure**

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. A Transport Statement concludes that the overall impact of the development on the local transport network is likely to be minimal.

An Energy Statement and Environmental Standards Statement (ESS) provides an assessment of the physical, social, economic and other environmental effects of the proposal and considers its relationship to sustainability objectives. The ESS sets out measures that could be incorporated across the lifecycle of the development to ensure high levels of performance and long-term viability and ensure compliance with planning policy.

Policy DM1 requires that Code Level 4 of the Code for Sustainable Homes (CSH Level 4) rating criteria is achieved, but the Code was revoked in March 2015. However, it is important to understand how a development performs in respect of waste efficiency and energy standards.

Good practice sustainability measures have been incorporated in the design but as the buildings are Grade 2 listed, they are exempt from compliance with Part L of the 2013 building regulations. The design has incorporated measures to ensure an energy efficiency building.

The design applies a wide range of environmental design principles and achieves high levels of fabric energy efficiency and water efficiency. An Energy Statement outlines a strategy that utilises the principle of a 'Lean, Clean, Green' hierarchy which should lower the demand for resources and reduce the requirement for energy, use energy efficiently and integrate low or zero carbon technologies.

Highly efficiency systems, plant, controls and equipment would be incorporated and internal lighting within the apartments and external lighting and lighting within communal space would be energy efficient with LED lighting used where practicable.

The apartments would include mechanical ventilation with heat recovery and the ventilation system would have a low fan power. The heat recovery would minimise energy being lost through exhaust air. This approach ensures a consistent ventilation

provision all year round irrespective of external conditions and allows sufficient fresh air within apartments without a reliance on purge ventilation.

Water use would be minimised by flow reduction, use controls, recycling and monitoring, including low flow taps and showers, infra-red tap control, leak detection and sub metering of key building elements.

In accordance with Manchester City Council's Core Strategy Policies EN4 and EN6, the principles of the energy hierarchy have been applied and with the combination of energy saving measures results would result in a reduction in CO2 emissions.

## **Effects on the Local Environment/ Amenity**

### Air Quality

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

The site is located within an Air Quality Management Area (AQMA), which covers the whole of the City Centre, which could potentially exceed the annual nitrogen dioxide (NO2) air quality objective. The principal source of air quality would be from increased vehicle movement. However, it would be located in the City Centre and has access to all forms of public transport including tram, bus and rail and it is considered that the scheme would be unlikely to significantly affect air quality for future residents. Therefore, the proposal would not result in any significant air quality issues and it is not necessary to recommend any specific measures to mitigate air quality within the site. The tree planting and soft landscaping should provide some benefits in terms of mitigating existing air quality in the area.

### Noise and vibration

Whilst the principle of the proposal is considered to be acceptable the impact that adjacent noise sources might have on occupiers does need to be considered. A Noise Report concludes that the internal noise levels can be set at an acceptable level with appropriate acoustic design and mitigation. The new homes would be mechanically ventilated removing the need to open windows and the all windows would be of an appropriate standard such that along with the operation of the proposed mechanical ventilation noise ingress levels including from adjacent businesses and any existing adjacent plant would be acceptable in this location. The application proposes a system where the equipment for which would be kept within the property and an acoustician has confirmed that this system would be adequate to keep the noise environment within the new homes to an acceptable level and in line with standards. The level of noise and any necessary mitigation measures required for any externally mounted plant and ventilation should controlled by a condition.

Access for deliveries and service vehicles would be restricted to daytime hours to mitigate any potential impact on the adjacent residential accommodation.

It is acknowledged that disruption could arise as a result of the construction phase and the applicant and their contractors would work with the local authority and local communities to seek to minimise disruption. The contractors would be required to engage directly with local residents and the enabling works package has followed this process. The provision of a Construction Management Plan should be a condition and would provide details of mitigation methods to reduce the impact on surrounding residents

In view of the above the proposals are on balance consistent with Core Strategy policies SP1, DM1 and saved UDP policies DC26.1 and DC26.2.

#### Parking, Servicing and Access, Green Travel Plan / Cycling

Cycle storage for both buildings is located within Minshull House and can be securely accessed internally from the residential entrance or externally from 'Chorlton Square'. Cycle provision would be one per flat or 0.7 per bedroom. The majority of cycles would be stored in a two tier stacking system whilst the remainder would be on wall hooks.

24 car parking spaces would be available for lease within a nearby MSCP and this would be subject to a condition. A parking management strategy would be required by a condition would ensure that provision is made for residents who do not have a parking space.

