

<b>Application Number</b>	<b>Date of Applns</b>	<b>Committee Date</b>	<b>Ward</b>
127881/FO/2020 and 127882/LO/2020	17th Sep 2020	21st Jan 2021	Piccadilly Ward

**Proposal** Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.

Listed Building Consent: Internal and external alterations to include: the erection of four storey roof-top extension; partial demolition of the floor structure to create the atrium; installation of a lightwell; external alterations to form new entrances on the ground floor; sub-division of the ground floor into smaller units the refurbishment; works to windows including replacements; demolition of a staircase; partial demolition of kitchen and plant structure on Floor 7; creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; refurbishment of the interiors and other associated works

**Location** 109 -127 Market Street, Manchester, M60 1TA

**Applicant** CD9 Properties (Manchester) Ltd, C/o Agent,

**Agent** Ms Katie Wray, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

## **EXECUTIVE SUMMARY**

The Rylands Building would have a 4 storeys roof top extension and a lightwell would be inserted at levels 1-7. All original windows at levels 1-7 would be replaced with higher performing double glazed windows as part of the aim to be an exemplar Net Zero Carbon refurbishment project. The building would be reused as offices with commercial uses at ground floor and basement. A new internal arcade at ground floor level would create better pedestrian linkages between the Northern Quarter, the Retail Core and the Central Business District.

There have been 2 rounds of notification and 21 objections have been received.

**Principle of the proposal and the schemes contribution to regeneration:** The development is in accordance with national and local planning policies, and the

scheme would bring significant economic benefits in terms of investment and job creation. This is a highly sustainable location.

**Economic Benefits:** The proposal would deliver 27,738m<sup>2</sup> of Grade A space targeted at the Tech, Media and Telecoms sectors and 6,475m<sup>2</sup> (GIA) of retail and leisure space.

£68.5m of construction spend would support an estimated 678 FTEs over the construction period, generating Gross Value Added of £52.5m. A GVA contribution of £96.7m would be generated through indirect (supply chain) and induced (knock-on consumer spending e.g. via wages) impact, supporting 681 FTEs while construction is underway.

2,400 FTEs jobs could be accommodated in the office space, while 163 FTEs would be in the retail and leisure provision. This employment would generate GVA worth £235.3m per year, with wages totalling £89.4m, a considerable proportion of which could be spent locally. Around £19.3m of national insurance and income tax would be contributed to the public purse, while business rates from the development would generate £2.2m a year, £22m over ten years of operation.

**Social:** The development would provide employment in a range of occupations relevant to young graduates and entry level employment to support inclusive growth objectives. A local labour agreement for the construction and operational phases would secure opportunities exclusively for Manchester residents. The renewed use and vitality would improve the area and contribute to the regeneration initiatives in and around Piccadilly Gardens.

**Environmental :** This is a highly sustainable location. The redevelopment and restoration would secure a sustainable use and avoid long-term vacancy and managed decline that might otherwise occur. The proposal would be car free with active travel and public transport encouraged with improvements to cycling and pedestrian environment

Climate change: This would be a low carbon building in a highly sustainable location.

Heritage: In order to deliver a viable proposal several harmful interventions to original fabric are necessary. These are required and justified to enable the delivery of social, economic and environmental benefits (including heritage benefits) which will allow the building to realise its full economic potential.

The lower floors have been substantially altered. The 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors are vacant and at risk. The proposals would allow a sensitive, conservation-led approach to the restoration and reinstatement of the significance high value areas.

It is highly unlikely that another major retailer would want this space. An office use would be the most appropriate to secure its long-term use and restore, reveal and enhance areas of high heritage significance whilst minimising architectural interventions. However, it would not be viable without a rooftop extension.

The proposals would be viable and would enhance the special quality of the Smithfield Conservation Area and preserve features of special architectural and historic interest which the building possesses. The reuse would enhance the setting and character of the Smithfield Conservation Area, and preserve the setting of adjacent listed buildings and the street and townscape as required by the Planning Act, NPPF and Core Strategy and sections 66 and 72 of the 1990 Listed Buildings Act

Historic England have not objected to the proposals. The 20<sup>th</sup> Century Society do not object to the extension and consider that it would not cause substantial harm. They do however object to the replacement of the original windows. The replacement of these windows is required to deliver a market facing, energy efficient product which would be attractive to the target market and would be viable.

Design: The extension would be a visually subservient, contemporary addition, and it is set back from the main elevation in the least visually sensitive location, and has a largely neutral visual impact on the settings of heritage assets or on the character and appearance of the Smithfield Conservation Area. Details of the design and images are presented in the report below.

Impacts on Residential amenity: The effects on residents in terms of loss of privacy and overshadowing/loss of light have been considered within the context of the site's location densely developed location. There would be some impact on nearby residents, but it would not be a level of harm which would justify a refusal.

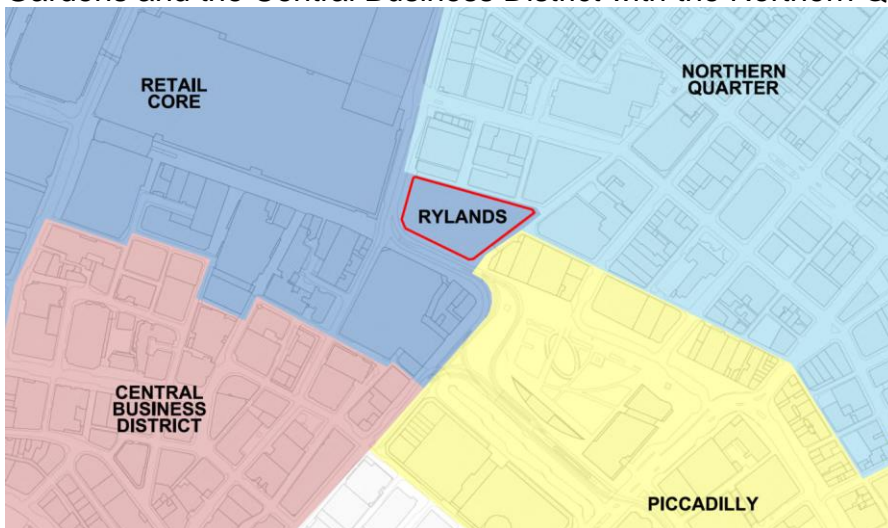
A full report is attached below for Members consideration.

**DESCRIPTION OF SITE**





This 0.44 ha site occupies a city block bounded by Market Street, Tib Street, High Street and Bridgewater Place. It is occupied by the Rylands Building which ranges in height from 4 to 7 storeys and is Grade II Listed. The building has 2 basement levels and a mezzanine within part of the ground floor. The building is leased to a department store but floors 5, 6 and 7 are largely vacant. There is a separate ground floor unit on High Street used as a betting shop. The roofscape includes ad-hoc service accommodation, much of which may not be original and/or is no longer needed including plant rooms, air conditioning units and structures which terminate lift and stair cores. The building steps back above floors 3 and 4 at the junction of High and Bridgewater Place, next to 22-24 High Street. It is in the south-west corner of the Smithfield Conservation Area, close to the Shudehill and Upper King Street Conservation Areas. The site connects the Retail Core and Market Street, Piccadilly Gardens and the Central Business District with the Northern Quarter.



The building has entrances at the junctions of Market Street with High Street and with Tib Street, and on High Street and Market Street. The High Street and Market Street elevations have shop window displays. There is a high level of passing footfall on Market Street.

There are a variety of uses in the surrounding area including: shops, digital, media and technology-based companies; creative and cultural industries; an established residential population, offices, hotels and serviced apartments, and independent bars and restaurants

Many nearby buildings and sites have been redeveloped including 21 Piccadilly (Travelodge Hotel), homes at Transmission House (Church Street/Tib St) and refurbished offices at Westminster House. Consent was granted in 2019 to construct a 22 storey building with 361 apartments at 20-36 High Street (App ref no. 121375).



**Emerging context**

**22-36 High St (Pink)**

**Transmission House (Blue)**

There are also apartments nearby at 25 Church Street (80 units), The Birchin, 1 Joiner Street (49 units) and Pall Mall House /3 Joiner Street (169 units), including the Light Aparthotel.

The Rylands Building was built in 1932 as one of the City’s last and largest textile warehouses. It has a steel frame with Portland stone cladding, and a large irregular quadrilateral floorplate. in a Modernist Classical / Art Deco style. Internally features reflected the Art Deco decorative style. The building has 18 bays within a grid-iron rectilinear facade, with chamfered piers and enriched panels between floors. The facades have 6-pane windows, a high parapet; broad and emphatic canted corner turrets with 4-storey windows and arcaded drums with sloped roofs.

It contained the head offices for Rylands & Sons and was the flagship for a long established Manchester company. It included sales floors for their products and warehousing. There were independent shops on the ground floor, accessed from Market Street, Tib Street and High Street. The top floor contained a staff dining room and a separate managerial dining room and kitchens. These were the most decorative spaces within the building. The staff dining room doubled up as a function space for meetings and dances and could be subdivided by concertina doors. The seventh-floor retains many Art Deco features and design motifs and is largely as built, including large ‘pavilions’ to each end, with decorative art deco stained glass sunburst laylights to the ceilings, and art deco mouldings to the walls. The dining room for managerial staff, is a high-quality timber panelled room with in-built fitted

furniture and long-range views across Piccadilly Gardens through a picture window at dining table height with two side windows, Art Deco ventilation grilles and woodblock floor.

In 1958 Pauldens relocated to the site from Oldham Street, occupying the bottom five floors and 2 basements, with Rylands occupying the top three floors. The lower floors were substantially altered and modernised to accommodate their new use with the majority of original fixtures and fittings, plasterwork and lift/stair core from their lower floors removed along with all original ground floor independent shop units to Market Street, Tib Street and High Street, which were absorbed into the wider ground floor shop floor. However, the upper floor levels have remained largely unaltered since construction, and remaining features are of high significance. In 1973 Pauldens was rebranded as a Debenhams store, and the building has remained mostly unchanged since.

