

Application Number	Date of Appln	Committee Date	Ward
120113/FO/2018	11th Jun 2018	20th Sep 2018	Deansgate Ward

Proposal Erection of a seven storey apart-hotel (use class C1), comprising 59 rooms on the upper floors, with reception area and ancillary residents' lounge and breakfast area on the ground floor.

Location 1 Alpha Place, Manchester, M15 4PP

Applicant C/O Agent , Beech Holdings, 60 Oxford Street, Manchester, M1 5EE,

Agent Mr Ralph Taylor, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ

Description

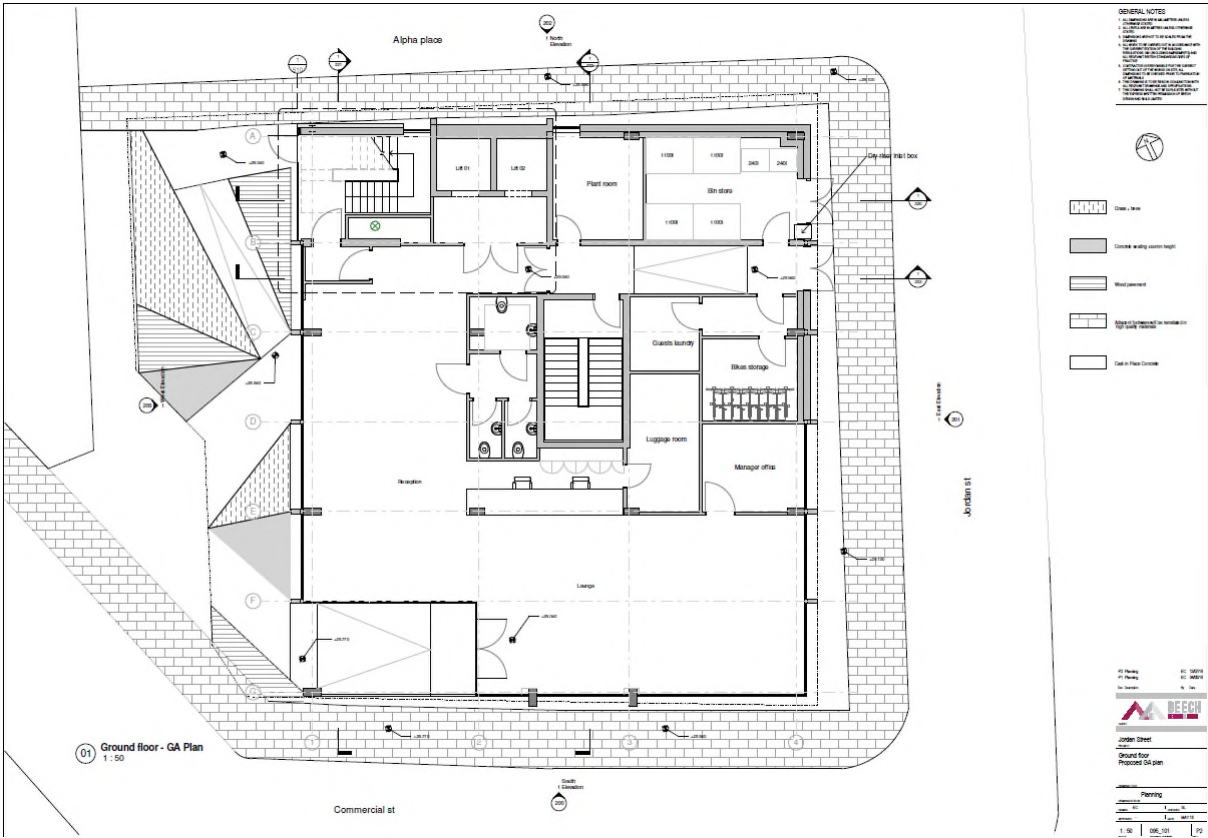
The site measures 0.05 hectares and is within Knott Mill. It is bounded by Alpha Place, Jordan Street, Commercial Street and buildings that front onto Commercial Street and Constance Street. Opposite the site, fronting Jordan Street and Commercial Street, is the 10 storey Hill Quays residential development. To the north is a four storey brick building with a pitched slate roof, which is occupied by offices, with residential use on the top floor and within the roofspace. The buildings to the west are offices. The area contains a mixture of uses, including residential, offices and design studios and has a diversity of architectural styles.