The development would utilise the loading bay / drop off facilities approved as part of Kampus Phase 1.

A Framework Travel Plan document would reduce unnecessary car journeys and increase the number of people who walk, cycle and use public transport. This would encourage people to travel by sustainable transport modes and would promote car sharing, cycling, walking, and public transport which should reduce the demand for on-site parking spaces. The Travel Plan would be expected to be fully implemented at all times when the development is in use.

In view of the above the proposals are consistent with section 4 and 10 of the National Planning Policy Framework, and Core Strategy Policies SP1, DM1 and T2.

#### Crime and Disorder

The increased footfall and the improvements to lighting would improve security and surveillance. Greater Manchester Police have provided a crime impact assessment and the developments are expected to achieve Secured by Design accreditation. Compliance with its recommendations would be a condition and, subject to compliance with this the proposal would be consistent with Core Strategy Policy DM1.

#### Archaeological issues

Prior to development commencing an archaeological evaluation would be undertaken to establish the presence, character, extent and relative significance of any archaeological remains. Should this locate well preserved archaeology, the areas of interest would be opened out and recorded through further controlled archaeological excavation. This work can be secured by a condition that would be attached to any consent granted.

In view of the above the proposals would be consistent with section 12 of the National Planning Policy Framework, Policy DC20 contained in the UDP and policy CC9 of the emerging Core Strategy

### Green and Blue Infrastructure and Biodiversity/Wildlife Issues

The site is currently inaccessible and does not contribute to the character of the local area. The proposals would deliver high quality public realm along Little David Street and replace an area of former surface car parking with a new area of hard landscaping on the Chorlton Street frontage of Minshull House. The landscaping would be integrated with the landscaping strategy for the rest of Kampus and would create coherent routes that would improve permeability significantly across the wider Kampus site

An extended Phase 1 Habitat Survey and Bat Survey confirms that there are no Sites of Special Scientific Interest (SSSI) in the search zone for the site but it is within an SSSI Impact Risk Zone relating to the Rochdale Canal, which becomes an SSSI approximately 5km away.

The survey identified negligible potential for roosting bats within the listed buildings and no direct evidence of roosting was found during inspections. Habitats were considered to be of low value to foraging and commuting bats although the Rochdale Canal does provide an improved habitat for foraging bats and a commuting corridor.

The Report recommends that boxes, facing south-west, south-east and north, are erected to provide additional roosting opportunities for commuting/feeding bats in and an appropriate condition is recommended.

Limited potential was identified for nesting birds within the scrub and no active or disused birds' nests were observed. The habitats on site were not considered suitable for use by nesting or foraging black redstart with no high song perches, few sheltered, quiet, high ledges for nesting, limited insect activity and a high degree of disturbance from the busy adjacent roads.

The scrub vegetation provides limited opportunity for nesting birds which may increase over time. A variety of bird boxes should be installed, targeted towards species currently known to utilise the site and its surrounds, to accommodate a range of small birds. Traditional nest boxes should be attached to trees, near to foraging areas but away from disturbance.

No records of reptiles were found although the canal corridor does have some, but very limited, potential as a route for reptile colonisation. the conditions on site

suggest the likelihood of reptiles being present is low. Additional surveys or special measures for other protected species are not considered necessary.

Wall cotoneaster forms part of the ornamental planting. This is non-native invasive plant species listed in schedule 9 of the WCA (1981 as amended). This has been a popular landscaping shrub; however, berries eaten by birds can lead to cotoneaster spreading to the wild where it can be difficult to eradicate. It is recommended that advice is sought from specialist agencies e.g. Natural England and/or the Local Authority to implement its removal and safe disposal.

The soft landscaping scheme would include a combination of native and exotic species to maximise the range of annual and perennial, deciduous and evergreen, foliage and flowering, climbing and creeping species

No objections to the proposals have been raised by GMEU. The increase in planting along with that proposed in other parts of the development would improve biodiversity and form corridors which enable natural migration through the site. The increase in overall green space would increase opportunities for habitat expansion leading to an improved ecological value within the local area.

The proposed public realm along with Phase 1 would create quality open spaces at the heart of the development linking to infrastructure across the City Centre. The Little David Street link would provide more public engagement with the canal and Kampus would improve the quality of the Canal environment and create a pedestrian link that would draw people to it and connect it to other areas of green and blue infrastructure.