**Internal images of vacant upper floors (current condition)**



The application suggests there has been no regular maintenance carried out on the building, particularly on the vacant upper floors. There is a need to undertake repairs to secure the long-term future and address damage caused by ingress of water, general degradation of materials over a long period. However, the majority of the historic fabric appears to be in fair condition.

External repairs and intrusive investigations are required behind the stone cladding to assess issues such as corrosion of steel fixings. The fourth to seventh floors are largely dilapidated, with surface finishes requiring renewal and the effects of damp penetration setting in. Plasterwork is spalling to areas of the roof and floor slabs and some areas are cordoned off and there are concerns about cracks to some primary structural columns. Pigeon infestation has resulted in areas being quarantined. Water penetration from the roof and rainwater goods requires further investigation.

The windows to the seventh floor require extensive repair to bring them back into good condition. On the remaining floors most of the original metal-framed windows are in fair condition but show signs of wear from a lack of maintenance, which includes minor surface corrosion, flaking paintwork, cracked panes, rotten joinery, missing ironmongery and a general stiffness to operate.

Areas of the building considered to be of High Heritage Significance in addition to the areas of the 7<sup>th</sup> floor detailed above comprise the following:

#### Externally

- Elevations to Market Street, Tib Street and High Street including:  
All plain and carved stonework; all remaining metal-framed casement windows; Decorative Art Deco metal cresting detail above ground floor shopfronts; decorative metal framework above original entrances on High Street and Tib Street; and remaining base of original antennae at roof level to centre Market Street elevation.

#### Internally

- The original service staircase from basement to seventh floor levels, including:  
All original chevron patterned and tan colour wall tiling (including areas now overpainted); all remaining original brown wall light fixtures and handrails;  
Original decorative lift cage; Original Terrazzo floors and steps;
- All remaining original fixtures and fittings, including leaded secondary glazing to windows to former boardrooms and associated offices
- All remaining art deco plasterwork to walls and ceilings of former board rooms and associated offices
- Metal service stairs to all floors (north-east corner of the building).
- The disused fourth, fifth and sixth floor levels including: The remaining original high-quality hardwood and veneer staircase and lift core to the centre of the fourth, fifth and sixth floor levels, consisting Polished timber pilasters with Art Deco carved capitals, original polished timber glazed lift doors, curved steps, and wrought iron railings; the two original polished timber staircases at sixth floor level, which gives access to the eastern and western ends of the seventh-floor level above;

- The two original balconies to the south-west and south-east corners, including the now covered steps onto balconies, and metal-framed doors and windows.
- Original flat skylights to sixth floor ceiling, including gridwork of glazed prism light blocks
- Any remaining joinery, including parquet flooring, skirting, dado rails etc.
- The disused seventh floor level, including: All original panelled doors with central leaded glass lozenge windows, and moulded architraves, woodblock floor, skylights, windows and stained glass, the two original staircase vestibules (consisting panelled doors, glazed screens), any remaining joinery, including skirting, dado rails etc.(originally varnished hardwood, and now largely painted).
- Pavilions - the two original pavilions to the east and west of seventh floor level, including decorative coloured glass central laylight depicting an Art Deco sunburst, recessed alcoves with deep dado rails, panelled/vented alcove bulkheads, and decorative Art Deco metal cresting (matching that found around the exterior of the building at ground floor level).
- Area where the eastern pavilion gives access into the original manager's dining room via a set piece of Art Deco design, consisting of a series of five graduating timber steps set within two alcoves with a deep dado rail and skirting carefully following the line of the steps.
- Main staircase and landing with direct access to the manager's dining room
- Planform – circulation and access to lobbies and staircases



The majority of Victorian buildings in the Smithfield Conservation Area remain intact. Buildings to the south and west are generally of a larger scale than those to the north. Heights in the vicinity vary from Afflecks Palace 5 storey, The Birchin 9 storey, The Lighthouse/ Pall Mall 15 to 20 storey and 25 Church Street 9 storey. There is a transition in scale along Church Street between different character areas of the Conservation Area, from that of the commercial core to the smaller scale typical of other parts of the Northern Quarter. The character around this area is formed in part



by large individual buildings, such as the Rylands Building which occupy regular and irregular sites with total site coverage. This creates a dense urban environment which is different to other parts of the Northern Quarter and the Conservation Area where there is a much finer grain.

The following listed buildings are part of the setting of the site, 15 and 17 Piccadilly, 1 Piccadilly, Unicorn Hotel, Harvest House, 10 Mosley Street, 12 Mosely Street, Watt Statue and Peel Statue (all Grade II).

The site is close to all forms of public transport with Metrolink stops at Market Street, Shudehill and Exchange Square and train stations at Victoria and Piccadilly. Bus services are at Shudehill and Piccadilly Gardens. It falls within Flood Risk Zone 1 and is at low risk and is within a critical drainage area.

**DESCRIPTION OF PROPOSALS**



Planning permission and Listed Building consent is sought for the following:

- Erection of tiered 3/4 storey roof-top extension (for use within Class E (Commercial, Business) with 'saw tooth' roof featuring PV cells and containing and concealing plant including air source heat pumps, on rear (Bridgewater Place facing) portion of existing roof;
- Change of use of floors 1-7 to Class E (Commercial, Business and Service) Use;
- Partial demolition of the floor structure (some existing concrete clad steel frame and floors would be removed) and creation of a central tiered covered atrium between existing 7<sup>th</sup> floor accommodation and rear extension, with accessible internal landscaped terrace or winter garden on each floor to be clad in glass and aluminium;

- Removal of all original Crittall windows (406) on floors 1 to 6 and replacement with like-for-like Crittall windows painted a dark bronze colour to imitate their original appearance ( replacement windows would be made from recycled steel) and removal of 29 at 7<sup>th</sup> floor;
- Relocation of original stair and lift cores between levels 5 and 6;
- Creation of 3 winter gardens on the 6th floor;
- Creation of 4 external roof top amenity spaces (levels 7, 8 and 10);
- Roof lights reused to provide natural light to 6th floor and 7th floors
- Construction of new office toilets to the north-east corner of the first-sixth floors;
- Removal of existing escalators, risers, toilets (basement and 4<sup>th</sup> to 7<sup>th</sup> floors)
- Introduction of new vertical circulation / service core/ toilet blocks and stairs to first floor and basement;
- The reuse of original rooflights to the Market Street and Tib Street elevations, with the addition of glazing to the external side to ensure protection from water ingress;
- Sub-division of the ground floor into 7 mostly dual aspect commercial units and creation of central arcade space and 2 'kiosks' (one facing the central space) with removal of existing ground floor shopfronts and insertion of new aluminium and glass frontage to commercial units;
- Creation of new entrance to arcade from Bridgewater Place and insertion of aluminium and glass shop frontages;
- Change of Use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) (provisionally within 2 units);
- Creation of new bicycle store area and associated ramp, office user wellbeing areas, substation, plant area, loading area and risers to basement and sub-basement following removal of back of house areas;
- Demolish the current, modern, and parts of original mezzanine level to the Market Street (south) and Tib Street (east) elevations;
- External works associated with the formation of new ground floor entrances from Bridgewater Place to arcade and from Tib Street to the basement;
- Internal works to fit out new entrances and creation of internal arcade facing facades to commercial units set around central circulation space;
- Reinstatement of original skylights to the eastern, southern, and western façades;
- Install ceiling mounted fan coil units, roughly one per structural bay throughout each office floor and associated ducting etc;
- Install new lighting and fire alarm system throughout each floor, with electrical containment area at ceiling level next to new core (for lighting, fire alarm etc);
- Insertion of new additional structure in the form of twin circular steel columns to assist in the support of the north side of the atrium and the south elevation of the new building extension over;
- New structure (extending length of extension and all floors below) in the form of slender concrete blade columns inserted beneath the ridge of the north facing mansard and the north elevation of the new extension;

- Removal of original skirtings to allow for external walls to be dry-lined and raised access floors to installed, then re-fix back to new higher position;
- Repair and reinstate panelling to walls and windows within Boardroom and redecorate original plaster ceiling (2<sup>nd</sup> floor);
- Retain all original high significance Art Deco wall tiles and remove modern paint layers from lower levels. Repair and reinstate any broken or missing tiles;
- Retain and restore existing lift cage and steel service stairs (east) and remove staircase (west);
- Remove boarded in steps which lead down onto the two balconies to the corner pavilions, and install new handrails’;
- 7<sup>th</sup> floor (including Managers Dining Room): Retain and restore original woodblock flooring, original metal Art Deco cresting (round the perimeter of both pavilions), all original joinery, all original furniture and two original entrance vestibules; redecorate panelled timber and replace any areas of lost or damaged leaded lights and repair and restore two decorative sunburst stained glass ceiling laylights;
- Retention and restoration of 23 original Crittall metal framed windows to the 7th floor level with any areas of missing stained glass panels remade and replaced. The windows would be repainted using a dark bronze paint colour, which echoes the original colour of the windows;
- Remove the north side of former kitchen / storeroom to enable the construction of the roof extension, whilst retaining their original expression into the former dining room (south);
- Restore the original purpose of the east and west entrances back to being the main entrances into the building, including the replacement of modern doors with modern examples, and the reintroduction of the lost outer doors to both entrances, which will form a fixed feature echoing the original geometric designed doors;
- Repair and restore original bronze projecting clock, restoration decorative metal/bronze fanlights and the reintroduction of a feature projecting clock to the High Street entrance, and the reintroduction of a projecting light, echoing the now lost original, to the Tib Street entrance;
- Reintroduce the “RYLANDS” signage to the Market Street and Tib Street elevations and above the two principal entrance doors;
- Reintroduce the two now removed flagpoles to both corner towers.
- Demolish all service structures at roof level;
- Replace modern bitumen roof coverings with slate Pitched roofs to Bridgewater Place/High Street;
- Clean and repair all external façades;
- Replace areas of pavement lights and tarmac pavement to site perimeter with Yorkstone and replacement of existing concrete flags on High Street with Yorkstone.

