

Application Number	Date of Appln	Committee Date	Ward
115621/FO/2017	13 June 2017	19 October 2017	City Centre Ward

Proposal Installation of new shopfront, change of use of basement level and part of ground floor level from travel agency (Use Class A1) to cafe (Use Class A3) and creation of a roof level garden with alterations to stair over-run and installation of new kiosk (Use Class A3), in relation to the existing Bridge Street building; and comprehensive redevelopment of rear yard (accessed via Wood Street) to provide 2x 3bed townhouses with integral garages and associated works.

Location 62 Bridge Street, Manchester, M3 3BW

Applicant Mrs Michelle Rothwell, Watch This Space Property Limited, C/o Agent

Agent Mrs Rebecca Fieldhouse, Icen Projects Limited, That Space, 31 Princess Street, Manchester, M2 4EW,

Description

The site is located between Bridge Street and Wood Street on the west side of the city centre. It is 0.32 hectares in size and consists of a four storey (and basement) building facing onto Bridge Street (62 Bridge Street) and a six space, car park/service yard facing Wood Street. It is located in the Deansgate/ Peter Street Conservation Area.

62 Bridge Street was built in the 1950s and has a modern, glass shopfront. The three upper floors are rendered and painted dark grey with aluminium casement windows. The building has a flat roof. The rear elevation (seen from Wood Street) is red engineering brick with aluminium windows and metal fire escape stairs.

East of the site is Rational House (64 Bridge Street), a four storey, red brick building built in 1879. The ground floor has a restaurant and tailors and the upper floors are offices. To the south is Wood Street, a single lane cobbled street and the Grade I listed John Ryland's Library. To the west on Bridge Street is a three storey rendered building with The Bridge public house on the ground floor. At the Wood Street end of the plot is the four storey Manchester, Salford and Street Children's Mission building, which has been converted to apartments. North is Bridge Street, a busy east-west link.

The site is within the setting of the Grade I listed John Rylands Library and forms part of the setting of the rear elevation of the Grade II listed Masonic Hall at 36 Bridge Street.

The existing building contains approximately 473 sq.m of floorspace over five floors and has been vacant for over two years. The basement and part of the ground floor are retail and the upper three floors are offices. The rear yard is used informally for car parking.

Planning permission is sought for:

- (i) Refurbishment of the building and change of use from a travel agents (Use Class A1) to a cafe (Use Class A3). A roof level garden is proposed including installing a new kiosk (Use Class A3). The office space on the first, second and third floors would be refurbished. A new shopfront and alterations to the Bridge Street facade is proposed.
- (ii) Redevelopment of the rear yard facing Wood Street to provide two, three bedroom townhouses of four storeys with integral garages, cycle storage, rear communal courtyard and roof gardens. Each house would be 157 sq. m.

The render to the Bridge Street elevation would be repaired and repainted using a similar colour to the existing. The single glazed windows would be replaced with a composite glazing system to meet current standards for heat and noise transmission. These would be a single opening light with no transom to emphasise the verticality of the front elevation. A bronzed tile to the window reveal and aluminium frame is also proposed.

A roof garden is proposed, which would provide approx. 128 sq.m. (gross internal area) of useable space. This would be accessed by each floor of the building below via the current stair access. Office occupiers would have access to the roof garden and there would be a kiosk for a café operator. The applicant is also proposing to use the space for private hire.



Proposed Elevation on Bridge Street

The two townhouses on Wood Street would be four storeys in height. The ground floor would have the entrances and integral garages with accommodation above, including three bedrooms in each town house and a roof terrace. Both houses would share a landscaped rear courtyard (between the new building and the existing office building).

The proposed façade would be perforated, bronze coloured aluminium panels. The panels would be solid at the lower levels to provide security and become more transparent on the upper floors. The design of the perforation is inspired by a motif on the glazing at John Rylands Library.

Some of the panels would be moveable. This is designed to create different appearances and a façade which changes through the day. It would appear as solid when all the panels are closed, semi-transparent when the panels are illuminated from within and entirely transparent when the panels are opened up to reveal the glass behind.



Proposed Elevation on Wood Street

The waste removal from the offices would be the same as the existing arrangements, with office tenants keeping their rubbish in their own spaces and taking bags out for collection by a private contractor. The waste for the two new houses would be kept in

bin stores in the garage space which would be collected from Wood Street by the City Council.