In view of the above the proposals are considered to be consistent with policy EN15 of the Core Strategy and the Manchester Green and Blue Infrastructure Strategy 2015.

### Waste and Recycling

Refuse stores have been designated for residential waste only and commercial waste would be stored within the demise of each unit. Residential bins would be moved on collection day by on-site management staff to a designated area located on Chorlton Street. Commercial waste would be off street collection in line with guidance from Manchester City Council and taken out by individuals unit tenants Residents would take waste to the ground floor stores via lifts. Refuse storage within apartments would encourage residents to recycle and store general waste temporarily until it is transferred to the external recycling and waste storage area. Each residential property would include space for a 5 litre kitchen caddy.

All refuse stores would be accessible internally by residents via the entrance lobby and externally via management staff to provide direct routes to the designated collection point.

Waste would be split into the following bins as offered by MCC:

- 1 Blue - Pulpable material (recycled) - paper, cardboard, tetrapak etc
- 2 Brown - Co-mingled material (recycled) - glass, cans, tins, plastic etc

- 3 Green - Organic waste (recycled) - food stuffs etc
- 4 Black General waste (non-recycled) - all non-recyclable

Enterprise Manchester collects recyclables and general waste on behalf of MCC from flats and households on a weekly basis. Recycling bins would be collected fortnightly.

The total quantity of residential storage has been calculated from guidance provided in Manchester City Councils document 'GD04 Waste Storage and Collection Guidance for New Developments V2.00 -0 Citywide Support - Environmental Protection (September 2014). Compliance with this Waste Strategy would ensure that there is sufficient waste storage areas to enable residents to segregate their recyclables and waste. It would include:

- 1. Black bins (1100L) - 6 bins stored on site collected weekly
- 2. Blue bins (1100L) 3 bins stored on site collected fortnightly
- 3. Brown bins (1100L) - 3 bins stored on site collected fortnightly
- 4. Green bins (240L) - 2 bins stored on site collected weekly

In view of the above the proposals are considered to be consistent with policy DM1 of the Core Strategy.

#### Flood Risk and Sustainable Urban Drainage Strategy

The site lies within Flood zone 1 and is deemed to be classified as a low risk for flooding from rivers and sea and ground water. It also lies within the Core Critical Drainage Area within Manchester City Council's Strategic Flood Risk Assessment which requires a 50% reduction in surface water run-off as part of any brownfield development.

The applicant has prepared a drainage statement which details how foul flows would discharge to an existing combined sewer. The drainage systems must prevent surface water run-off and the provision sustainable urban drainage principles along with their future management must be explored.

The development would not increase run-off and the discharge rates, volume and type of attenuation would be confirmed through the detailed drainage design process.

Given the above the development would on balance be consistent with section 10 of the National Planning Policy Framework and Core Strategy policy EN14.

#### Contaminated Land Issues

A phase 1 Desk Study & Phase 2 Geo- environmental Report have assessed geo-environmental information based on desktop / published sources, a site walkover survey and a review of intrusive investigation and remediation reports. Issues of Ground Contamination and any necessary mitigation have been dealt with in the application relating to the remedial works on the site as detailed above and on this basis the proposal is considered to be consistent with policy EN18 of the Core Strategy.

### Access

Thresholds to all residential entrances and apartments would be level. All circulation spaces would have slip resistant floor surfaces, good wayfinding signage and good lighting.

Approximately 20% of apartments could be adapted for wheelchair access. The remaining apartments would be to visitable dwellings standards. All spaces accommodate minimum turning circles where necessary and minimum clearances around fixed furniture such as beds.

All accessible/adaptable apartments are open plan. At least one bathroom per apartment could be converted into a wet room with space for a 1500mm turning circle.

The development of the commercial units has presented design challenges in terms of achieving a balance between exposing and retaining significant fabric and creating relevant / useable space. Where possible, level access has been provided to commercial unit entrances across the two listed buildings. Where this has not been possible, particularly in Minshull House, appropriate ramped access has been proposed within the unit. In Minto & Turner, commercial units occupy lower and upper ground floor levels. Separate entrance points have been proposed for each of the units, with all but one of the units provided with both a stair and a platform lift.

Given all of the above it is considered that on balance it would not be reasonable or practical to achieve full disabled access to all units without further require the premises which is the subject of this application to provide full disabled access at this time.

In view of the above the proposals are considered on balance to be consistent with Core Strategy policy DM1.

### Response to Panels comments

The comments have been dealt with above.