The proposal is for a seven storey apart-hotel with a ground floor reception area, including a residents' lounge and breakfast area. A cycle store, with nine cycle spaces, and bin storage would be accommodated within the ground floor. The bin store would have four 1100l bins and two 240l bins, segregated to provide for general refuse, pulpable recycling, mixed recycling, garden waste and food waste. The bin store would have access doors onto Jordan Street and staff would be responsible for taking the bins to and from the collection point on Jordan Street. The building would have a basement to accommodate back-of-house facilities.

The building would be rectangular in form and would have an expressed pre-cast concrete frame, which would be honed to give a smooth finish with a colour similar to Portland Stone. Windows with light grey anodised aluminium framing would be set back within the concrete frame, with adjacent areas of light grey anodised aluminium cladding and areas of brickwork, also set back within the concrete frame. The ground floor would be full height framed glazing and the top floor would have curtain wall glazing on the east and west elevations with opaque glazing on the south and west elevations. The building would occupy the whole site with the main entrance off Commercial Street.

There have been a number of planning approvals to develop the site over the past few years, none of which have come to fruition. The latest, which expired on 31 July 2018, was for a very similar development to that now under consideration, and proposed a seven storey, 53 room apart-hotel (use class C1), with reception area

and bar (use class A4) on the ground floor and restaurant (use class A3) at basement level. It was approved on 31 July 2015 (planning reference 108041/FO/2015/C1).





Consultations

Publicity – The application has been advertised in the local press and a site notice displayed. Occupiers of neighbouring properties have been notified. Seventeen representations have been received, objecting to the proposal on the following grounds:

1. Noise and disturbance from the proposed bar and restaurant and from comings and goings to the property. A previous aparthotel (Rainbow Apartments) in the area caused noise and disturbance from late night activity and hen and stag parties.
2. Noise and disturbance from construction works, further prolonging the disruption local residents are already experiencing from nearby developments such as Owen Street.
3. Increase in waste, litter, damage and vandalism from transient people using the area, who have no incentive to maintain the quality of life in the area or respect their neighbours.
4. Loss of view of the city for many residents of the nearby flats.
5. Overlooking and loss of privacy due to proximity of the building to the apartments opposite.
6. Loss of sunlight to many nearby flats, which currently enjoy a lot of sunlight, not only damaging quality of life, but also decreasing the value of the property and causing energy bills to increase. It will breach rights to light, which have already been impacted by the two new skyscrapers on Jackson's Row [Great Jackson Street?].
7. No commercial need for this proposal as there is already an abundance of aparthotels in the City Centre.
8. Lack of parking.
9. Increase in traffic, servicing vehicles and taxis blocking the narrow road, which is already in a poor state of repair. Emergency vehicles won't be able to get through. Should be double yellows instead of single yellows.
10. The building proposed is too large for this area.
11. Unattractive building design.

Highway Services - No objections subject to details of a travel plan, trip generation at weekends, car park lease arrangement, disabled parking, waste and servicing strategy (including a service layby), and a construction management plan.

Environmental Health - Recommends conditions regarding a construction management plan, contaminated land, acoustics, servicing hours, refuse and air quality.

Environment Agency - No objections based on the Flood Risk Assessment and recommends adoption of flood resilient measures within the ground and basement levels, flood warnings and the implementation of an emergency flood plan.

Greater Manchester Archaeological Advisory Service - Recommends a condition requiring the archaeological potential of the site to be investigated before development commences through a programme of trenching/excavation.

MCC Flood Risk Management - Recommends conditions regarding flood risk and Sustainable Drainage Systems (SuDS) be attached to any approval.

United Utilities – Recommends conditions regarding drainage.

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 proposed development comply with the following policies or parts thereof:

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 7 & 8).

Paragraphs 10, 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. Paragraphs 11 and 12 state that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay” and “where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

The proposal would be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below.

Section 6 - Building a strong and competitive economy – is committed to securing economic growth in order to create jobs and prosperity, building on an area's inherent strengths. It places significant weight on the need to support sustainable economic growth and recognises that planning policies should be flexible enough to allow for new and flexible working practices. The proposal would support economic growth and help to create jobs and prosperity through construction and through the vibrancy and vitality that the aparthotel would deliver.