The applicant has stated that the proposal would deliver the following benefits:

- A sustainable and long term solution for the site.
- The provision of much need family sized homes to help the City deliver its housing targets and support continued economic growth. It would provide housing near to employment opportunities and help to support the City's economic performance, reduce economic, environmental, and social disparities and help to create an inclusive and sustainable community.
- The refurbished, flexible office accommodation would be well-suited to aspiring small and medium enterprises (SMEs) in Manchester, building on the applicant's previous office development in the city centre.
- It is estimated that there would be:
 - circa 120 contractors working on the proposal during a 12 month construction period;
 - approximately £40,000 of spend during these twelve months; and
 - circa 65 permanent full time equivalent jobs.

The application is supported by the following documents.

- Design and Access Statement Rev D by Snook Architects
- Heritage Statement Sept 2017 by Donald Insall Associates
- Planning Statement v8 by Icen Projects
- Daylight and Sunlight Letter from GIA dated 14/09/2017
- Acoustic Planning Report 0232/APR1 by Lighthouse Associates
- Supplementary Sound Assessment Report 0232/SSA1 by Lighthouse Associates

Consultations

Publicity - The development was advertised in the Manchester Evening News as a major development, as affecting the setting of a conservation area and affecting the setting of a listed building. A site notices were placed next to the site boundary and neighbour notifications were made on 21 June 2017 and again on 11 July 2017.

Eight individual letters have been received, two in support and six objecting. The objection letters raise the following issues:

- Neighbours should be reconsulted.
- Welcomes the extension of time to consider comments.
- Questionable if the scheme can legally be delivered built hard up against the west facing wall of 64 Bridge Street.
- Impact on amenity of occupiers of 64 Bridge Street.
- Windows on west wall are the only source of natural light and ventilation for some of the occupiers of 64 Bridge Street. There would be substantial adverse impacts.
- It would limit the future use of 64 Bridge Street.
- A daylight/sunlight assessment should be undertaken

- Roof top terrace would cause significant disturbance throughout the day and night and affect nearby office/residential amenity.
- A Construction Management Plan should be required.
- A Vibration Assessment should be submitted.
- The proposals fail to preserve and enhance the character of the Conservation Area.
- Impact on Wood Street.
- Proposed mosaic is out of keeping with the area. Would look hideous.
- Loss of six parking spaces would put pressure on local parking and possibly some extra traffic.
- 62 Bridge Street could benefit from being developed and a facelift, but the redevelopment and façade are unsuitable.
- Noise measurements are clearly focussed on the rear of the building and not the front.
- Objects to proposed opening hours of the café.
- Future occupants (of the application site) could complain about the deliveries to the Lost Dene public house and restrict the use and operation of the business.
- An Acoustic Survey was carried out from 3pm on Friday 31 March to 2pm on Monday 3 April. No deliveries or collections were made, so the survey does not take account of noise associated with servicing and delivery of beer kegs and bottles.
- The new scheme may not meet necessary ventilation and insulation standards.
- Application can't be determined until additional survey has been done.
- Visual impact of the proposed façade and effect on character of the area.
- Appearance would be out of character.
- Noise and disturbance to 64 Bridge Street during construction and operation.
- Loss of privacy.
- Development would overshadow and cause loss of daylight and air.
- Wood Street is extremely busy and noisy. Building two townhouses on Wood Street would add to the noise.
- Impact on office windows and business operation.
- Proposed mosaic more suited to curtains or perhaps an inside mural.

Two letters in support of the application have been received raising the following issues:

- It's fundamentally important to support individuality and craft. Celebrating craft is what this scheme is all about.
- The development would encourage new people into the area which in turn should reduce the existing anti-social behaviour and crime on Wood Street, mainly as a result of the greater activity as well as it being overlooked.
- Improving the residential offering, with more occupants taking a personal interest in the locale, would improve and compliment the adjacent development at Spinningfields and beyond.

Highway Services - No objection but raises a number of comments in relation to access, traffic impacts and junction capacity, car and cycle parking and construction management.

The proposal would not generate a significant uplift in traffic on the surrounding highways and the proposals are therefore accepted. Servicing and refuse collection is acceptable. A condition on Construction Management is recommended.