There would be entrances from Market Street, High Street, Bridgewater Place and Tib Street. The primary access to the upper floor offices would be from High Street where a new reception and lounge area would be created. Access to the basements would be from Bridgewater Place and Tib Street.

The scope of the proposals is such that it would lead to the loss of lawful use rights as defined by Class E of the Town and Country Planning (Use Classes)

(Amendment) England (September 2020). For the avoidance of doubt the proposals would create new planning units within the building. Floors 1-11 are to be treated as one unit and all ground floor and basement units as a number of separate planning units.

The refurbishment under the Listed Building Consent would create 23,995 sq.m of grade A office space in addition to 3,743 sq.m of Grade A office floorspace in the extension. Floor plate sizes would range from 43,300 ft<sup>2</sup> to circa 12,000ft<sup>2</sup> in the existing building and between 6,500ft<sup>2</sup> and 13,400ft<sup>2</sup> in the new build element.

The proposals would include 255 cycle parking in the sub-basement with lockers and showers to be shared with the office wellbeing areas. Cyclists would gain access via Bridgewater Place, where there is a cycle lift and cycle ramp.

The nearest Car Club bay is 300m to the north on High Street. Taxi drop-off / pick-up would be located on Bridgewater Place. Parking for disabled people would be available in nearby multi-storey car parks. There are 109 bays within 350m of the site (Arndale NCP (62 spaces), Tib Street NCP (5 spaces) and Printworks NCP (42 spaces)).

A loading area would be located to the rear off Bridgewater Place. A unit at the north-west corner of the site and would be serviced independently via the western end of Bridgewater Place. Large deliveries would be by managed appointment. Waste would be collected from Birchin Lane with bins taken to Birchin Lane on collection days. The bin capacity has been prepared in line with Manchester's Waste Storage and Collection Guidance for New Developments and it has been calculated that the office use would operate on a 3 times a week collection and the commercial accommodation 5 times per week for the various refuse types: non recyclables; dry mixed recyclables; glass; and, organic re-cycling.

There would be level thresholds to entrances. All internal horizontal and vertical circulation routes and doorways would have clear widths. In very limited areas, ramps and a platform lift (Bridgewater Place) would be incorporated to ensure that access is available to all stair cores and lifts would be fully accessible.



The height of the existing Rylands Building at 7th floor open roof space is approx.30.2m. The height of the extension as an individual component is approx. 18.4m which equates to an overall final building height of approx.48.6m from ground.

The extension would be faced in a mix of glazed unitized curtain walling, solid glazed panels, ceramic backed ventilation panels and metal panels and decorative metal spandrel panels. The glazed curtain walling would have a metal frame. All metalwork would be in a light grey colour. Some glazed panels would be fritted. Terraced areas would have frameless glass balustrades. The new ground floor shop fronts would be contemporary interpretations of the originals with new masonry piers clad in dark grey textured stone. The shop front glazing would be a combination of dark bronze-like metal fascia's beneath which are new metal shop fronts that use solid panels to divide large areas of glazing and oversized doors in a repeat arrangement. There would be a formalised approach to signage for individual units with a specific design, typeface, material and colours to create a uniform typology.



Features of architectural and historic interest would be retained, refurbished and reinstated within the constraints of viability, practicality and where the building condition allows. These include: restoration of areas of high heritage significance within the 7<sup>th</sup> floor including the Managers dining room and Boardroom; restoration of Art Deco wall tiles; and restoring the original purpose of the east and west entrances back to being the main entrances into the building.

The principle works to the listed building have emerged from an options appraisal to ensure the building is capable of being sensitively restored. This balances economic viability and marketability, within the constraints of the building form and functionality. The proposals are based on the principle that any interventions must be clearly justified as being proportionate in relation to securing the long term future re-use of the building and that harm to its fabric and its character, and to the character and setting of the Smithfield Conservation Area and adjacent Listed Buildings should be minimised.

Different uses have been considered including retail, residential, 'black box' uses such as cinema and gallery, hotel and office. Office use would be the most sustainable long term use consistent with the retention of the building's heritage values and significance. The proposal, with the roof top extension, has resulted from a viability exercise and market testing. The cost to bring the building back into use would, due to long-term maintenance neglect be around £5.87 million

It would be necessary to insert an atrium to create adequate light levels to the deep floorplates, Viability testing has demonstrated that additional floorspace is required to make the proposal deliverable and support the buildings repair and restoration. This

is discussed in more detail below. The extension and replacement of the windows is necessary to support the level of intervention proposed

The proposals would include improvements to the pavements on High Street and Bridgewater Place and a pedestrian route would be created by reinstating an arcade linking Market Street to Bridgewater Place.

The proposal does not include parking and it is envisaged that nearby car parks would be used. The application is supported by a Framework Travel Plan. Use of the terraces for the office elements, would be actively managed such that it would only be used during the daytime during the working week.

The proposal aims to be an exemplar Net Zero Carbon scheme and follows the UK Green Building Council (UKBGC) framework. Every kilogram of CO<sub>2</sub> associated with the building would be tracked and minimised using a hierarchy which would:

- Reduce the embodied carbon associated with the material fabric of the building;
- Incorporate passive measures to reduce the energy demand associated with heating, cooling, ventilation and lighting. These measures typically include optimising building form and orientation and maximising the performance of the building fabric;
- Design energy efficient mechanical and electrical systems that reduce the energy consumption required to meet this demand;
- Use an electric-only heating system; and
- Offset any remaining non-renewable energy consumption

The roof top extension has been amended which has changed the external appearance and reduced its massing.

The applicants state that the proposal would deliver significant economic, social and environmental public benefits. These include:

- Support for the economic growth of the Greater Manchester Region through supporting the delivery of much sought after Grade A office space;
- The viable re-use of the Rylands Building, which recognises that a department store use does not represent a viable future for the building. The existing retail floorspace would be reconfigured to ensure it is of a scale that would meet identified demand and animation on all sides of the building would be improved;
- The provision on new retail and leisure units to provide the opportunity for new retailers to enter the Manchester City Centre market or for existing retailers to move to a more prominent location;
- Delivery of a significant amount of Grade A office floorspace and associated job creation through construction and occupation of the buildings (notwithstanding the closure of existing retail provision);
- Create new jobs and delivering significant returns for the local economy. The GVA from the jobs is anticipated to be £235.1 million per year, with wages totalling £91.3 million;

- The beneficial, long-term, sensitive re-use of the Rylands Building. The historical interventions are proposed to be kept to a minimum (and represent the least intrusive, viable use option) and the building will undergo much needed repair, following years of neglect;
- Specific heritage benefits which include restoring and refurbishing areas of high significance / increasing access to the current areas not publicly accessible – allows appreciation of heritage – this is a distinct and recognised heritage benefit;
- Delivery of a unique office environment at this pivotal gateway location to cater to independent occupiers as well as large corporates;
- The incorporation of sustainability credentials and carbon reduction; helping the City reach its zero carbon goals and cater to the growing net zero carbon ambitions of companies;
- Renewed use and vitality would bring improvement to the general ambience of the area and contribute to the regeneration initiatives in and around Piccadilly Gardens;
- The gateway location of the building means that it is experienced by large numbers of people using the train, tram, and buses. In addition the Site is located at the confluence of the Central Business District, the Primary Shopping Area and the Northern Quarter. Therefore the amenity of the building, and the vitality it can bring would be experienced by a very high proportion of people, increasing the public benefits associated with the restoration of the building, as well as having a wider positive impact on those entering Manchester City Centre.
- The enhanced place-making at a gateway location which would be improved through the general repair and restoration of the building as well as increased activation of façade. Moreover, there would likely be a highly detrimental impact if Rylands Building was left vacant and fell into further neglect.

This planning application has been supported by the following information: Application forms and certificates and plans; Design and Access Statement (including Shop Front and Signage Strategy); Materials and Quality Control Statement; Planning Statement (including Blue and Green Infrastructure Statement); Statement of Community Consultation; Valuation Report; Heritage Statement; Condition Survey; Façade Condition Report; Conservation Strategies; Commercial Strategy; Structural Statement; Noise Assessment Report; Wind Desktop Study; Sunlight and Daylight Assessment; Air Quality Assessment; Economic Impact Statement; Environmental Standards Statement Energy Statement / BREEAM / Sustainability Strategy; M&E Statement including Ventilation Statement; Phase I Ecological Survey and Bat Survey; Phase 1 Geo-environmental Assessment; Drainage Strategy; Transport Statement and Interim Travel Plan; Servicing Management Strategy; Crime Impact Statement; TV Reception Survey; Construction Management Plan; Local Labour Agreement; Operational Management Strategy.

### **Consultations**

**Publicity** – The occupiers of adjacent premises have been notified and the proposals have been advertised in the local press as a major development, affecting a listed building and the setting of a conservation area and as a public interest development (127881); and, as affecting a listed building (127882). Site notices have also been



placed adjacent to the application sites. A further 21 day notification took place following the amendments to the design of the rooftop extension.