Section 7 Ensuring the Vitality of Town Centres - promotes competitive town centres and recognises that residential development can ensure the vitality of centres. A high quality development on a vacant brownfield site would improve the area and the apart-hotel accommodation would support the tourism and conference sectors.

Section 8 Promoting healthy and safe communities – this recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would incorporate a mix of uses and active street frontages, and would be safe and accessible. It would be fully integrated into the

wider area and would relate well to and complement the nearby commercial developments at First Street, Great Jackson Street and within Knott Mill.

Section 9 Promoting Sustainable Transport – Focussing development in sustainable locations that limit the need to travel and offer a choice of transport modes contributes to sustainability and health objectives. This derelict site is close to Oxford Road and Deansgate railway stations, Deansgate/Castlefield tram stop, Mettros Shuttle and bus routes. Its development would facilitate sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 11 Making Effective Use of Land – Planning should promote the effective use of land, safeguard and improve the environment and ensure safe and healthy living conditions. The development of this brownfield site within the city centre would make an effective use of the site.

Section 12 Achieving Well-Designed Places - seeks the high quality and inclusive design of individual buildings, public and private spaces and wider development schemes. The design has been reviewed through consultation and evolution. The design would be contemporary and high quality.

Section 14 Meeting the challenge of climate change, flooding and coastal change – planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is a highly sustainable location and would aim to secure a BREEAM Very Good accreditation. It is in a flood risk zone and would be designed with measures to avoid flooding.

Section 15 Conserving and enhancing the natural environment – advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity. The application has considered the potential risks of various forms of pollution, including ground condition and noise. It is considered that the proposals, with appropriate mitigation measures, would not have any significant adverse impacts on the natural environment.

Section 16 Conserving and Enhancing the Historic Environment - sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest. The site is not within a conservation area, nor does it affect the settings of any listed buildings. The applicant has submitted an archaeological desk-based assessment that shows that the application site may contain archaeological features, which would not be of more than regional or local interest. A condition on any approval would secure a programme of archaeological work to record any features of interest.

Relevant Local Policies

Adopted Core Strategy – The proposal is consistent with the following Adopted Core Strategy policies:

SO1. 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.

SO2. Economy – The scheme would provide jobs during construction along with permanent employment and facilities in a highly accessible location.

S05. Transport –Development in this highly accessible location would help to reduce the need to travel by private car and make the most effective use of public transport.

SO6. Environment – the development would help to protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to:

- mitigate and adapt to climate change;
- support biodiversity and wildlife;
- improve air, water and land quality;
- improve recreational opportunities; and

The development would ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP1 – states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The development would be highly sustainable and help to bring forward economic and commercial development, alongside high quality city living.

It would help to maximise the use of the City's transport infrastructure and create a neighbourhood where people would choose to live by enhancing the environment. It would enhance and create character, re-use previously developed land, improve access to jobs and reduce the need to travel

Policy EC1 – Land for Employment and Economic Development – Sees Manchester City Centre as a key location for major employment growth and sets out priorities for ensuring continued economic growth.

The development is close to all forms of sustainable transport and its city centre location would promote walking, cycling and public transport use. The new jobs created would support economic growth. The development would use the site efficiently, enhance the local area and would consider the needs of users and employees. .

Policy CC1 – Primary Economic Development Focus (City Centre and Fringe) - The proposals would provide an apart-hotel close to First Street, an area considered as suitable for such schemes as well as for high density development. The proposals would provide accommodation to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy CC4 – Visitors, tourist, culture and leisure - The apart-hotel would contribute to the quality of the City Centre offer for visitors and short term residents.

Policy CC5 – Transport – Development at this highly accessible location would contribute to an improvement in air quality.

Policy CC6 City Centre High Density Development – The proposals would be a high density development and maximise the efficient use of land.

Policy CC8 Change and Renewal - The proposals would contribute to the City Centre's employment role and as a place to visit and live and would improve its accessibility and legibility.

Policy CC9 Design and Heritage – The proposal would have a high standard of design appropriate to the City Centre context and character and would not have an adverse impact on the settings of listed buildings or conservation areas.

Policy CC10 A Place for Everyone – The development would introduce a range of accommodation options, which would be accessible by a range of sustainable transport options, and would thereby appeal to a wide range of residents and visitors.

Policy T1 Sustainable Transport – The proposal would encourage model shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment.

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 result in a development that would enhance the character and appearance of the area and the overall image of Manchester. The design would provide a positive street environment.