Environmental Health - No objection and recommends conditions covering fumes, installation of proprietary gas protection membrane, deliveries, opening hours, noise (acoustic insulation), plant, storage and disposal of refuse and air quality.

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

Historic England (North West) - Do not wish to offer any comments.

Transport For Greater Manchester - Confirms that the threshold of development falls under the TfGM trigger for review.

Greater Manchester Archaeological Advisory Service - No requirement for archaeological mitigation.

Greater Manchester Ecology Unit - Works such as this have the potential to impact negatively on roosting bats and nesting birds. However on viewing the elevations and roof plans it is clear that the impacts to likely roosting and nesting opportunities is very low and the inclusion of a landscaped roof terrace is a positive impact in the long term. Recommends Informatives covering bats and nesting birds.

Greater Manchester Police – no comments received.

Georgian Group - no comments received.

Victorian Society – no comments received.

Ancient Monuments Society – no comments received.

Twentieth Century Society – no comments received.

Society for the Protection of Ancient Buildings – no comments received.

Council for British Archaeology – no comments received.

Environment Agency – no comments received.

United Utilities – no comments received.

The Historic Buildings and Conservation Areas Panel - The Panel commented that the existing building was Portland Stone which had been over painted and sits within a major Victorian Street in a key area of the city centre. Their preferred

solution would be to retain the building in its current appearance, representing part of a phase of Manchester architecture.

The Panel expressed some confusion as to what was being sought permission, with some drawings showing temporary elements such as a campervan on a roof. While the applicant during their presentation had stated they considered it was a temporary installation and they were not seeking permission for this element, the Panel argued that a campervan would have a significant material impact on the appearance of the building and should require planning permission. The Panel stated they were struggling to make a full judgement on the proposal and would like to have seen a section through the building to see how it relates to the adjacent building. The Panel would also would like to have sight of a street scene drawing in colour, both front and rear elevations, to show the building in context.

The Panel had some concerns about the overhanging elements in the rear elevation and the possibility of damage from reversing service vehicles. While there was general agreement from the Panel that the proposed treatment of the rear elevation was more acceptable than the front elevation, the use of bronze anodized materials was not considered to match existing red brick of adjacent buildings.

The Panel requested that a revised or future proposal for external treatment would be brought to the Panel for consideration.

ISSUES

Relevant National Policy

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

Paragraph 12 states that:

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

The proposed development is considered to be consistent with sections 1, 4, 7, 8, 11 and 12 of the NPPF for the reasons outlined below.

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

The proposals would deliver two family homes, refurbished office accommodation and a cafe in a highly sustainable location within walking distance of a range of services and facilities with excellent access to all means of public transport. It is estimated that there would be:

- circa 120 contractors working on the proposal during a 12 month construction period;
- approximately £40,000 of spend during these twelve months; and
- circa 65 permanent full time equivalent jobs.

Section 2 - Ensuring the Vitality of Town Centres – the proposal would redevelop a key site in Spinningfields and create more employment in the city centre.

Section 4 - Promoting Sustainable Transport – The site is close to sustainable transport facilities including Salford Central, Deansgate and Victoria Train Stations and St Peter's Square Metrolink station and bus stops on Deansgate. The site is also easily accessible by walking and cycling. The scheme would therefore help to facilitate sustainable development and contribute to sustainability and health objectives and give people a real choice about how they travel.

Section 7 - Requiring Good Design - The building would maintain and improve the appearance of the Bridge Street frontage. The new build element on Wood Street would complement the surrounding buildings. The development would be integrated into the natural and built environment and its scale and form is considered to be acceptable within its context.

Section 8 - Promoting healthy communities – The scheme would create activity at street level which would help to integrate the site with its locality and increase levels of natural surveillance.

Section 11 - Conserving and enhancing the natural environment - documents submitted have considered the potential risk of various forms of pollution, including noise, lighting and the impact on ecology. These documents demonstrate that the proposal would have no significant adverse impacts in respect of the natural environment.

Section 12 - Conserving and Enhancing the Historic Environment - This sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Any harm caused to a heritage asset has to be justified in terms of the social and economic benefits of the proposal.

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

Paragraph 131 advises that, in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and, the more important the asset, the greater the weight should be.