### Response to Canal and Rivers Trust Comments

The issues raised have been dealt with above subject to attachment of appropriate condition attached to any consent granted.

## **CONCLUSION**

The proposals would be consistent with a number of the GM Strategy's key growth priorities by delivering appropriate housing to meet the demands of a growing economy and population, adjacent to the city centre. It would therefore help to promote sustainable economic growth.

The proposal would bring two Listed Buildings back into active use and enhance the quality of the surrounding public realm. It would represent sustainable development,

of a high quality and make a positive contribution to the townscape. The commercial space would invigorate Chorlton Street and the wider KAMPUS development. The conversion scheme would be a sustainable development, of a high quality, and would help to raise the standard of design more generally in the area whilst making a positive contribution to the townscape

The public realm proposals would enhance the quality and vitality of the area surrounding the Listed Buildings. In addition, opening up of Little David Street would enhance the attractiveness of the site by providing a more inviting access route for residents and visitors.

The application submission includes a Heritage Appraisal and this notes that the condition of the site has a negative impact on the character of the heritage assets. The proposed reuse of the buildings would have a positive impact on the character, fabric and setting of the listed buildings. This is considered to be acceptable when balanced by the beneficial aspects of the overall improvements to the current negative image of the site. It is considered that whilst the proposed development would result in harm to the listed building principally through the loss of historic fabric it is considered that the level of harm that would result from the proposals would be less than substantial

Therefore, that, notwithstanding the considerable weight and special regard that must be given to the impact of development on the preservation of a listed building and features of special architectural or historic interest which it possesses, and to the preservation of its setting, as required by virtue of S66 of the Listed Buildings Act, the harm caused by this development would be less than substantial and would be outweighed by the public benefits of the scheme and it would therefore meet the requirements set out in paragraphs 132 and 134 of the NPPF. In addition, for the reasons set out above, it is considered that the proposed development would sustain and enhance the significance of 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.

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

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



benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      APPROVE**

**Article 35 Declaration**

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. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

**115570/FO/2017**

**Conditions to be attached to the decision**

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

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

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

(a) AW (00) 001 site location plan-d, AW (00) 002 proposed site layout-a, AW (00) 004 existing site plan;

(b) AW (00) 115 mt basement demolitions-d, AW (00) 116 mt ground demolitions-e, AW (00) 117 mt first demolitions- e  
AW (00) 118 mt second demolitions-d, AW (00) 119 mt third demolitions-d, AW (00) 120 mt roof demolitions-d,  
AW (00) 125 mh ground demolitions-d, AW (00) 126 mh first demolitions-d, AW (00) 127 mh second demolitions-d  
AW (00) 128 mh third demolitions-e and AW (00) 129 mh roof demolitions-d;

(c) AW (00) 140 mt pro basement-g, AW (00) 141 mt pro ground-g, AW (00) 142 mt pro upper ground-g,  
AW (00) 143 mt pro first -f, AW (00) 144 mt pro second-e, AW (00) 145 mt pro third-e and AW (00) 147 mt pro roof-e;

(d) AW (00) 150 mh pro ground-e, AW (00) 151 mh pro first-f, AW (00) 152 mh pro second-f, AW (00) 153 mh pro third-f and  
AW (00) 154 mh pro roof-d;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d  
AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f) AW (00) 206 mt demolitions 01-d, AW (00) 207 mt demolitions 02-e, AW (00) 208 mt demolitions 03-d, AW (00) 209 mt demolitions 04-d, AW (00) 210 mt demolitions 05-e, AW (00) 211 mt demolitions 06-d, AW (00) 212 mh demolitions 01-d, AW (00) 213 mh demolitions 02-d, AW (00) 214 mh demolitions 03-d, AW (00) 215 mh demolitions 04-d, AW (00) 216 mh demolitions 05-d, AW (00) 217 mh demolitions 06-d, AW (00) 218 mh demolitions 07-d, AW (00) 219 mh demolitions 08-d and AW (00) 231 mt pro long elevations-f;

(g) AW (00) 232 mt pro short elevations-e, AW (00) 235 mh pro long elevations-e, AW (00) 237 mh pro short eles 01-d  
AW (00) 238 mh pro short eles 02/ 03-d, AW (00) 240 pro chorlton st elevation-a, AW (00) 241 pro little david st ele-a  
AW (00) 242 pro canal st elevation-d, AW (00) 301 mt exg sections long-d, AW (00) 302 mt exg sections short-d  
AW (00) 303 mh exg sections long 01-d, AW (00) 304 mh exg sections long 02-d and AW (00) 305 mh exg sections short-d;