Policy EN3 Heritage – The development would not have an adverse impact on the settings of listed building or conservation areas, and would allow the recording of archaeological remains.

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The development would aim to meet the CO2 emission reduction targets set out in this policy.

Policy EN 8 Adaptation to Climate Change - The overall design would incorporate measures to reduce flood risk and use sustainable energy sources.

Policy EN14 Flood Risk – A Flood Risk Assessment has been submitted with the application and measures to reduce the risk of flooding would be included within the development.

Policy EN 16 - 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 EN 17- Water Quality - The development would not have an adverse impact on water quality as mitigation measures would be implemented as necessary to prevent ground water contamination.

Policy EN 18 - Contaminated Land and Ground Stability – Any issues of contaminated land ground stability on this previously developed site can be adequately dealt with through a condition requiring a site investigation and remediation strategy as appropriate.

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

- appropriate siting, layout, scale, form, massing, materials and detail;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- 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; refuse storage and collection; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered in detail further on in this report.

Saved Unitary Development Plan (UDP) Policies

Policy DC20 Archaeology – The site may contain archaeological remains, the investigation of which can be secured by condition.

Policy DC26 Development and Noise – It is considered that appropriate measures can be carried out to acoustically insulate the building and any plant or equipment to protect the amenities of occupiers of the building and of occupiers of neighbouring buildings. The use itself is considered to be one that is appropriate in a City Centre context and would not have an unacceptable impact on the amenities of neighbouring residents.

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

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

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

Strategic Plan for Manchester City Centre 2015-2018

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

The application site falls within the area designated as Castlefield, which the Plan recognises as having a unique identity and individualistic landscape. Castlefield offers an attractive residential location, a variety of popular visitor attractions, and a collection of vibrant restaurants and bars. The relevant key priorities for this area are:

- Delivering full integration with the proposed St John's development; and
- Ensuring residential developments are balanced with the needs of the area.

The proposed development would be consistent with achieving these priorities.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. The site currently does not contribute to the green or blue infrastructure of the City. However, the proposal would have a positive impact on the green and blue infrastructure by providing a landscaped area with tree planting and improving the environment in close proximity to a route through to the River Medlock.

Great Jackson Street Development Framework (GJSDF)

This area lies to the south of the site on the other side of the River Medlock. The Framework was approved by the Executive in March 2015 and looks to create a residential quarter within the City Centre, which would include a cluster of tall buildings on the opposite side of the River Medlock. It is considered that the proposed development under consideration as part of this application would complement the Framework.

The First Street Development Framework (FSDF)

This was endorsed by Manchester City Council in March 2011 and places a strong focus on creating a “sense of place”. It recognises that First Street must become embedded within its wider neighbourhood, and become a provider of facilities, services and accommodation for that wider neighbourhood, if it is to unlock its own potential and provide the stimulus for much wider physical regeneration activity in the years to come. It is considered that the proposal would provide accommodation that would support the regeneration of First Street.

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

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.

Principle of the Proposed Uses and the Scheme's Contribution to Regeneration

Regeneration is an important planning consideration. Over the past twenty years the City Council has successfully regenerated large areas of the City Centre and Piccadilly, Spinningfields, the commercial core, Manchester Central, Northern Quarter and Castlefield are good examples of this. However, much remains to be done, particularly in the southern part of the City Centre, both in terms of integrating it with the remainder of the City Centre and in terms of ensuring that Hulme and Moss Side fully benefits from its proximity to the City Centre. The City Centre is the

primary economic driver in the City Region and is crucial to its longer term economic success. Given this, it is essential for the City Centre to continue to meet occupier requirements in order to improve the region's economic performance. First Street and Great Jackson Street are priority locations, which will be pivotal to the next phase of the City Centre's economic growth. It is considered that the apart-hotel would support the regeneration that has taken place within First Street, providing accommodation for people using the tourist, conference and business sectors of the City Centre. The site has been vacant for a number of years and its redevelopment is to be welcomed, subject to appropriate scale, design and massing, which is discussed below. Given the above, it is considered that the proposal is consistent with sections 6 and 7 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC4, CC6, CC8, CC10 and EN1.