Paragraph 134 advises that where proposals would 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 scheme has been designed to complement and respect the character and appearance of the nearby heritage assets and it is considered that the proposed works are in general accordance with the requirements of the NPPF. The impact on the settings of the listed buildings and the conservation areas is considered in detail later in this report.

Relevant Local Policies

Local Development Framework

Manchester Core Strategy (2012)

The Core Strategy Development Plan Document 2012 - 2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. The Core strategy identifies Manchester City Centre as the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality living.

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

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

Policy SP 1 (Spatial Principles) - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. It would complement Spinningfields, be accessible by all forms of sustainable transport and therefore maximise the potential of the City's transport infrastructure. It would contribute to creating an attractive neighbourhood by: enhancing the built and natural environment; helping to create a well-designed place that would enhance and create character; re-using previously developed land; and, reducing the need to travel.

S02. Economy - The scheme would provide new jobs during construction along with permanent employment in the proposed offices and café in a highly accessible location. The development would support the City's economic performance, reduce

economic, environmental and social disparities, and help to create inclusive sustainable communities.

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

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

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

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

Policy CC6 City Centre High Density Development - The proposals would be a high density development and maximise the efficient use of land available within the challenging constraints of the site.

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

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

Policy CC9 – Design and Heritage - A full Heritage Statement provides an assessment of significance of the site and provides an assessment of the impact of the proposal on the setting of adjoining heritage assets and the character of the Conservation Area. The proposal would have a high standard of design and materials appropriate to its context and the character of the area.

Policy T1 Sustainable Transport - The proposal would encourage modal shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 Accessible Areas of Opportunity and Need - The proposal would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would enhance the character of this area and the image of

Manchester. The design responds positively at street level and would create a good quality new building in Spinningfields.

Policy EN3 Heritage - The proposal would have an impact on the settings of the nearby listed buildings and the adjacent conservation areas. This is discussed in more detail later in the report.

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

Policy EN18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination considers that any impact of the development could be controlled through a condition.

Policy EN19 Waste - The development would be consistent with the principles of waste hierarchy. A Waste Management Strategy 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 DM1 Development Management - This sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these, the following issues are or relevance to this proposal:

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

These issues are considered full, later in this report.

Saved UDP Policies

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

Policy DC18.1 Conservation Areas – It is considered that the proposal would maintain the character and appearance of the conservation area. This is discussed in more detail later in the report.

Policy DC19.1 Listed Buildings – It is considered that the proposal would have an impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

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

Policies DC26.1 and DC26.5 Development and Noise – The application is supported by acoustic assessments and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise. This is discussed in more detail later on in this report.

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

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

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

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

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

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

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

City Centre Strategic Plan (2015-2018)

The City Centre Strategic Plan was endorsed by Manchester City Council in 2016. It updates the vision for the city centre, direction of travel and the key priorities and partnerships in place to deliver those priorities.

Spinningfields

Appendix 2 of the Strategic Plan shows the site within Spinningfields. It states that Spinningfields is one of the largest and most successful regeneration projects in the country. Manchester has the largest and fastest growing professional, commercial and legal centres in the UK after London and Spinningfields is the prime location for the growth of this sector.

The area is a world class business quarter in addition to a modern hub of premium retail units, leisure destinations and a luxury residential offer. Spinningfields has attracted international investment from market leading organisations within the property, retail and professional services industries.

Spinningfields has attracted over £1bn. of private sector investment and has:

- 13 buildings developed in total, including eight office buildings delivering
- 3,500,000 sq. ft. of Grade A office space.
- 450 residential apartments.
- Four new public squares.
- 165 commercial organisations making Spinningfields their home.

Spinningfields now accounts for more than 35% of the City's prime office space. The area now supports over 15,000 jobs in over 40 commercial organisations, including key financial and professional organisations. The new XYZ Building and One Spinningfields (nearing completion) will provide an additional 630,000 sq. ft. of flexible Grade A office and retail space for a range of occupiers. Upon completion of the masterplan, there will be circa 20,000 people employed in the area.

The proposed scheme would be in keeping with these objectives and is consistent with the Spinningfields Masterplan. It would also contribute to the Strategy aim of attracting more people to live in the city centre.