(h) AW (00) 310 mt pro long section-f, AW (00) 311 mt pro short section 01-f, AW (00) 312 mt pro short section 02-f  
AW (00) 315 mh pro section 01-d, AW (00) 316 mh pro section 02-d, AW (00) 317 mh pro long section-d  
AW (00) 320 pro site section 01- , AW (00) 321 pro site section 02- , AW (21) 501 mt pro ext deck section-a  
AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) AW (25) 110 mt pro soffit basement-b, AW (25) 112 mt pro soffit upper gd-b, AW (25) 113 mt pro soffit first-b  
AW (25) 114 mt pro soffit second-a, AW (25) 115 mt pro soffit third-a, AW (25) 116 mh pro soffit ground-a  
AW (25) 117 mh pro soffit first-a, AW (25) 118 mh pro soffit second-a, AW (25) 119 mh pro soffit third-a  
AW (22) 500 mt typical party wall-a, AW (22) 501 mh typical party wall-a, AW (23) 501 mh typical floor build-up-a  
AW (23) 502 mt typical floor build-up-a and AW (31) 215 mt pro window type-a'; and

(j) Shed KM Kampus Listed Buildings Refuse Schedule;

(k) Recommendations in Hannan Associates Energy Standards Statement dated 11-01-17;

(l) AIR QUALITY TECHNICAL NOTE - MINTO AND TURNER BUILDING AND MINSHULL HOUSE, MANCHESTER Ref 1145C2 dated 12-12-17

Sections 3.3 and 4 of the Crime Impact Statement Version A dated 8th December 2016 as agreed via the discharge of condition 7.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16

, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC19.1 , DC20 and DC26.1.

3) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

4) (a) 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).

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

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development

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

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

5) Prior to the commencement of development a programmes for submission of final details of the public realm works as shown in dwg numbered AW(00) 141 g and AW(00) 150 e shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- (a) Details of the proposed hard landscaping materials;
- (b) Details of the materials, including natural stone or other high quality materials to be used for area between the Minto and Turner Building and the Canal;
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes (minimum 2 of each) and appropriate planting;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of external steps and handrails; and
- (h) Details of a signage strategy in relation to way finding within the development and associated public realm; and
- (i) A strategy for the planting of street trees within the pavements on Chorlton Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance;

and shall then be submitted and approved in writing by the City Council (in consultation with the Canal and Rivers Trust in relation to items a,b,e and f) as local planning authority in accordance with the programme as agreed above

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

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

6) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority in consultation with the Canal and Rivers Trust, , which for the avoidance of doubt should include;

- \*Display of an emergency contact number;
- \*Details of Wheel Washing;
- \*Dust suppression measures;
- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Routing strategy and swept path analysis;
- \*Parking of construction vehicles and staff;
- \*Sheeting over of construction vehicles;
- \*A method statement to protect the Rochdale Canal from accidental spillages, dust and debris in relation to site clearance, earth moving shall take place or material or machinery brought on site;
- \*Details of how the impact of the development on Canal operation would be managed and how its structural integrity would be protected.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how the development would seek to achieve secure by design accreditation, have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation or agreed any elements of non compliance and the reasons for these.

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

8) No development shall take place until surface water drainage works have been agreed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information has to be provided:

- (a) Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including climate change allowance).
- (b) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment.
- (c) Hydraulic calculations to support the drainage proposal.
- (d) Details of how the scheme shall be maintained and managed after completion.
- (e) Evidence of agreement by the Canal and Rivers Trust, United Utilities and Environment Agency that they accept the proposal and connections.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08, EN14 and EN17.

The development shall be constructed in accordance with the approved details within an agreed timescale.

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

Reason

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

10) The development hereby approved shall be carried out in accordance with the Energy Statement dated 11-01-17 prepared by Hannan Associates. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

11) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with:

- (a) the residential development; and
- (b) each commercial unit;

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

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

12) Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) Prior to first use of the public realm full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Reason

In the interests of amenity pursuant to Core Strategy policy DM1

14) Before any Class A3, Class A4 or Gym use hereby approved commences, 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 approved noise insulation scheme shall be completed before the unit is first occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

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

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

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

16) Prior to development commencing a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.