Urban Design and Visual Impact

The height, form, massing and materials are considered to be appropriate to this area where heights vary and there is a mixture of traditional and contemporary brick buildings, and a close-knit urban grain. The height would respond to the lower scale buildings within the heart of Knott Mill and the taller contemporary buildings of Hill Quays which is located on the edge of the area. Existing and proposed computer generated images (CGIs) show that the proposal would be in keeping with the surroundings and would not detract from the visual amenity of the area. The building would be located at the back of pavement, which is characteristic of buildings within the City Centre, and would reflect the close-knit urban grain of the area. The materials would reflect the traditional red bricks and the more contemporary materials that are used on the neighbouring buildings. Given the above, it is considered that the proposal is consistent with section 12 of the National Planning Policy Framework, and Core Strategy policies SP1, CC9, EN1 and DM1.

Amenity

There are no prescribed separation distances between buildings in the City Centre where developments are, by their very nature, denser and closer together than in suburban locations. Buildings surrounding the site are a mixture of commercial and residential. The building immediately to the north has windows overlooking the site, many of which are supplementary windows to the office/studio spaces inside the building, with additional windows serving these spaces on the other elevations. The windows in closest proximity to the proposed building serve commercial uses and any impact on those uses through overshadowing or overlooking is considered to be acceptable. The proposal would be located to the north and west of the Hill Quays residential development, which itself is built to back of pavement line, and it is considered that any impact in terms of overshadowing of these residential properties would be acceptable in this context. There would be a distance of approximately 11 metres between the proposed building and the Hill Quays building on Jordan Street, and 12.8 metres between the proposed building and the Hill Quays block on Commercial Street and these distances are considered to be entirely appropriate within this city centre context.

The proposal is considered to be an acceptable use within the City Centre. The original description of the proposal included a bar/restaurant use on the ground floor.

However, this has been amended as no bar or restaurant is now proposed, with the ground floor accommodating an ancillary lounge and residents' breakfast area instead. The impact upon amenity within the area through noise generated within the premises has been considered and an acoustic report provides details of how the premises would be acoustically insulated to prevent unacceptable levels of noise breakout. A condition would ensure adequate levels of acoustic insulation is provided.

Given the above, it is considered that the proposal would not have an adverse impact on the amenity of the area and is consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy and saved policy DC 26 of the UDP.

Sustainable Design and Construction

An Environmental Standards Statement and an Energy Strategy show that the proposal would incorporate sustainability measures, including energy efficiency and environmental design. The energy strategy is driven by the choice of materials, along with high quality design and construction standards to improve the energy efficiency of the building, and the proposal would accord with the energy efficiency requirements and carbon dioxide emission reduction targets within the Core Strategy Policies EN4 and EN6 and the Manchester Guide to Development Supplementary Planning Document criteria. In accordance with Core Strategy Policies EN4 and EN6 the principles of the energy hierarchy have been applied. The development would target compliance of 15 per cent beyond Building Regulation, Part L, which is in line with Core Strategy Policy EN6. The applicant intends to achieve a minimum of a 'Very Good' BREEAM rating. A condition requiring this should be attached to any consent. It is considered therefore that the design and construction would be sustainable and consistent with government and local policy.

Crime and Disorder

The site currently gives a rundown feel to the area. The proposal would overlook frontages and would enliven the street scene and help to provide natural surveillance. A Crime Impact Statement (CIS) carried out by GMP considers that the proposal is generally acceptable subject to the advice contained in the report being implemented. It is recommended a condition be attached to any approval, requiring the development to achieve 'Secured by Design' accreditation.

In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Highways and Relationship to Transport Infrastructure

The net increase in traffic within the vicinity would be mainly from servicing vehicles, and a condition requiring a servicing strategy and details of a servicing layby to avoid service vehicles blocking the road should be attached to any approval. The proposal includes the provision of secure bicycle parking within the building, which meets the City Council standard for hotels. The site is close to bus routes and bus stops, as well as Deansgate and Oxford Road Railway Stations and Metrolink services at Deansgate-Castlefield. There are good pedestrian and cycle links and the site is in

an optimum location for sustainable transport. Conditions requiring a Travel Plan and the re-instatement of pavements adjacent to the site following completion of the development should be attached to any approval. Given the above, it is considered that the proposal would be in accordance with Section 9 of the NPPF and policies CC5 and DM1 of the Core Strategy.

Full access and Inclusive Design

The proposal would provide level access at the main entrances and throughout the scheme. The proposals would therefore be consistent with sections 7 and 8 of the National Planning Policy Framework and policies SP1, DM1 and CC10 of Core Strategy.