18 letters of objection were received as a result of the first notification and 6 have been received as a result of the 2<sup>nd</sup> (3 of these were from people who had previously objected so 21 letters of objection in total) The key themes of the objections relate to the following: design (including the heritage impacts) is not appropriate; there are unacceptable impacts on sunlight and daylight and impacts on amenity; the quality of the proposed public realm and legitimacy of commercial considerations and viability linked to Covid 19. These are summarised below:

#### Sunlight, Daylight and Privacy.

1. The sunlight and daylight assessment mentions that 'all developments should maintain acceptable living standards'. Yet it is quite clear that this will not be achieved if the proposal is built.
2. The report ignores entire floors of residential buildings, does not use proper data, and provides incomplete analysis. Its results are therefore inadequate and cannot be relied upon.
3. Negative impact of rooftop extension on quality of life and mental health of residents due to loss of sunlight and daylight of up to 85% in some apartments exacerbated by some already existing low light levels and people working from home more.
4. The development is reducing already low light levels by astonishing amounts. This will reduce the habitability of rooms in the Birchin building to the extent that people's welfare is at risk, particularly mental health;
5. Justifying impacts based on the already low natural light levels in rooms is nonsense as the less natural light a room has access to, the more precious that light becomes.
6. The sunlight and daylight report assessment cannot be relied upon as there is an entire residential floor of the Birchin that has not been included in the analysis. The upper ground floor is not included and contains 11 rooms in 6 apartments that are likely to suffer major losses in light as they are south facing towards the proposed development.
7. The floor plans used for The Birchin are not accurate as such, any analysis of room lighting levels is also prone to error, and these inaccuracies will carry through to the final conclusions.
8. An impact on the reflected light assessment of adjacent consented development should be carried out on the worst affected rooms. This has been detailed in the Sunlight Daylight assessment for the 12-16 Church Street scheme to create a more robust assessment of the impact of the proposals.
9. The Church Street approval factored in the reflected light calculations as mitigation towards the loss of light. The reflected light assessment in the Church Street report shows that light due to strong reflections from the Church Street development mitigates the loss of light suffered from 100% down to 61% or less (for the daylight factor). Any comparison should be made after reflections are factored in and not before, given the large effect of reflections in the Church street development. The light analysis has also not considered

the impact of this development on the reflected light mentioned in the Church Street analysis. This light will be crucial to the Page of 3 8 Comments on application numbers 127881/FO/2020 and 127882/LO/2020 lower flats in 3 Joiner Street (the light house). As such, there could be additional losses suffered to these residents that Avison Young have not considered.

10. The Church Street analysis identifies only a handful of rooms (6) that are worst affected at the bottom of the light house building and defines a 'major' reduction in the daylight factor as >40%. 80% (67/83) of the rooms in the Birchinchin suffer a "major" (>40%) reduction in the daylight factor with the proposed development. It is clear to me that this development will be significantly worse than the Church Street development in terms of sunlight/daylight impact, and so the assertion by Avison Young that this development should be granted as the Church Street development was granted is totally ridiculous.
11. The 'precedence set' in neighbouring developments for sunlight daylight should be irrelevant and the sunlight/daylight impact should be considered on a case by case basis.
12. The room types are detailed for the first 5 floors of the Birchinchin, but the rooms in the other floors are shown as "unknown". This should be corrected to the actual room uses
13. Less than 10% of rooms in some adjacent buildings would have the minimum levels of acceptable light.
14. The proposal goes against the principle of Core Strategy Policy SP1 as it impacts on the basic right to natural light.
15. Due to the southerly location of the extension it would clearly destroy the majority of any sunlight received by the adjacent properties.
16. The occupants of the adjacent apartments are living opposite a Grade II Listed building and not an obvious development site such as a surface car park. Therefore, the justification within the sunlight daylight assessment that the reduction in daylight levels should be expected in the city centre is unfair in this instance and should not set a further precedent for extremely low and unacceptable light levels across the city centre.
17. The rooftop extension would have significant impacts on the amount of natural light that some adjacent apartments get. The amount of impact on the residents is undeniable and inexcusable. Especially when an alternative to the scheme is a lower mansard roof that delivers comparable floorspace which will have a significantly reduced effect on the building's appearance and neighbouring building's residential amenity.
18. Overlooking / loss of privacy of residential apartments – where is this designed out?
19. The reductions to light levels within Bridgewater Place as a result of the extension would make it more susceptible to crime.
20. The report justifies the loss of sunlight with reference to losses incurred by the Transmission House development and the consented High Street scheme.

1. Whilst acknowledging that the building has been left to wrack and ruin by previous owners, it does not warrant the extent of change to the external height of the building proposed by the Applicant.
2. The design (even as amended is unimaginative);
3. The proposed plant should be located elsewhere within the to reduce the height of the extension as any further reduction in height will improve the amount of light levels to the adjacent apartments. There is roof space on the seventh floor by the roof terrace. There is also space in the basement.
4. A four storey extension is overdevelopment which would cause extensive harm to a heritage asset and be an obtrusive addition to the conservation area which would massively detract from the integrity of its exemplary Art Deco design.
5. Whilst the building needs to be adapted to secure its future it should be done so in a way which preserves its original form with a more considered approach to any change to its height, shape or size.
6. The proposed design has no synergy with the design of the Debenham's building and appears 'bolted on' disrupting the buildings overall aesthetic.
7. The public benefits would not outweigh the irreversible harm that would be caused to the buildings historic character and its surroundings.
8. High level of visibility of the visually unattractive extension would massively detract from the integrity of the buildings Art Deco design and be incongruous with the surroundings.
9. The building will not be aesthetically enhanced by additional floors
10. The refurbishment of the existing floors 1-7 alone will produce 24,187 m<sup>2</sup> office floorspace (economic impact assessment page 1). This is almost 10% larger than the XYZ building in Spinningfields (22,600 m<sup>2</sup>). So why do they need the extra space provided by the extension?
11. A one storey mansard roof extension has a 641 m<sup>2</sup> shortfall compared to the 27,738 m<sup>2</sup> proposed final design. This is a barely noticeable 2.3% shortfall. The mansard roof will provide much less impact on the architectural significance of the building and will be less noticeable from prominent viewpoints, for example from Piccadilly gardens. As such, if additional floor space is unavoidable, this is surely the preferred option. There should be incredibly strong evidence for discounting this option, and at present the application does not contain this. The mansard roof was not presented as an option during the consultation, nor is it considered in the economic impact document and it should have been.
12. The Viability arguments does not add up. How can adding another structure to the top of an existing building, including all of the structural elements to establish and support the four storey extension add up in viability terms?
13. The exact height increase to the building is not clear from the plans, but it is clearly significant and needs to be confirmed.
14. The proposed extension does not materially increase the usable floor area but is prejudicial and damaging to the setting, fabric and significance of this building. Therefore, it should be redesigned to reduce this unacceptable negative impact.

15. The extension will have a detrimental impact on the architectural significance of the heritage asset as well as its setting in the conservation area, thus going against core strategy policies CC8, CC9 and EN3.
16. The long-ranged views within the updated visual impact assessment conclude that the roof top extension would result in a 'minor adverse' impact to the Debenhams building and the conservation area, therefore I cannot understand why it concludes with a 'beneficial' impact overall?
17. The proposals will impact the architecture of the building through negatively altering its distinctive outline across the Manchester skyline.
18. The basement levels and ground floor are the only levels proposed to be open to the public, and therefore how can the public truly benefit from the proposals as the majority of internal heritage features are located on floors which will not be open to the members of the public to enjoy. The Applicant will benefit through an increase to the overall value of the building and its associated rental income.

#### Amenity

1. A terrace is adjacent to the residential buildings does not seem to be an appropriate location for a terrace that is likely to have people shouting or talking on for extended periods of time during the day.
2. Roof Plant is adjacent to the residential buildings. This should be on the Market St side of the building to reduce any noise that reaches the residential buildings.
3. The proposed scaffolding would encourage people to shelter and create issues with human excrement in the street.
4. There should be a Management plan for the terrace areas and designated smoking areas all need to be controlled to eliminate any impact on neighbouring residents. If smoking is to be allowed on the terraces, then this will need to be actively managed to ensure cigarettes are not flicked over the terraces into Bridgewater Place and onto residential balconies causing serious fire risk. This is especially prudent given recent fires in the Lighthouse Building over the last 5 years.

#### Public Realm Crime and Disorder and Highways

1. Bridgewater Place should be pedestrianised with cycle access as the current and proposed pedestrian footpath is totally pointless and not wide enough for wheelchair or pram access.
2. Unallocated disabled parking has been blocking the pavements, so when pedestrians encounter a parked car and a car trying to go down Bridgewater Place they have to run out of the way. It is very dangerous, especially for wheelchair users and prams, or in the dark. I am concerned that this might be exacerbated by increased cycle movement along this route to access the secure cycle area. Is there a strategy in place to look into this level of on-street disabled parking? This would help the development meet core strategy policy T1.

3. A S.278 agreement with the applicant and Highways should be drawn up to sort out Bridgewater Place. It isn't the smoothest road surface, and we need to avoid any bike accidents. The pavements need to be revised to provide space for pushchairs and disabled people. The whole street should ideally be pedestrianised and open to servicing only through moveable bollards.
4. CCTV cameras should be located along Bridgewater Place to capture all activity and without any blind spots (graffiti, public urination, instances of assault). This would be a great addition as crime will be recorded down this alleyway - the existing camera on Debenhams building doesn't record.

### Consultation process

1. Covid is not an excuse to cut down on consultation. Consultation ran from 6 August 2020 to 21 August 2020 but the application was submitted on 16th September. This appears to be the definition of a tick-box exercise consultation. The website was not clear and the consultation process did not allow any arranged opportunities for dialogue with the design team so that the scheme could be properly explained. The public were left to sift through the information available online without a clear understanding of the scheme, it was therefore very hard to provide any proper comments. The most frustrating part of the whole 'consultation process' is the lack of engagement with local residents. Why wasn't there a video recording running through the proposals by the design team? Why wasn't a video call or meeting arranged where we could ask questions?
2. With only 26 responses to the consultation how can you say that it has 'unanimous support?'
3. The consultation did not describe or set out any design evolution for members of the public to comment on and provide feedback into what they like about the design. If members of the public caught a whiff of the mansard roof design, surely this would have been a preferred option which could have been developed as this would have resulted in less harm to the listed building and less harm to neighbouring properties, while delivering the same benefits in terms of office space.
4. There has been no descriptive video / run through of the proposals in a clear and easy to understand manner by the applicant / design team to run through the proposals

### Commercial Considerations/ Viability and Covid

1. The commercial strategy only considers the basement and ground floor retail elements but has not put forward proposals for the majority of the building - the office space. This needs to be addressed as otherwise how do we know the scheme won't end up like all the other empty Grade A offices in Manchester.