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

17) Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

18) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Aecom dated January 2017. In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services



v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

19) No part of the development shall be occupied unless and until details of a parking management strategy for residents including identification of the location of the 24 contract spaces has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

20) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday  
10:00 to 18:00 Sundays and Bank Holidays

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

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

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

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

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

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

23) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1.

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

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

25) Final details of the method of extraction of any fumes, vapours and odours from (a) the apartments ; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

26) Before any use hereby approved commences, within each of the lower and upper ground floor units details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

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

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

28) In relation to the commercial units the following details shall be submitted and agreed in writing before first occupation of the units:

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

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

29) Before development commences, a full photographic record of the site and the building (internally and externally before and after any strip out / demolition works) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

30) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

31) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

32) Notwithstanding the details as set out in condition 2 above and the submitted Appendix E - Building Condition Survey - Minto & Turner (Buro Happold/ PSK/Robinsons), no development shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority

(a) Works to the existing windows within the Minto and Turner Building to be agreed in writing by the City Council as Local Planning Authority in the context of the submission of a justification in terms of impact on the buildings heritage significance, cost, viability and acoustic performance and submission following that agreement of details of the profile of and materials for any new window frames (with the assumption that any replacements would have timber frames) and / or works of refurbishment / repair and relocation of existing windows.

(b) A strategy for alternative arrangements for ground floor and basement window openings in relation to the location, type and number of louvers and associated internal arrangements.

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

33) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building to include the roof, timber beams, installation of steel ties, external elevations (including specification for mortar and stone repair / replacement)

(b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated;

(c) Details of window linings with the 'cloister';

(d) Details of an enclosure to the roof top plant on Minshull House;

(e) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes;

(f) Details of cleaning of (a) external elevations and (b) internal;

(g) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(h) Final details of the M&E;

(i) Details of proposed structural works;

(j) Details of any proposed dampproofing;

(k) Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement;

(l) Details of making good lower element of openings formed by lowered cills of the KAMPUS Central Courtyard elevation of Minshull House;

(m) Details of works to cantilevered overhang to Minshull House;

(n) Details of making good parts of the building that are to be the subject of removals and / or demolition including the removal of the 7 original skylights, formation of risers, staircases and supports for plant deck; and

(o) Details of interfaces of new partitions and raised floors with original building fabric; and

(p) Details of works to surface of Little David Street.

All of the above shall be implemented in accordance with the approved details before the development is first occupied: and

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

34) The applicant or their agents or successors in title will secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
  - evaluation trenching
  - (dependent upon the evaluation results) open area excavation and recording
2. A programme for post investigation assessment to include:
  - analysis of the site investigation records and finds
  - production of a final report on the significance of the archaeological and historical interest represented.
3. Deposition of the final reports with the Greater Manchester Historic Environment Record and dissemination of the results
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

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

### **115571/LO/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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

(a) AW (00) 001 site location plan-d, AW (00) 002 proposed site layout-a, AW (00) 004 existing site plan;

(b) AW (00) 115 mt basement demolitions-d, AW (00) 116 mt ground demolitions-e, AW (00) 117 mt first demolitions- e  
AW (00) 118 mt second demolitions-d, AW (00) 119 mt third demolitions-d, AW (00) 120 mt roof demolitions-d,  
AW (00) 125 mh ground demolitions-d, AW (00) 126 mh first demolitions-d, AW (00) 127 mh second demolitions-d  
AW (00) 128 mh third demolitions-e and AW (00) 129 mh roof demolitions-d;

(c) AW (00) 140 mt pro basement-g, AW (00) 141 mt pro ground-g, AW (00) 142 mt pro upper ground-g,  
AW (00) 143 mt pro first -f, AW (00) 144 mt pro second-e, AW (00) 145 mt pro third-e and AW (00) 147 mt pro roof-e;

(d) AW (00) 150 mh pro ground-e, AW (00) 151 mh pro first-f, AW (00) 152 mh pro second-f, AW (00) 153 mh pro third-f and  
AW (00) 154 mh pro roof-d;

(e) AW (00) 200 mt exg long elevations-e, AW (00) 201 mt exg short elevations-d, AW (00) 202 mh exg long elevations-d  
AW (00) 203 mh exg short elevations-d and , AW (00) 204 mh exg courtyard eles-d;