Contaminated Land and Impact on Water Resources

As there is the possibility that some contamination may exist on the site, it is recommended that a condition be attached to any permission requiring a site investigation.

In view of the above, the proposals would be consistent with sections 8 and 15 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

Flood Risk and Sustainable Drainage Systems (SuDS)

The site is within the Environment Agency's Flood Zone 2 and is at risk from fluvial flooding in extreme events, mainly from the River Medlock to the south, although this is considered to be a low risk. The building has been designed so that less vulnerable ancillary uses are at basement and ground floor levels and the development would adopt flood resistant/resilient construction measures within those areas and provide flood warnings and an emergency flood plan. Given these measures, it is considered that the development is acceptable in terms of flood risk.

An assessment of the potential for the use of SuDS has been provided. The site is already impermeable so there would be no increase in the total runoff volume that could contribute to flooding in storm events. However, measures could be employed to reduce the amount of runoff and a condition requiring appropriate measures should be attached to any approval.

Given the above, the development would be consistent with section 14 of the NPPF and Core Strategy policy EN14.

Television Reception

A baseline Television Reception Survey does not anticipate any significant impacts on telecommunications as a result of the proposal. Any impact would most likely be within a shadow zone to the south east of the application site for digital terrestrial reception and a shadow zone to the north and north west for satellite reception. A condition requiring a post-construction survey and any mitigation measures should be attached to any permission to ensure that any mitigation measures are appropriately targeted should any problems arise.

Ecology and Biodiversity

The proposal would have no adverse effect on statutory or non-statutory designated sites and there is little ecological interest on the existing site. The proposal could enhance the ecology and biodiversity of the site through the introduction of features to encourage wildlife, such as bat roosting boxes. A condition should be attached to any permission to require details of such features.

In view of the above the proposals are considered to be consistent with section 15 of the NPPF, and policies DM1, EN9 and EN15 Core Strategy.

Heritage

The proposal would not affect any conservation areas or listed buildings, but may have an impact on archaeological features on the site. A desk-based archaeological assessment shows that there may be remains of early nineteenth century workers, an eighteenth century building and Roman remains could be present and a condition should therefore be attached to any permission requiring investigative archaeological works to be carried out before any development commences. Given the above, the proposal would be consistent with section 16 of the NPPF and saved UDP policy DC20.

Air Quality

An Air Quality Assessment considers that the development is a low risk regarding air quality with no mitigation measures required. It is recommended that good practice principles are incorporated into the construction phase of the development and this should be secured by the adoption of a construction management plan.

Response to Neighbour Representations

It is considered that the majority of the grounds of objection have been addressed in the main body of this report. However, further comments are provided below:

Lack of market demand – The City is growing as a tourist, leisure and business destination with accommodation needed to cater for those sectors. The applicant has engaged with an end-operator.

Litter - Sufficient waste storage would be provided and the site would be maintained by the hotel management.

Loss of view – The site has been previously developed and has been identified for development for many years with previously secured planning permissions for a building of a similar size.

Construction disturbance – A Construction Management Plan would be a condition of any planning permission.

Rights to light and property values – These are private issues that fall outside the remit of the Planning system.

Conclusion

The development of an apart-hotel of the scale proposed would be an appropriate response to national and local planning policy. It would promote a quality neighbourhood, economic development and sustainable travel patterns. The proposal would be well designed and would provide the type of accommodation that is required in the City Centre.

The proposal would regenerate a site that has a negative impact on the area and would improve visual amenity. The form of the proposal would maximise the potential of the site in an acceptable manner.

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 relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework, and should be approved.

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

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

Recommendation APPROVE

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to flood risk, highways and amenity.