Manchester Residential Quality Guidance (2016)

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

The Guide seeks to provide clear direction to all those involved in the development of, the construction of and the management of new homes in the city. It provides the minimum requirements and mandatory standards that all new residential proposals will be required to satisfy or exceed to be considered sustainable development. Manchester City Council's position on Space Standards is set out in the 'Make it a

Home' section that '*the approach should be to achieve and exceed the National Described Space Standards*'.

The proposed town houses have been designed to meet the Manchester Residential Quality Guidance with regards to space standards. The townhouses would be approx. 157 sq. m. GIA. This exceeds the standards for a three bedroom, three storey dwelling of between 90 and 108 sq.m. The proposed scheme is considered to be compliant with the components of residential quality in the Guidance.

Conservation Area Declarations

Deansgate / Peter Street Conservation Area

Deansgate / Peter Street Conservation Area was designated by the City Council on 26 June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Peter Street, and its continuation into Quay Street, is the most important junction in the area. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Generally, buildings in the area display the Manchester characteristic of a tripartite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another. Where redevelopment proposals are put forward, the City Council would seek designs which are consistent with the character of surrounding buildings.

Legislative Requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions, the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

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

Regeneration is an important planning consideration. Over the past twenty years, the City Council has had a considerable amount of success in terms of regenerating the City Centre. Piccadilly, Spinningfields, the commercial core, Manchester Central, Northern Quarter and Castlefield are all good examples of this.

However, much remains to be done if the City Centre is to remain competitive and it is important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the City Region and is crucial to the Region's longer term economic success.

The principle of the proposed uses is acceptable. The refurbished office floors would provide flexible space for SMEs. The café would maintain an active frontage on the ground floor and would contribute to the vitality and viability of Bridge Street and encourage other investment in property. The opening hours are yet to be determined, but it is envisaged that the café could be open to the public in the evening, which could contribute further to the vitality of the area. Opening hours will be controlled by condition (the hours proposed are 06.30 until 23.00).

The proposed family sized housing on Wood Street is considered an acceptable use. It follows the conversion of the adjacent building to the west of the site to residential.

It is considered that the proposal supports the strategic objectives of Spinningfields and would contribute to its continued regeneration and to the overall City Centre. The development would be consistent with the City Centre Strategic Plan and would complement and build upon the 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 the Core Strategy policies outlined above.

Viability and Affordable Housing Provision

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

Design Issues

Assessment of Context

One of the main issues to consider, in assessing this application, is whether the scale of the development is appropriate in terms of its impact on the conservation area and on the setting of nearby highly graded listed buildings. The proposed building is four

storeys which would be lower than 64 Bridge Street to the east, the Library to the south and a similar height to the Mission building to the west. The proposed roof structure would be no higher than the existing roof access.

This part of the Deansgate / Peter Street Conservation Area has a variety of buildings of different scales. The massing proposed would respect the nearby listed buildings and would add interest to the streetscape in Wood Street where the existing frontage on the site is a brick wall and roller shutters.

The proposed scheme would positively use a brownfield site and complement the character, scale and massing of the enclosed heritage assets and contemporary development of Spinningfields.

In conclusion, the scale and massing would relate to its context and the Deansgate / Peter Street Conservation Area. It would be consistent with the NPPF, Core Strategy and Saved UDP policies listed above.

Historic Environment

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

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

The proposed scheme would comply with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 if it would not lead to 'substantial' harm, or any meaningful level of 'less than substantial' harm to the setting of the conservation areas or any other heritage assets.

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

A Heritage Assessment, submitted with the application, examines the significance and impact of the proposed scheme on the Conservation Area. It assesses the significance of the heritage assets. The proposal would respond to the characteristics of the conservation area in terms of its scale, mass, alignment and materials. The elevations would respond to the rhythm, proportion and materiality typical of the Deansgate / Peter Street Conservation Area and would enhance the character of the conservation area.

It states that the proposed scheme would not cause substantial harm to the setting of the adjacent Grade-I listed John Rylands Library and would not cause substantial harm to the character or appearance of the Deansgate / Peter Street Conservation Area. The impact on them is considered to be negligible.

The cumulative impact on the Deansgate/Peter Street Conservation Area would be minimal. It would, at most, cause “less than substantial harm” to the character and appearance of the conservation area and would have a positive impact on the setting and fabric of the adjacent listed buildings.