(f) AW (00) 206 mt demolitions 01-d, AW (00) 207 mt demolitions 02-e, AW (00) 208 mt demolitions 03-d, AW (00) 209 mt demolitions 04-d, AW (00) 210 mt demolitions 05-e, AW (00) 211 mt demolitions 06-d, AW (00) 212 mh demolitions 01-d, AW (00) 213 mh demolitions 02-d, AW (00) 214 mh demolitions 03-d, AW (00) 215 mh demolitions 04-d, AW (00) 216 mh demolitions 05-d, AW (00) 217 mh demolitions 06-d, AW (00) 218 mh demolitions 07-d, AW (00) 219 mh demolitions 08-d and AW (00) 231 mt pro long elevations-f;

(g) AW (00) 232 mt pro short elevations-e, AW (00) 235 mh pro long elevations-e, AW (00) 237 mh pro short eles 01-d  
AW (00) 238 mh pro short eles 02/ 03-d, AW (00) 240 pro chorlton st elevation-a, AW (00) 241 pro little david st ele-a  
AW (00) 242 pro canal st elevation-d, AW (00) 301 mt exg sections long-d, AW (00) 302 mt exg sections short-d  
AW (00) 303 mh exg sections long 01-d, AW (00) 304 mh exg sections long 02-d and AW (00) 305 mh exg sections short-d;

(h) AW (00) 310 mt pro long section-f, AW (00) 311 mt pro short section 01-f, AW (00) 312 mt pro short section 02-f  
AW (00) 315 mh pro section 01-d, AW (00) 316 mh pro section 02-d, AW (00) 317 mh pro long section-d  
AW (00) 320 pro site section 01- - , AW (00) 321 pro site section 02- - , AW (21) 501 mt pro ext deck section-a  
AW (25) 100 mt exg soffit basement-a, AW (25) 101 mt exg soffit gd-a and AW (25) 102 mt exg first-a;

(i) AW (25) 110 mt pro soffit basement-b, AW (25) 112 mt pro soffit upper gd-b, AW (25) 113 mt pro soffit first-b  
AW (25) 114 mt pro soffit second-a, AW (25) 115 mt pro soffit third-a, AW (25) 116 mh pro soffit ground-a  
AW (25) 117 mh pro soffit first-a, AW (25) 118 mh pro soffit second-a, AW (25) 119 mh pro soffit third-a  
AW (22) 500 mt typical party wall-a, AW (22) 501 mh typical party wall-a, AW (23) 501 mh typical floor build-up-a  
AW (23) 502 mt typical floor build-up-a and AW (31) 215 mt pro window type-a'

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC19.1 , DC20 and DC26.1.

3) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

4) Before development commences, a full photographic record of the site and the building (internally and externally before and after any strip out / demolition works) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Notwithstanding the details as set out in condition 2 above and the submitted Appendix E - Building Condition Survey - Minto & Turner (Buro Happold/ PSK/Robinsons), no development shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority

Works to the existing windows within the Minto and Turner Building to be agreed in writing by the City Council as Local Planning Authority in the context of the submission of a justification in terms of cost, viability and acoustic performance and submission following that agreement of details of the profile of and materials for any new window frames and / or works of refurbishment / repair and relocation of existing windows.

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



6) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building to include the roof, timber beams, installation of steel ties, external elevations (including specification for mortar and stone repair / replacement)

(b) A detailed audit of all internal and external features of historic and industrial interest that and details of how these will be reused, refurbished or reinstated;

(c) Details of window linings with the 'cloister';

(d) Details of an enclosure to the roof top plant on Minshull House;

(e) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercom from the main entrance to each apartment, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment) and internal mail boxes;

(f) Details of cleaning of (a) external elevations and (b) internal;

(g) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(h) Final details of the M&E;

(i) Details of proposed structural works;

(j) Details of any proposed dampproofing;

(k) Details of repair / restoration / relocation of all external hoists, external escape stairs to Canal Street and Little David and internal plant equipment including a hydraulic press in the basement;

(l) Details of making good lower element of openings formed by lowered cills of the KAMPUS Central Courtyard elevation of Minshull House;

(m) Details of works to cantilevered overhang to Minshull House;

(n) Details of making good parts of the building that are to be the subject of removals and / or demolition including the removal of the 7 original skylights, formation of risers, staircases and supports for plant deck; and

(o) Details of interfaces of new partitions and raised floors with original building fabric; and

(p) Details of works to surface of Little David Street.