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:

095_001 P1 Location Plan
095_002 P1 Site Plan
095_003 P1 Proposed Site Plan
095_004 P1 East Site Elevation
095_005 P1 North Site Elevation
095_006 P1 West Site Elevation
095_100 P1 Basement Proposed GA Plan
095_101 P2 Ground Floor Proposed GA Plan
095_102 P1 Level 01 Proposed GA Plan
095_103 P1 Level 02 Proposed GA Plan
095_104 P1 Level 03 Proposed GA Plan
095_105 P1 Level 04 Proposed GA Plan
095_106 P1 Level 05 Proposed GA Plan
095_107 P1 Level 06 Proposed GA Plan
095_108 P2 Level Roof Proposed GA Plan
095_109 P1 Typical Room
095_200 P2 South Elevation
095_201 P2 East Elevation
095_202 P2 North Elevation
095_203 P2 West Elevation
095_220 P1 Section AA
095_221 P1 Section BB
095_222 P1 Section CC
095_223 P1 Section DD
095_224 P1 Section Detail
111_225 P1 Facade Fragment;

Design and Access Statement dated August 2018;

BREEAM Interim Report Pre-Assessment by Parker Wilson Sustain LLP dated 23 March 2018;

Energy & Sustainability Statement by Parker Wilson Sustain LLP dated 23 March 2018;

Crime Impact Statement Version E: 7 March 2018;

Final Report Pedestrian Level Wind Microclimate Assessment Desk Study Rev D dated 22 March 2018;

TV Reception Survey Report by SCS dated 10 May 2018;

Air Quality Assessment by Redmore Environmental dated 8 May 2018;

Environmental Assessment by AB Acoustics dated March 2018;

Solar Shading Study by EDSL dated April 2018;

Flood Risk Assessment & Drainage Strategy Revision 2 by Scott Hughes dated May 2018;
Archaeological Desk-Based Assessment by Castlering Archaeology dated September 2008; and
Waste Management Strategy dated 23 May 2018.

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

3) 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).

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.

b) 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.

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 policies DM1 and EN18 of the Core Strategy.

4) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation

(WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

- a. A phased programme and methodology of investigation and recording to include:
 - a. an archaeological evaluation by machine assisted trial trenching
 - b. open area excavation (where justified by the evaluation results);
- b. A programme for post investigation assessment to include:
 - a. production of a final report on the significance of the archaeological and historical interest represented;
- c. Deposition of the final report with the Greater Manchester Historic Environment Record;
- d. Dissemination of the results commensurate with their significance;
- e. Provision for archive deposition of the report and records of the site investigation;
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16 of the National Planning Policy Framework.

5) (a) Prior to the commencement of development, details of a local labour agreement that shall demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of the development.

(b) Within six months of the first occupation of the development, details of the results of the scheme shall be submitted for consideration.

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

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 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;

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) a) Prior to the commencement of development, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced shall be submitted to and approved in writing by the City Council, as local planning authority.

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

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

8) Before the development hereby approved commences, full details of a servicing strategy for the development, which shall include details of a service layby on Jordan Street, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied unless and until the service layby approved under this condition has been fully implemented and the approved servicing strategy shall remain in place as long as the development is in operation.

Reason - In the interests of highway safety, pursuant to policy DM1 of the Core Strategy.

9) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse 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 the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

10) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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.

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

11) The development shall be acoustically insulated in accordance with the Environmental Assessment by AB Acoustics dated March 2018, and a post completion report to confirm that the daytime and night time noise limits are being achieved shall be submitted to and approved in writing by the City Council as local planning authority before first occupation of the development.

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

12) The development shall be constructed in accordance with the finished floor levels and flood resilience measures set out in the Flood Risk Assessment & Drainage Strategy Revision 2 by Scott Hughes dated May 2018, and with the following measures, details of which shall be submitted to and approved in writing by the City Council as local planning authority before the development commences:

- Adoption of flood resistant and/or resilient construction measures within ground floor areas and the basement to a level of at least 29.7m AOD;
- Flood warning and the implementation of an emergency flood plan.

The development shall not be occupied unless and until the approved measures have been implemented.

Reason - To reduce the risk of flooding pursuant to Section 14 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

13) No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, 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 shall be provided:

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and Core Strategy policies EN08 and EN14.

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

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to national policies within the NPPF and NPPG and Core Strategy policies EN08 and EN14.

15) No loading or unloading shall be carried out on the site outside the hours of

- 07:30 to 20:00, Monday to Saturday.
- 10:00 to 18:00, Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

16) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles

contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

17) No part of the development shall be occupied until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

18) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved drawings. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to Manchester Unitary Development Plan policies T3.1, T3.7 and RC18.

19) Before first occupation of any part of the development, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

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

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

Reason - In the interest of visual amenity, pursuant to Policy DM1 of the Core Strategy.

21) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police and shall not be occupied or used until the City Council as local

planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

22) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to policy DM1 of the Core Strategy.