2. Companies are consolidating amount of floorspace not increasing. There needs to be proper evidence of the demand for this office space especially considering the levels of vacant office space within the City Centre.
3. Why is there are need for even more office space in the extension given the expectation that there will be more home working in the future following the current pandemic.
4. How can a need for more office accommodation within an extension be justified when so much more office accommodation is being brought forward in other City Centre and fringe locations particularly given the projected increase in home working in the future. The development risks becoming an enormous white elephant remaining largely unoccupied for years to come.
5. Noise from the building works would have an adverse impact on quality of life for adjacent residents particularly as more people are based working from home now.

**Historic England** – Did not wish to offer any comments on this application.

**20<sup>th</sup> Century Society** – Commenting on the revised proposals do not believe that the extension would cause substantial harm to the listed building and its setting.

The Society supports the retention and restoration of the Crittall windows on the seventh floor but is concerned about replacing the first to sixth storey Crittall windows with exact copies. They ask if a solution could be found to reduce the rate of heat loss through the existing first to sixth floor windows which would involve their retention rather than removal as this would prevent the loss of important primary fixtures. While they appreciate the difficult situation of the windows on the 1st to 6th floors, they note that Historic England write, “Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired” (Traditional Windows: Repair and Upgrading, p.3). They represent the “heritage perspective” outlined on p.2 of the applicant’s Window Strategy (5.11) that “refurbishing the windows is the optimum solution, retaining original fabric and ultimately not impacting on the significance of the asset.” They appreciate the need to reduce heat loss and encourage secondary glazing to improve energy efficiency without the need to replace original fabric. Secondary glazing would affect the visual appearance of the façade but is reversible and provides substantial benefits to the occupiers and avoids the removal of much primary 1930s fabric and would improve the thermal performance of the glazing and therefore the thermal comfort of the occupiers.

**Head of Highways-** Have no objections and are satisfied that the scheme, with minor highway modifications is unlikely to generate any significant network implications. They have requested a number of conditions including a requirement to provide an additional City Car Club Bay and to review disabled parking provision.

**TFGM (Metrolink)** – Recommend conditions to safeguard Metrolink operation during construction and a condition to ensure that ground investigations are carried out prior to any unusual loading being applied around the building due to a pavement collapse associated with the deployment of heavy equipment in the vicinity of the site previously causing disruption to Metrolink operation.

**Head of Regulatory and Enforcement Services** – (Street Management and Enforcement) - Recommends conditions relating to the acoustic insulation of the premises and any associated plant and equipment, fume extraction, the storage and disposal of refuse, the hours during which deliveries can take place, hours of operation of the ground floor and basement uses and external areas and the management of construction.

**Greater Manchester Police (Design for Security)** – No objection subject to the recommendations contained in the Crime Impact Statement being implemented.

**Greater Manchester Ecology Group** – Have no objections subject to a condition to secure measures to promote biodiversity such as bird and bat boxes.

**Environment Agency** – No comments received.

**United Utilities** – No comments received

**Greater Manchester Archaeological Unit** – State that the proposals have no archaeological implications.

**Work and Skills** – Recommend that a local labour condition for the construction and end use phases which requires a report of local labour achievements.

**Metrolink** – Have no objections but have recommended a number of conditions relation to the delivery of the proposals in relation to the continued and safe operation of Metrolink.

## **ISSUES**

### Local Development Framework

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

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC1, CC2, CC5, CC7, CC8, CC9, CC10, T1, T2, EN3, EN4, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, EC1, EC3, and DM1 for the reasons set out below.

### **Saved UDP Policies**

Whilst the Core Strategy has been adopted, some UDP policies have been saved. The proposal is considered to be consistent with the following saved UDP policies DC 10.1, DC18.1, DC19.1, DC22 and DC26 for the reasons set out below.

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

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

SO1. Spatial Principles - This development would be in a highly accessible location, close to good public transport links, and would thereby reduce the need to travel by private car.

SO2. Economy - The proposal would improve the City's economic performance. It would provide jobs during construction along with permanent employment and facilities, in a highly accessible location.

SO5. Transport - The proposal is in a highly accessible location and would reduce the need to travel by private car and make the most effective use of public transport.

SO6. Environment - The proposal would help to protect and enhance the City's built environment and ensure the sustainable use of natural resources, in order to: mitigate and adapt to climate change; improve air, water and land quality; improve recreational opportunities; so as to ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

### **Relevant National Policy**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic, a social 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 is considered to be consistent with sections, 6, 7, 8, 12, 14, 15 and 16 of the NPPF

Paragraph 103 states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.



Paragraph 127 confirms that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

NPPF Section 6 - Building a strong and competitive economy and Core Strategy Policy SP 1 (Spatial Principles), Policy EC1 - Land for Employment and Economic Development, Policy EC3 The Regional Centre Policy CC1 (Primary Economic Development Focus) Policy and CC8 (Change and Renewal) – The proposal would deliver economic and commercial development in part of the City Centre identified in Policy EC1 and CC1 as a focus for primary economic development. It would support the City's economic performance and would help to reduce economic, environmental and social disparities and create an inclusive sustainable community. The site is well connected to transport infrastructure.

The City Centre is a key location for employment growth and the office space would support aspirations to optimise and activate this area and support economic growth. The offices would appeal to key growth sectors which are critical to ensure the economy can compete at an international level. The proposal would create jobs during the construction and operational phases which would help to build a strong economy. The proposal would improve a building which could become and remain vacant, enhance the ground level experience and sense of place with better permeability and provide users and employees with access to all transport modes.

The development would be highly sustainable and deliver economic and commercial development close to sustainable transport facilities. It would enhance the built environment and creating a well-designed place that would enhance and create character. It would reanimate facades and restore a listed building. The development would create employment during construction and permanent employment in the offices and commercial accommodation. Workers could use local facilities and services and support the local economy.

The development would help to create a neighbourhood where people would choose to be by enhancing the built and natural environment and would enhance and create character.

NPPF Section 7 Ensuring the Vitality of Town Centres and Core Strategy Policies SP 1 (Spatial Principles) and CC2 (Retail) – The Regional Centre will be the focus of economic and commercial development, leisure and cultural activity and high quality city living. The proposal would re-purpose a building that is not realising its full potential, or fully contributing to the City’s economy or the vibrancy of adjacent areas. It would help to create a neighbourhood which would attract and retain a diverse labour market. The proposal would maintain footfall and support the business and leisure functions of the city centre and promote sustained economic growth.

NPPF Section 9 Promoting Sustainable Transport, Core Strategy Policies CC5 (Transport), T1 Sustainable Transport and T2 Accessible Areas of Opportunity and Need - The location is highly sustainable and would give people choices about how they travel and would contribute to sustainability and health objectives. The area is close to Piccadilly Station and should maximise the use of sustainable transport. A Travel Plan would promote sustainable transport and journey lengths for employment and business and leisure activities would be minimised. The proposal would help to connect residents to jobs. Pedestrian routes would be enhanced, and the environment would prioritise pedestrian and disabled people, cyclists and public transport.

CC7 (Mixed Use Development), and Policy CC10 (A Place of Everyone)-. The City Centre is the biggest source of jobs in the region and this proposal would provide office and retail and leisure uses to support the economy and contribute to the creation of a sustainable, inclusive, mixed and vibrant community. The development would complement the existing mix of uses and would support local businesses through supply chain arrangements and workers would use nearby facilities.

NPPF Sections 12 (Achieving Well Designed Places), and 16 (Conserving and Enhancing the Historic Environment), Core Strategy Policies EN1 (Design Principles and Strategic Character Areas), EN2 (Tall Buildings), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and saved UDP Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) -The reuse of the extended building would maximise the use of the site and bring long vacant parts of the building back into active use. The extension would harm the architectural and historic character of the building but the harm would be less than substantial. The extension has been designed to minimise its impact on heritage assets whilst enabling the delivery of a viable development.

This development would complement the growth of the Northern Quarter and Piccadilly over the past 25 years and improve linkages between these areas and the Retail Core. It would not have a detrimental impact on the prevailing character of the Conservation Area or the setting of the adjacent listed buildings. The development would introduce activity that would add value. The reuse of the building would improve legibility, visual cohesiveness, connectivity and integration with higher levels of animation on the ground floor frontages, the creation of a new arcade from Market Street with Bridgewater Place and reutilisation of the entrance on Tib Street. This would, contribute positively to place making and would bring significant regeneration benefits. The positive aspects of the design of the proposals are discussed in more detail below.

The Heritage Assessment has identified key views and assesses its impact on these. The supporting documents evaluate the extended buildings relationship to its site context / transport infrastructure and its effect on the local environment and amenity. This is discussed in more detail below.

A Heritage Appraisal, Visual Impact Assessment and NPPF Justification Statement, demonstrate that the benefits derived from this development including securing a long term active use for a key Heritage Assets would have a beneficial impact on the surrounding area. The proposal would not result in any significant harm to the setting of adjacent listed buildings or the Smithfield Conservation Area and the quality and design would sustain the adjacent heritage value of the heritage assets. This is discussed in more detail below.

In terms of the NPPF the following should also be noted:

Paragraph 191 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 193 states that when considering the impact of a proposal 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Section 195 states that where a proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Section 196 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 200 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The proposal would re-use a partially vacant listed building and re-purpose a site with the potential to have a negative impact on the setting of nearby heritage assets should a viable alternative use not be realised if the current occupiers vacate the property. It would introduce a good quality form of development that would make a positive contribution to the townscape and enhance the setting of adjacent heritage assets.

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

Core Strategy Section 8 Promoting healthy communities - The creation of an active street frontage would help to integrate the site into the locality and increase levels of natural surveillance.

NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change), Core Strategy Policies EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon) EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change), EN14 (Flood Risk) and DM1 (Development Management- Breeam requirements) - The site is highly sustainable. An Environmental Standards Statement demonstrates that the development would accord with a wide range of principles that promote the responsible development of energy efficient buildings integrating sustainable technologies from conception, through feasibility, design and build stages and in operation. The proposal would follow the principles of the Energy Hierarchy to reduce CO2 emissions and is supported by an Energy Statement, which sets out how the proposals would meet the requirements of the target framework for CO2 reductions from low or zero carbon energy supplies.

The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. In addition the

NPPF indicates that development should not increase flood risk elsewhere. Surface water drainage would be managed to restrict it to greenfield run-off rate if practical.

NPPF Section 15 (Conserving and enhancing the natural environment), Manchester Green and Blue Infrastructure Strategy 2015, Core Strategy Policies EN 9 (Green Infrastructure), EN15 ( Biodiversity and Geological Conservation), EN 16 (Air Quality), Policy EN 17 (Water Quality) Policy EN 18 (Contaminated Land and Ground Stability) and EN19 (Waste) - Information regarding the potential risk of various forms of pollution, including ground conditions, air and water quality, noise and vibration, waste and biodiversity has demonstrated that the proposal would not have any significant adverse impacts in respect of pollution. Surface water run-off and ground water contamination would be minimised

A Bat Survey found no bat roosts in any roof features during the dawn emergence survey nor observed foraging or commuting within the site. It concludes that, the proposals will have no adverse effect on any statutory or non-statutory designated sites in the wider area.

The Manchester Green and Blue Infrastructure Strategy sets out objectives for environmental improvements in the context growth objectives and development. There would be no adverse impacts on blue infrastructure.

The development would be consistent with the principles of waste hierarchy and a Waste Management Strategy details the measures that would be undertaken to minimise the production of waste during construction and in operation. The Strategy states that the onsite management team would ensure the various waste streams are appropriately managed.

DC22 Footpath Protection - The development would improve pedestrian routes within the local area through street tree planting, ground floor activity and repaving.

Policy DM 1- Development Management - Outlines a range of general issues that all development should have regard to and of these, the following issues are or relevance to this proposal: -

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

The above issues are considered in detail in below.

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

### **Climate Change**

Our Manchester Strategy 2016-25 – sets out the vision for Manchester to become a liveable and low carbon city which will:

- Continue to encourage walking, cycling and public transport journeys;
- Improve green spaces and waterways including them in new developments to enhance quality of life;
- Harness technology to improve the city's liveability, sustainability and connectivity;
- Develop a post-2020 carbon reduction target informed by 2015's intergovernmental Paris meeting, using devolution to control more of our energy and transport;
- Argue to localise Greater Manchester's climate change levy so it supports new investment models;
- Protect our communities from climate change and build climate resilience

Manchester: A Certain Future (MACF) is the city wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in the MCC Climate Change Delivery Plan 2010-20.

Manchester Climate Change Board (MCCB) Zero Carbon Framework - The Council supports the Manchester Climate Change Board (MCCB) to take forward work to engage partners in the city to address climate change. 1.3 In November 2018, the MCCB made a proposal to update the city's carbon reduction commitment in line with the Paris Agreement, in the context of achieving the "Our Manchester" objectives and asked the Council to endorse these ambitious new targets.

The Zero Carbon Framework - outlines the approach which will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the world-renowned Tyndall Centre for Climate Change, based at the University of Manchester.

Manchester's science-based target includes a commitment to releasing a maximum of 15 million tonnes of CO<sub>2</sub> from 2018-2100. With carbon currently being released at a rate of 2 million tonnes per year, Manchester's 'carbon budget' will run out in 2025, unless urgent action is taken.

Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.

Climate Change and Low Emissions Implementation Plan (2016-2020) -This Implementation Plan is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps we will take to become energy-efficient and investing in our natural environment to respond to climate change and to improve quality of life. It builds upon existing work and sets out our priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality. These have been developed in partnership with over 200 individuals and organisations as part of a wide ranging consultation

The alignment of the proposals with the policy objectives set out above is detailed below.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all. It seeks development of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

It is considered that the following design principles and standards are relevant to the consideration of this application:

- Each new development should have regard to its context and character of area. New developments should acknowledge the character of any Conservation Area within which they lie and will only be accepted where they preserve or enhance the special quality of the conservation area;
- The design, scale, massing and orientation of buildings should achieve a unified urban form which blends in and links to adjacent areas. Increased density can be appropriate when it is necessary to promote a more economic use of land provided that it is informed by the character of the area and the specific circumstances of the proposals;
- Developments within an area of change or regeneration need to promote a sense of place whilst relating well to and enhancing the area and contributing to the creation of a positive identity. There should be a smooth transition between different forms and styles with a developments successful integration being a key factor that determines its acceptability;
- Developments should enhance existing vistas and create new ones and views of important landmarks and spaces should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises;

For the reasons set out later in this report the proposals would be consistent with these principles and standards.

'Powering Recovery: Manchester's Recovery and Investment Plan' – This sets out what Manchester is doing to respond to the COVID-19 pandemic and reinvigorate its economy, with plans to protect and create jobs, and support new business opportunities in the city's economy. It sets out how Manchester can play a leading role in the levelling-up agenda, with ambitious plans to build on recent investment in economic assets and infrastructure and accelerate the growth in high-productivity sectors including the Digital, Creative, Technology and Health Innovation Sectors alongside the well established financial and professional services sectors. This includes support for major job-generating investment with high-growth sectors, new-starts and scale-up. The office space within the repurposed and extended Rylands Building would create an exemplar workspace aimed as these start-ups, small SME's working within an managed workspace environment also large corporate occupiers (both established local and inward investors). This would support the aim to secure a highly skilled and knowledge intensive workforce within the City.

The reuse of the building would intensify the levels of economic activity associated with the site and the reuse of the building in this way would be inherently sustainable and would align with the Plan's ambitions for zero carbon and climate resilient growth.

The Greater Manchester Strategy, Stronger Together, - This is the sustainable community strategy for the Greater Manchester (GM) Region. The proposal would deliver the comprehensive refurbishment and repurposing of an underutilised site within the City Centre in order to bring a new high standard of office accommodation to the City. The proposed development would support and align with the overarching programmes being promoted by the City Region via the GM Strategy helping to achieve a number of its key growth priorities including the reshaping of the economy to meet global demand and building Manchester's global brand.

## **Conservation Area Declarations**

### **Smithfield Conservation Area Declaration**

The Smithfield Conservation Area is on the north-eastern edge of the city centre. It was designated in February 1987 along with Shudehill and Stevenson Square. It is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area).

Historically, the predominant building type was food markets. Few of these are still standing, and those that are have been converted to other uses. Around Turner Street and Back Turner Street, there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes. These streets and the buildings defining them create a rich tapestry of spaces and built form located hard up to the back of pavement. This character contrasts with that of the buildings to the south of the conservation area, closest to the commercial heart of the regional centre along Oldham Street, Market and Church Street, which are larger and of later date than the rest of the area. A number of sites have been left vacant where buildings have been demolished. Many of these are used as temporary car parks, which detract from the visual appeal of the area.



The Conservation Area Brochure contains some advice on the parameters that are appropriate in terms of Development Management and achieving improvements and enhancements to the area. Whilst this is only advice it does reflect the expectations set out in the City Council's Design Guide SPD and Core Strategy particularly within Conservation Areas. The proposals are considered to be consistent with those parameters.

## **Other National Planning Legislation**

### **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.

S72 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

S149 (Public Sector Equality Duty) of the 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 among the protected characteristics

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.

### **Environmental Impact Assessment. The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and National Planning Practice Guidance (2017).**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The nature of the proposals are not of a magnitude which would fall within the definition of the thresholds set for "Urban Development Projects" within Schedule 2 and an Environmental Impact Assessment is not required.

**The Schemes Contribution to Regeneration** – Regeneration is an important planning consideration as the City Centre is the primary economic driver of the region and is crucial to its economic success. The economy is expected to strengthen and diversify post Covid with high added-value growth forecast in Business, Financial and

Professional Services, Science and Innovation, and Creative and Digital, as well as Sports and Culture, Leisure and Tourism sectors.

The Northern Quarter and Piccadilly have been regenerated over the past 20 years through private and public sector investment. Major redevelopment has taken place at Piccadilly Gardens, Piccadilly Basin, Piccadilly Station, Piccadilly Triangle and the former Employment Exchange on Aytoun Street. Consent was recently granted for the erection of an 11 storey hotel at 67 Piccadilly including alterations to 69-75 Piccadilly (127538 and 127539). Investment should continue as new opportunities are presented by HS2. This proposal would sustain the growth of the city centre envisaged in the Recovery and Investment Plan and would allow the City to compete nationally and internationally, increase the productivity of the UK and increase its global profile.

The building overlooks Piccadilly Gardens which over 300,000 people pass through each week. The bus and tram interchange and the route to Piccadilly station are used by over 20million commuters each year, as well as shoppers, residents and visitors. The Gardens will be transformed to create an enhanced, safer and family focused environment and increase activity levels and the proposed re-purposing of this building would complement those proposals.

The City Centre must continue to provide office space that meets occupier requirements. Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider development opportunities. There is an acknowledged shortage of good quality office accommodation in the city centre and a supply of good quality products must be brought forward in sustainable locations such as this to support economic growth. The proposal would re-position this listed building to avoid long-term vacancy.

The challenges faced at the site puts its near future use into question. The likelihood that another major retailer would want to occupy the space, is exceptionally low, with other similar store franchises facing serious challenges. The growth in online retailing and more cautious spending, exacerbated by Covid-19, have seen high street retailers go into administration or announce job losses.

The proposal would deliver 27,738m<sup>2</sup> of Grade A space targeted at the Tech, Media and Telecoms sectors and 6,475m<sup>2</sup> (GIA) of retail and leisure space. This would create jobs, active ground floor uses and improve the public realm. The scheme will aim to achieve WELL Accreditation, to reduce energy consumption with improved well-being and tech innovations, appealing to the large-scale occupier market. This would redevelop and restore the Building and secure a sustainable use and avoid long-term vacancy and decline.