All of the above shall be implemented in accordance with the approved details before the development is first occupied: and

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 115570/FO/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

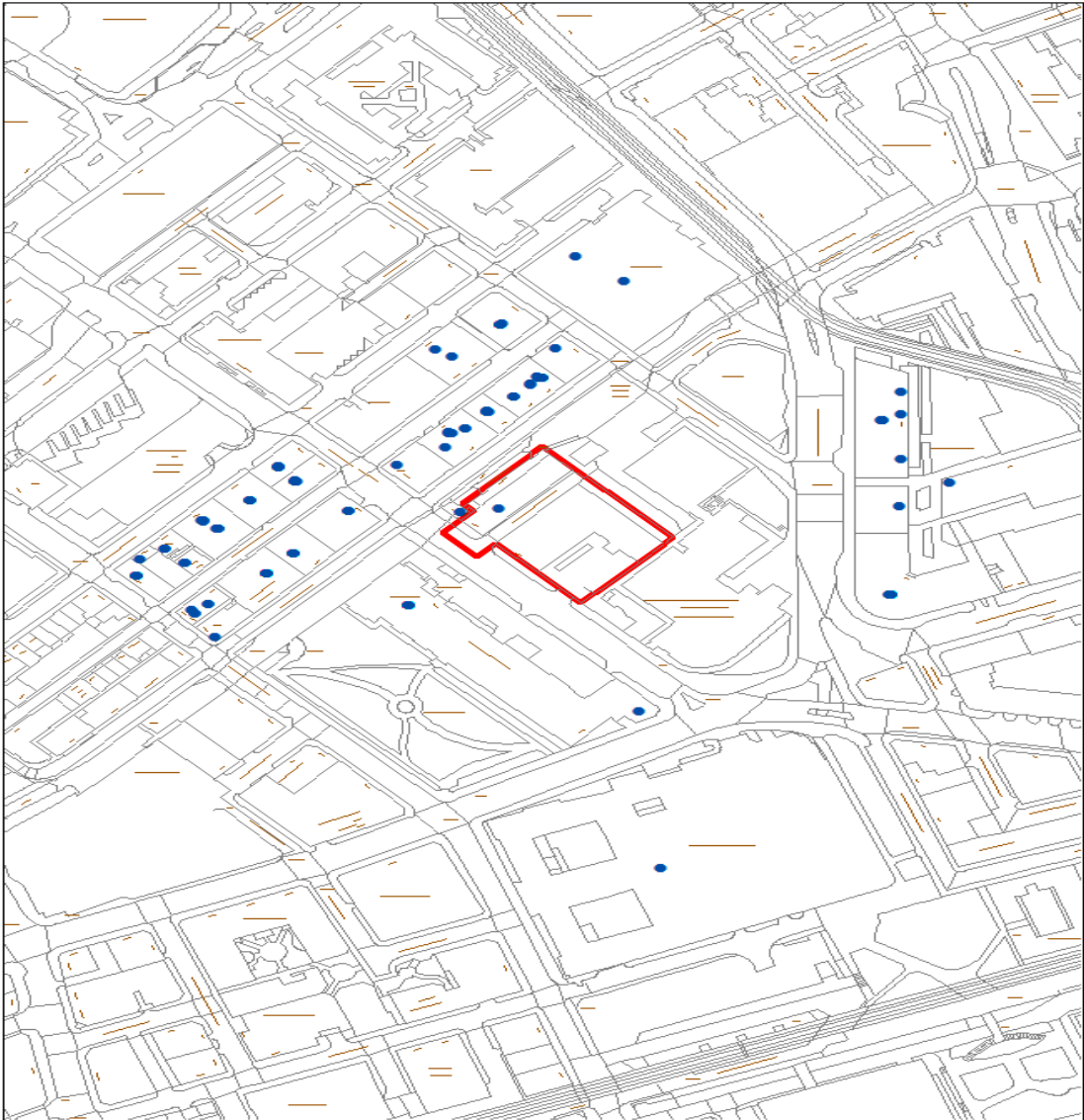
### **The following residents, businesses and other third parties in the area were consulted/notified on the application:**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Travel Change Team  
MCC Flood Risk Management  
City Centre Renegeration  
Greater Manchester Police  
United Utilities Water PLC  
Historic England (North West)  
Canal & River Trust  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit  
Wildlife Trust

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

### **Representations were received from the following third parties:**

**Relevant Contact Officer :** Angela Leckie  
**Telephone number :** 0161 234 4651  
**Email :** a.leckie@manchester.gov.uk



□ Application site boundary ● Neighbour notification  
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