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

For the reasons set out above, it is considered that the proposed scheme has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets and would make a positive contribution to local character and distinctiveness and therefore meets with the requirements of paragraph 131 of the NPPF.

Architectural Quality

The Design and Access Statement, submitted with this application, provides details of the proposal, its context and the architectural approach. The relationship of the proposed town houses to John Rylands Library has been carefully considered. The façade treatment would use perforated, bronze coloured aluminium panels. The panels would be solid at the lower levels to provide security and would become more transparent as they move up the building. The design of the perforations is based on a motif taken from the glazing at John Rylands Library.

Some of the panels would be moveable. This is designed to create different appearances and create a façade that would change throughout the day. It would appear as solid when all the panels are closed, semi-transparent when the panels are illuminated from inside and entirely transparent when the panels are opened up to reveal the glass behind.

There are a variety of architectural styles in Bridge Street and Spinningfields. The proposed materials would enhance the character of the location and the surroundings. The contemporary design and materials are considered to be acceptable within this area of the city centre, and would complement the different variety of materials on the surrounding buildings. A condition is proposed to ensure that the materials are of the highest quality.

Details of the proposed size, materials and colour of signage and branding for the café and offices would be also dealt with by a planning condition. Subject to high quality materials and finishes, the proposed scheme would have the potential to enhance this part of the conservation area. It is considered that the proposed scheme would be a contextually responsive development with high quality materials in accordance with the Council’s Core Strategy policies.

Sustainable Design and Construction

The proposed scheme would conform to the Manchester Core Strategy aim of reducing CO2 emissions. It would have passive design principles with a 'fabric-first' approach. This would mean the new homes would have high levels of thermal efficiency and air - tightness resulting in a decrease in energy requirements.

The ventilation strategy relies on opening windows or simple façade ventilators. This would provide adequate ventilation to each town house. Most of the town house windows would face south, which would encourage beneficial passive solar gain. The proposed sliding screens are designed to prevent overheating in summer.

All lighting would be low energy LED lighting to maximise energy savings. Water usage would be restricted to 125 litre per person per day in accordance with Part L guidance.

Relationship to Transport Infrastructure

This is a highly sustainable location with good access to train, tram and bus travel across the City Centre and beyond. The proposal would provide one parking space and one cycle space per townhouse. The offices would have a cycle store in the basement with 10 spaces.

The proposed scheme would result in the net loss of four parking spaces. The traffic impacts on the surrounding highway are expected to be minimal. The highway impact is considered acceptable and would accord with policies SP1, T1, T2 and DM1 of the Core Strategy.

Environmental Issues

Sunlight / Daylight / Solar Dazzle

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

There are eleven windows on the west elevation of 64 Bridge Street, which overlook the application site. On the ground floor are three windows, which are blocked up. The first and second floors have three windows each, while the third floor has two windows.

It is understood that these windows were inserted as part of a temporary licence in 1985. This provided for a right of light terminable on six months notice by the owner of 62 Bridge Street. It is understood that the applicant has served notices to block these windows and has been, or is in discussion with, the owner of 64 Bridge Street about this.

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

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

The BRE guide is principally aimed at residential buildings, rather than commercial buildings, and there are no prescribed targets for commercial buildings. Whilst the Guide does state that some offices may require assessment, the inference is that only non-residential buildings with a particularly sensitive use, or unusual requirement for daylight and sunlight, require assessment.

The applicant is not aware of any particularly sensitive uses to 64 Bridge Street, or that the occupiers have an unusual requirement for daylight that would mean that the building requires assessment. The windows to the west elevation of 64 Bridge Street do not face within 90 degrees of due south, and so in line with the BRE Guide, do not have a reasonable expectation of direct sunlight, and would not require assessment. In addition, direct sunlight is generally not welcome in office buildings, as it can interfere with computer screens. Irrespective of this, the BRE Guide does not require the assessment of sunlight in offices.

The Assessment concludes that a detailed scientific assessment of daylight and sunlight amenity does not need to be undertaken in the context of the proposed scheme. None of the windows on the west elevation of 64 Bridge Street directly serve habitable rooms. None of the neighbouring building windows are sensitive to changes in sunlight and daylight, with all relying heavily on artificial and task lighting to function. The sky visibility would be unaffected to the principal windows in the rear (Wood Street) elevation of 64 Bridge Street.