£68.5m of construction spend would support an estimated 678 FTEs over the construction period, generating Gross Value Added of £52.5m. A GVA contribution of £96.7m would be generated through indirect (supply chain) and induced (knock-on consumer spending e.g. via wages) impact, supporting 681 FTEs while construction is underway.

2,400 FTEs are expected to be accommodated in the office space, while 163 FTEs would be supported by the retail and leisure provision. This employment would generate GVA worth £235.3m per year, with wages totalling £89.4m, a considerable proportion of which will be spent locally. Around £19.3m of national insurance and income tax will be contributed to the public purse, while business rates from the development will generate £2.2m a year, £22m over ten years of operation.

The development would accommodate a range of sectors and skill levels, providing a range of options for Manchester residents. This range of jobs would contribute to economic growth and the City's inclusive growth ambitions.

The development would deliver regeneration benefits by refurbishing, repairing and re-activating key street-frontages. The improvements to the appearance of the building would enhance its contribution to the surrounding streetscape and enhance the sense of place at a prominent location.

A detailed analysis (outlined below) has established that offices would be the building's optimum viable use. This use would require significantly less heritage interventions compared to a hotel or residential use.

The proposals would allow the Building to make a positive contribution to the City Centre. The level of intervention would harm the listed building but the benefits set out above can only be delivered if the development is viable. It has been demonstrated by the applicant that this use is only viable with the proposed extension and the replacement of the majority of the original windows. This case is set out in detail below.

### **Impact on Character and Fabric of Listed Building, character of the Conservation Area, Design Issues and Architectural Quality and Effect on Key Views.**

The key issues to consider are the justification for the loss of fabric; the appropriateness of an extension of the height and design proposed; the impact on the character of the Smithfield Conservation Area and on the setting of the adjacent grade II listed buildings and non designated heritage assets; and, the impacts in the context of the requirements of the Core Strategy, Section 16 of the NPPF and Sections 16,66 and 72 of the Planning and Listed Buildings Act.

The Core Strategy seeks to ensure that new development complements the City's building assets, including designated and non-designated heritage assets. The impact on the local environment, the street scene and how it would add to its locality is also important. It is considered for reasons set out in the following sections that the overall impacts of the proposals would on balance enhance and complement the character and distinctiveness of the area and would not adversely affect established valued townscapes or landscapes, or adversely impact on important views. The improvements to this prominent building would contribute positively to place making. Special regard to the desirability of preserving the building through its ongoing occupation and functionality for its optimal viable use has informed the decision making process.

The level of intervention proposed is justified on the basis of the proposed design, the enhancements and public benefits which the proposal would deliver. The proposals would be viable and would enhance the special quality of the Smithfield Conservation Area and preserve features of special architectural and historic interest which the building possesses.

The design was discussed at pre-application with a range of stakeholders, including Historic England and the 20th Century Society.

The re-purposing of the building presents an opportunity to enhance the setting and character of the Smithfield Conservation Area, and preserve the setting of adjacent listed buildings and the street and townscape as required by the Planning Act, NPPF and Core Strategy and sections 66 and 72 of the 1990 Listed Buildings Act

### **Scheme evolution in response to findings of heritage assessment, market advice and viability assessment.**

The suitability of the building for the current owners' intentions does not in itself justify the level of intervention proposed. Options to bring the building back into active use have been analysed, based on protecting as much of the original fabric and character as possible. A variety of uses were assessed including the impact of the levels of intervention that would be required.

The building's layout, and its general condition, mean that significant internal and external refurbishment and structural alterations, would be required to bring it fully back into use. The structural alterations include a need to increase internal light levels as it was built as a wholesale warehouse with a deep floor plan. This is a particular issue on Floor 6 as 3 of the elevations do not contain windows.

It is necessary to provide circulation /access to all upper floors requiring a new core and upgrades to the M and Engineering system which is not appropriate for modern standards, not least in terms of reducing CO2 emissions.

Para 14 of the NPPG provides guidance on the optimum viable use of heritage assets. In this case, the building could be used for a number of uses including offices, hotel and residential being amongst 5 alternative options considered. The layout and constraints of this building mean that these uses would require alterations and a loss of heritage to varying degrees in order to bring forward a viable use.

An office use has been demonstrated to be the most sustainable long term use consistent with maximising retention of heritage values and significance, whilst facilitating a conservation-led approach to the wider refurbishment of the building.

**Options Analysis** An appraisal analysed retail, residential, 'black box' uses such as cinema and gallery, hotel and office uses.

**Retail :** There has been a decline in the high street retailing with online sales growth. This change has been particularly noticeable in the department store format who occupy expensive retail floor space and traditionally require larger ancillary areas for storage. This the building was never designed for retail use and has limited natural

light to large floorplates, so energy needs for lighting are costly and carbon intense. A valuation report noted that notwithstanding the exceptional circumstances last year, the high street retail sector is struggling. There is little reason to foresee any recovery in retail demand for a department store in city centres and continued use as a Department Store is not viable.

**Residential:** Converting the building to apartments would require major interventions and remove areas of high heritage significance, beyond those of the current proposal, resulting in a high level of harm to the listed building. This would include the introduction of significant servicing, a large lightwell and atrium and significant subdivision of the volume. There would be large numbers of inward facing apartments which would not comply with Manchester’s Residential Quality requirements. As the 6th floor has no windows, it would not be suitable for residential use.

**Hotel:** This would require similar interventions to a residential use, the floorplate layout is not efficient for a hotel and there is no evidence of demand for a hotel of this size. The residual value of a residential or hotel scheme would be low and would not therefore secure the re-use of the building.

The harm to the listed building would not be outweighed by the benefit of providing c.200 apartments or a large format hotel.

**Black Box :** A Black Box use was also considered (i.e. not requiring access to natural light) including a cinema, conferencing space, a nightclub and a gym. These uses would require the removal of many features and the demolition of areas of high heritage significance and a high level of heritage harm. This would become a façade retention scheme with major interventions such as significant structural and acoustic interventions. A black box use would also be commercially challenging.



Fabric removal (lightwell) residential / hotel use

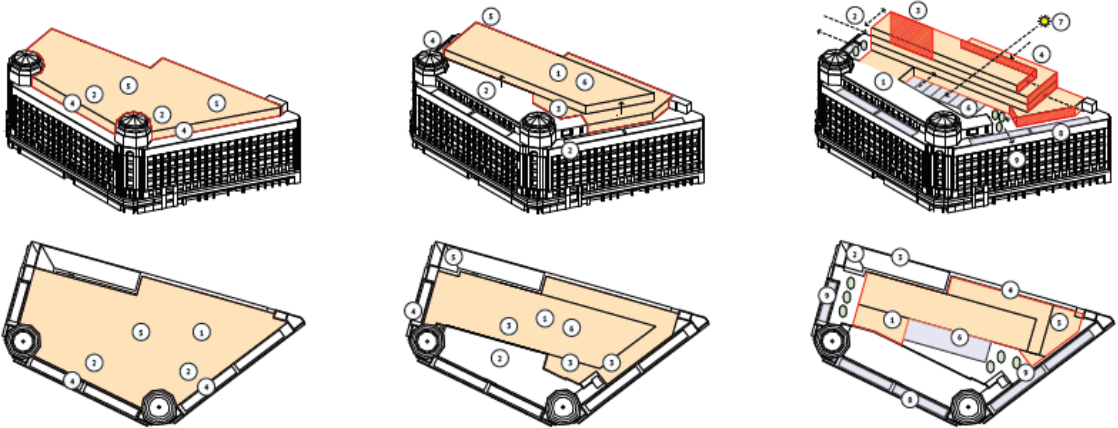
Fabric removal for Office Scheme

**Office:** The insertion of a lightwell and atrium would be required but the large open floorplates naturally lend themselves to an office use with minimal intervention. The changes would be of a smaller scale than those for residential or hotel uses and would allow areas of high heritage significance on the 7th floor to be retained in their entirety. There is continued demand for high-quality floorspace in the City Centre and for the large floorplates which could be accommodated in this building.

**Office use Viability and Need for Rooftop extension:** The re-use of the building for office accommodation with retail on the lower floors is the optimum use to minimise the level of intervention required.

However, the conversion would not in itself be viable because of the level of investment required. Costs for basic repairs to bring the building back into use are around £5.87m. This would be for a conservation led restoration of features of high significance and include: provisional sum for dealing with historic features; new roof and rainwater goods; refurbishment to staircases; cleaning and repairs to the façade; retention of areas of high heritage significance where possible; and some form of lightwell to bring natural light to the building.

When the applicant purchased the building in December 2017, it was considered to be a low risk long term investment with a strong covenant from Debenhams. As a result of changed market circumstances, the applicant has reduced the value of the initial investment in order to deliver the optimum viable use for the building. Despite this, detailed viability studies show that additional floorspace is required to deliver this optimum viable use which amounts to the equivalent of an existing floor. A series of massing studies examined this in the context of the need for a lightwell and the desire to minimise harm to areas considered to be of high heritage significance. It concluded that this was best achieved through a four-storey extension to the rear of the building.



**Massing studies**

**Need for Winter Gardens:** The sixth floor is predominantly windowless, with only the northern façade providing limited windows and daylight levels are poor. To improve this, winter gardens are proposed with the original skylights to the eastern, southern, and western façades re-instated. The winter gardens require internal alterations and would not affect the external façade.

**Conclusion:** An office use would be the most appropriate to secure its long-term use and provide the opportunity to restore, reveal and enhance areas of high heritage significance whilst minimising architectural interventions. However, a roof-top extension is required to make the Development viable.

From a heritage perspective, an office use for floors 1 upwards would allow for the retention of the original open-plan spatial qualities of the former warehouse floors,

and the retention and celebration of the original high significance elements such as the boardroom and staff dining rooms on the 7th floor.