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: 120113/FO/2018 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
City Centre Regeneration
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
MCC Flood Risk Management
Work & Skills Team
United Utilities Water PLC
Environment & Operations (Refuse & Sustainability)
Oliver West (Sustainable Travel)

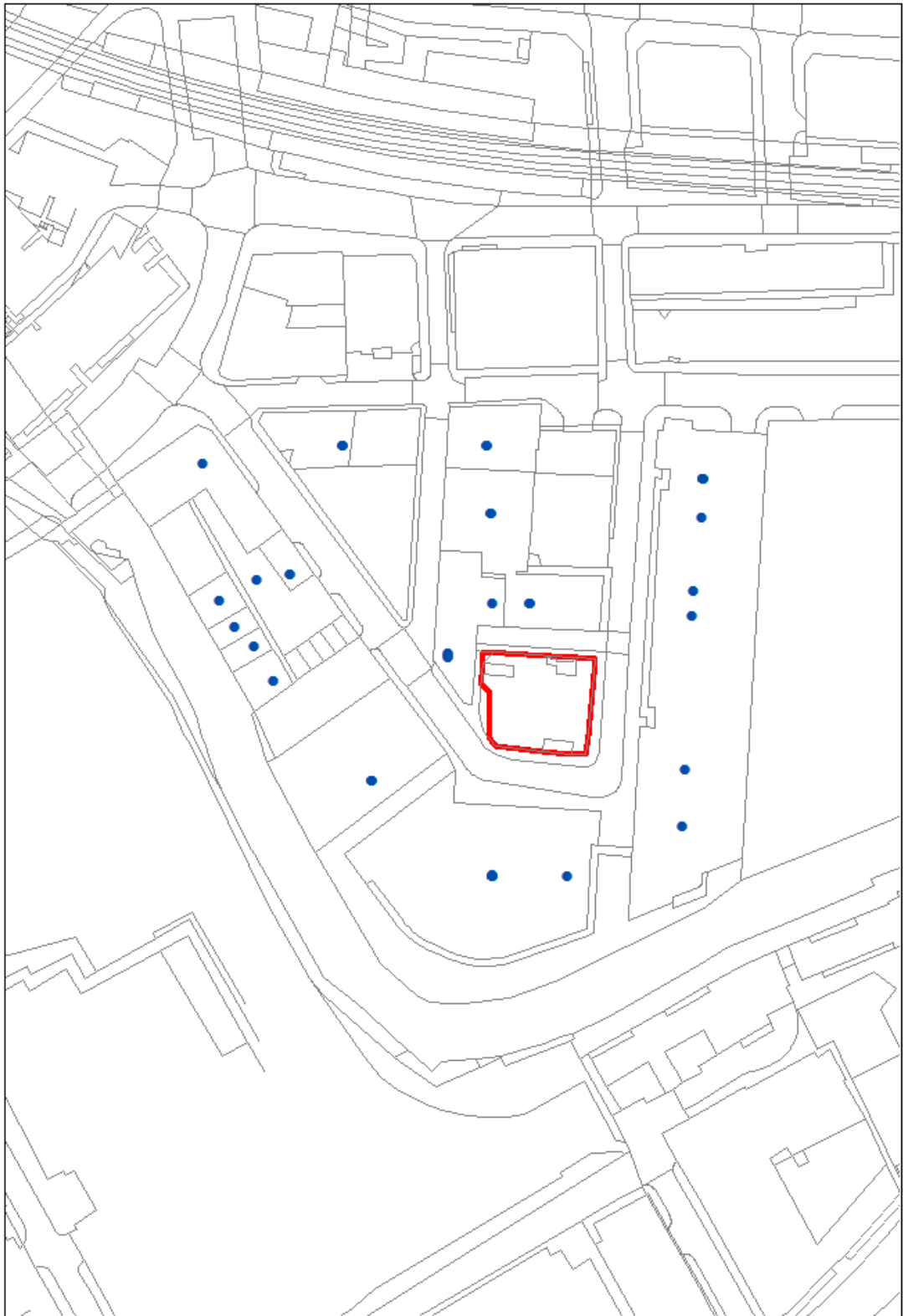
A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Highway Services
Environmental Health
Environment Agency
Greater Manchester Archaeological Advisory Service

MCC Flood Risk Management

Relevant Contact Officer : Lucy Harrison
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 Application site boundary  Neighbour notification
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