It is understood that some of the offices in the adjacent property at 64 Bridge Street that have windows facing onto the application site, and do not have windows that face in any other direction. If this proposal is approved, they would lose their only source of natural light and would have to rely on artificial ventilation and lighting. This is an important amenity issue that does require some consideration.

The windows have benefitted from the open nature of the land at the rear of 62 Bridge Street for a number of years. However, this land does have development potential and in every other respect the proposal is acceptable in planning terms and in terms of its impact on the historic environment. It would deliver much needed residential accommodation in an appropriate area and would enhance the setting of the Grade I John Rylands Library.

It is necessary to balance these significant benefits against this loss of amenity. Whilst it would be preferable for the offices to retain natural light and ventilation it would not be impossible for the offices to operate under such circumstances and there are offices elsewhere that operate in this manner.

It is considered, on balance, therefore that the public benefits of the proposed scheme would outweigh the loss of amenity to the offices at 64 Bridge Street.

Noise

A Sound Assessment Report has reviewed the atmospheric/roomside sound emissions from the proposed residential mechanical ventilation systems and building services/operational noise from the proposed café (Use Class A3) and rooftop terrace to the proposed townhouses.

It recommends a number of mitigation measures including specific glazing and mechanical ventilation. The proposed town houses will meet the required environmental protection and Building Regulations noise insulation requirements to protect the amenity of the future residents and interests of the adjacent local businesses.

In relation to the objection from a local business about potential impacts of the proposed scheme on their servicing and loading, mixed uses including residential and leisure uses are a feature of Manchester city centre. To have a public house near, next to, or below residential apartments is not uncommon. As with many other similar developments in the city centre, any noise ingress to the proposed residential scheme would be managed by way of a condition which would ensure that noise levels within the apartments are acceptable.

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

The applicant has stated that proposed building and plant can be acoustically insulated to protect the amenities of occupiers of the building and of neighbouring residents. A condition is proposed to ensure that the appropriate levels of insulation would be provided.

Waste

Waste removal in the office spaces would be as existing. This involves individual tenants keeping their rubbish in their own space and then taking bags out on a prescribed day for collection by a private contractor. It is proposed that in the two new houses, the waste would be kept in private bin stores in the garage space. These bins would be taken out to Wood Street for collection by the City Council.

Flood Risk

The Environment Agency has stated that the site is not in a Flood Risk Zone 1, and has a very low risk of flooding.

Crime and Disorder

There would be a secure (fob access) key point to the main office entrance door on Bridge Street. All units would be provided with remote operated alarms. There would also be remote monitored CCTV throughout the building.

On Wood Street, the metal panels of the building would be solid and impervious at ground level. The metal panels could be locked shut (providing a secure screen in front of open windows). All rainwater goods are internal, which would remove any anchor points up which intruders could climb to the upper floors. Both houses would be provided with remote operated alarms.

Consultee and Objectors' comments

It is considered that the majority of the consultee comments have been addressed in the main body of this report.

Conclusion

The proposal would provide a high quality offices, a café, roof garden and two family sized town houses. It would create new employment opportunities, support the strategic objectives of Spinningfields and contribute to Manchester city centre's on-going regeneration and economic growth.

The proposed uses are acceptable and an appropriate response to national and local planning policy. It is a highly accessible location for public transport and would fulfil an important role in refurbishing and regenerating an existing building and redeveloping a brownfield site in Spinningfields. The proposed scheme is well designed with high quality materials and the site is considered to be appropriate for two family sized town houses.

The impact of the proposal on the significance of adjacent listed buildings has been carefully considered. There would be a negligible heritage impact which cumulatively results in considerably less than substantial harm to the character and appearance of the Conservation Area, and a neutral impact on the setting or fabric of the adjacent listed buildings. The proposed scheme responds to an acceptable level to the character of the conservation area.

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

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

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

Recommendation Approve

Article 35 Declaration

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

Conditions to be attached to the decision

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:

011
012B
013
014A
015
016
017
018D.P
019
020A
201A
205AP
207A.P
209A.P
211A.P

213A.P
215A
216A
217A
217A
220A
221A
223A
224A
226A
303A
309A
315A.P
316C.P
317A
331A
332A
333A
SK001
SK002
SK003

Design and Access Statement Rev D by Snook Architects

Heritage Statement Sept 2017 by Donald Insall Associates

Planning Statement v8 by Icen Projects

Daylight and Sunlight Letter from GIA dated 14/09/2017

Acoustic Planning Report 0232/APR1 by Lighthouse Associates

Supplementary Sound Assessment Report 0232/SSA1 by Lighthouse Associates

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

3) No external materials proposed on the townhouses, the proposed roof top garden to office building and Bridge Street elevation shall be installed on-site until samples and specifications of these materials, along with repointing, jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

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

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

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

5) Before the development is occupied, any scheme for externally mounted telecommunications equipment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

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

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

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

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

The detailed CMP shall include details of the following:

- Phasing and quantification /classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept path assessment) of satisfactory routeing both within the site and on the adjacent highway;
- Contractor parking and ongoing construction works in the locality;
- Consultation strategy and ongoing engagement with neighbours, surrounding properties and other interested parties.
- The details of an emergency telephone contact number displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;
- The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to works commencing on site; and
- A Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents would be consulted on matters such out of hours works.

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

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

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

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

9) Deliveries, servicing and collections, including waste collections shall not take place outside 07:30 to 20:00 on Monday to Saturday and 10:00 to 18:00 on Sundays and Bank Holidays.

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

10) The opening hours for the proposed café and café kiosk (Use Class A3) are 06:30 to 23:00 seven days a week. Any changes to this should be submitted for approval in writing by the City Council, as Local Planning Authority.

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

11) Before the development commences, a scheme for acoustically insulating the proposed residential accommodation against noise surrounding main roads shall be submitted to, and approved in writing, by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not normally exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

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

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

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

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

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

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

14) Before the first occupation of the buildings, a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

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

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

16) Prior to the commencement of the development, a surface water drainage scheme, based on sustainable drainage principles has been submitted to and

approved in writing by the Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

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

Informatives

1) Construction Works

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ, Tel: 0161 234 5004, email: contact@manchester.gov.uk

2) Licensing

The applicant should be aware that under the Licensing Act 2003 the carrying on of a licensable activity (this includes the provision of late night refreshment between 23.00 - 05.00, supply of alcohol, music, dancing, plays, films and indoor sporting events) on or from premises requires a premises licence from Manchester City Council as Licensing Authority.

Information regarding premises licence can be obtained from The Licensing Unit, Manchester City Council, PO Box 271, Manchester M18 8YU. Tel: 0161 234 5004 or e-mail premises.licensing@manchester.gov.uk

3) Fumes

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant would therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

4) Waste & Recycling

Further information is available at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

5) Bats and Birds

Whilst the building to be demolished/refurbished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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: 115621/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
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
United Utilities Water PLC
Greater Manchester Archaeological Advisory Service
Twentieth Century Society
Ancient Monuments Society
Council For British Archaeology
Georgian Group
Society For The Protection Of Ancient Buildings
Victorian Society
Greater Manchester Ecology Unit
Environmental Health
MCC Flood Risk Management
Highway Services

Greater Manchester Ecology Unit
Twentieth Century Society
Ancient Monuments Society
Council For British Archaeology
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
Georgian Group
Historic England (North West)
Society For The Protection Of Ancient Buildings
Transport For Greater Manchester
United Utilities Water PLC
Victorian Society

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

Representations were received from the following third parties:

Highway Services
Environmental Health
MCC Flood Risk Management
Historic England (North West)
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Sheila Bird Group, 15 Stanley Street, Manchester, M8 8SH
22 Wood Street, Manchester, M3 3EF
Bidwells on behalf of Stonegate Pub Company, Seacourt Tower, West Way, Oxford, OX2 0JJ
Cassons LLP, 64 Bridge St, Manchester, Manchester, M3 3BN
Brodie and Company, 64 Bridge St, Manchester, Manchester, M3 3BN
Manchester Law Society, 64 Bridge St, Manchester, Manchester, M3 3BN
GVA on behalf of Bridge Street Properties, Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Randall and Aubin, 64 Bridge St, Manchester, Manchester, M3 3BN

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



□ Application site boundary ● Neighbour notification
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