The office use would also require a smaller central atrium and less acoustic, fire and M&E interventions than for other uses. An office use would secure a long-term viable use for the building as the city centre office market is the leading commercial location outside of London, with high rental performance and expectations.

This use would be supported by smaller independent retail units at the ground floor and leisure uses in the basement, which are considered to be aligned with current market demand, as well as activating public realm immediately adjacent to the Site and encouraging footfall. It is considered that the proposed office use with ground floor and basement retail and leisure is the optimum viable use.

It is unlikely that the current tenant will occupy the Building in the longer term. The applicants have confirmed that, if Planning and Listed Building consent is secured development would commence within a year of securing possession with completion within 3 years.

**Justification for Removal of Windows Floors 1-6** The windows on the 7<sup>th</sup> floor would be retained, repaired and refurbished. The remainder of the original Crittall windows would be removed ( 406 ). From a heritage perspective the replacement of windows would cause moderate heritage harm. They would be replaced with Crittall W20 windows, introduced in the 1960's as a like for like replacement for that system, in a colour to match the existing original frames, and this would provide a level of mitigation for that harm. The removal and replacement of the windows could be considered to be contrary, in terms of sustainability and reducing embodied carbon, to the approach in terms of low carbon outlined above.

However, the harm needs to be balanced against a core principle of the NPPF, and has to be weighed against the public benefits that would be realised as consequence of that harm and this can include environmental as well as heritage benefits.

The principle of replacing the windows needs to be considered in the context of the challenges which alternative options of retention and refurbishment or installation of secondary glazing would present. This includes improving the thermal performance of the building; viability (secondary glazing would increase costs as the existing windows would still have to be refurbished); and the attractiveness of the office space, including ongoing maintenance liability to prospective occupiers.

An analysis has considered heritage, viability, thermal performance and marketability. There are important considerations relating to the proposition that the replacement of these windows is required to deliver an end product which is market facing, has a standard of energy efficiency which would be attractive to the target market and would be viable. These include the following:

Attractiveness to prospective tenants:

- The proposed refurbishment scheme must deliver a workspace product that is of a quality and specification that can compete with both new and existing prime Grade A developments;
- Secondary glazing would impact on the internal aesthetic of the space which could be seen as unattractive;
- There would be issues with the length of warranties for refurbished or secondary glazed windows including ongoing maintenance costs for tenants as well as higher carbon offsetting costs due to thermal inefficiencies which would reduce attractiveness of the product to prospective tenants;

#### Challenges with Project delivery, Viability and Marketability:

- The building would be positioned as a viable alternative to a new build office. Any compromise in the specification would affect rental levels and lease terms, which are required to underpin the viability of the scheme;
- A refurbishment scheme that retains and refurbishes the existing windows is likely to fail the due diligence a prospective occupier would undertake;
- Challenges have been evidenced in getting a company with the level of experience and capacity to take onboard the job of refurbishing the windows and inherent risks to deliverability, project costs and duration associated with a much more labour intensive process;

There are prohibitive costs associated with secondary glazing in terms of impact on viability;

- Tenants are now more attracted to more sustainable buildings as they are now used to attract / retain talent and also to impress corporates customer base and help to fulfill CSR (Corporate Social Responsibility) and ESG (Environmental, Social and Governance) standards;

#### Impacts on Zero Carbon Strategy

- Improvements in thermal performance of the windows are required to deliver the intrinsic aim of reducing thermal inefficiencies within the building envelope and this would not be achievable if the windows were refurbished.
- Utilising new openable windows as opposed to more cumbersome secondary glazing makes a considerable difference to energy consumption; the mix mode ventilation system with openable windows should increase energy efficiency by circa 10% compared to mechanical ventilation only.

#### Impact on Listed Building (in addition to window replacement)

- The size of the plant space associated with the refurbishment scheme involving single glazing would need to be increased by 30% to meet the heating and cooling requirements of the building which would impact on the overall size of the proposed extension.
- The replacement of the windows would provide much needed cost certainty on this project, as well as reducing the construction timeline envisaged for the



refurbishment of windows. The new windows would provide contractor confidence on delivery, reducing risk and increasing viability.

The impact of removing and replacing such a large number of windows on the embodied carbon associated with the development has to be considered. The new window frames would be made from recycled steel and the steel and glass from the removed windows can be recycled. It has been calculated that the embodied carbon from the new critical windows, on the understanding they are 100% recycled steel, would be paid back within 4 operational years due to the enhanced energy benefits they bring to the building.

The arguments in relation to marketability and rental yields has been independently assessed, on behalf of the Council and it is agreed that the double glazed windows are essential to deliver a good quality product that would compete in the market and their omission is highly likely to impact upon lettable and affect rents, yields, and letting timescales.

On the basis of the 4 year 'pay back' and given that the replacement windows would be on a like for like basis in terms of appearance, having weighed the carbon benefits and the need manage risk and viability, it is considered on balance that the replacement of the windows is acceptable. However, the wider balance of the harm from the cumulative impacts on the building that would result from the proposals has to be addressed.

### **Consideration of the merits of the proposals within the National and Local Policy Context relating to Heritage Assets**

The PPG note that accompanies the NPPF notes that sustaining heritage assets in the long term can require an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance that is necessary for their long-term conservation. Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided the harm is minimised.

Paragraph 192 states that: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF stresses that great weight should be given to an the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The more important the asset, the greater the weight should be. Significance of an asset can be harmed or lost through alteration or destruction or by development within its setting. As heritage assets are irreplaceable, any harm or loss should clearly and convincingly justified.

Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act 1990) require that 'special regard' be paid in taking decisions affecting listed buildings and their settings and conservation areas.

There is a need to evaluate the impact on the fabric, character and setting of the grade-II listed Rylands Building in the context of Section 66 of the 1990 Act. The key test is whether the proposal affects the significant fabric or appreciation of the special interest of the building. Therefore, it is important to determine the degree of change and whether the alterations and additions would result in a negative perception of the building or diminish its values as a designated heritage asset.

The legislation also requires "*great weight*" to be given to the desirability of preserving the character and appearance of the listed building when determining the proposals which requires careful analysis of the physical and visual relationship of the proposal.

Where a negative impact is identified, it is necessary to determine whether the development is proportionate to the significance of the component and mitigated by its balancing planning benefits. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of the character-defining fabric and character of listed buildings established in Section 66. However, fabric change in itself is not deemed to be harmful, unless it demonstrably erodes some characteristic which contributes to the defined character of the listed building. Therefore, the 1990 Act requires decision-makers to apply proportionate weight to the desirability of preserving the: significant fabric, architectural character, and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. The key Planning consideration is thus whether the cumulative impact of the proposal would cause any demonstrable, unmitigated '*harm*' or erode identified values.

#### Heritage Assessment and impact on character and fabric of Rylands Building

The building was designed by leading Manchester architect Harry Fairhurst in the Modernist classical/Art Deco style and forms a landmark building in the area. Whilst the upper floor levels occupied by Rylands throughout their tenure remain largely unaltered, the lower floors, which were occupied by Pauldens and then by Debenhams, have undergone substantial alterations since the 1950s, with almost all original fixtures, fittings and decorative plasterwork having been removed from the ground-fourth floor levels and new shop fittings/rooms being installed and constructed and each of the original ground floor shop units (including their first floor and basement levels) have been absorbed into the wider ground floor level.

In terms of relative impact of the proposed interventions:

The following interventions would have a level of moderate adverse impact:

New four-storey extension; construction of new passenger lifts and office core with new supply and extract ducts, and male, female and disabled toilets; create of central

atrium space to each office floor; remove western staircase; and remove original Crittall windows to first-sixth floor levels, and replace with exact replacement Crittall windows.

The following interventions would have a minor adverse impact:

Construction of new staircase linking new reception area with the first floor level of the building; removal of secondary access corridor and associated modern rooms to the south of corridor; creation of new leisure entrance and stairs to basement level, with associated storage and service areas; demolition of parts of original mezzanine level to the Market Street (south) and Tib Street (east) elevations; insulating, drylining and decoration of external walls; removal fabric and structural interventions to enable the construction of the proposed roof extension; remove all original goods lifts to the northern side of each floorplate, except for good lift No 4 (adjacent to east steel staircase); removal of remains of original toilets/fixtures and fittings to basement, fourth, fifth, sixth and seventh floors; installation services (for heating/ cooling, lighting, fire alarm etc).

The removal and relocation of the high significance elements of the combined staircase and lift core between floors 5 and 6 would cause moderate to minor adverse harm (depending on its eventual location) but this would be mitigated by its relocation within the refurbished building, agreement of which would be a condition.

All remaining impacts would be negligible or beneficial and would include beneficial impacts derived from the removal of elements that detract from the buildings architectural value, such as the non-original fit out within the floors currently occupied by Debenham's.

In evaluating the overall impact of the proposals, the Heritage Statement submitted in support of the application has concluded the following:

- The impact of the proposal would be positive having cumulative beneficial heritage impact on the fabric of the Grade II listed Rylands Building and the character and appearance of this part of the city centre;
- The most beneficial interventions focus on the sensitive, conservation-led approach to the restoration of the high significance 7th floor level, including the restoration of the original managerial panelled dining room, staff dining room, pavilions and decorative schemes. Other examples of beneficial impacts include the restoration of the high significance 2nd floor former boardroom, the restoration of the high significance Art Deco tiled staircase and decorative cage lift to all floor levels, and the restoration of one of two original steel service staircase;
- The proposals for the ground floor level have strived to restore a sense of the original independent shops and arcade). These interventions would substantially restore high significance key parts of the building, which and reveal and enhance its character and significance;
- Instances of adverse impacts, such as the construction of a new dedicated lift and toilet core, and the addition of a stepped central atrium have been necessary to accommodate the active re-use of the building and to facilitate the refurbishment of the derelict upper floor levels of the listed building. The

addition of an atrium is necessary in convert the deep floorplates into an acceptable working environment;

- The roof top extension is in the least visually sensitive location, and has a largely neutral visual impact on the settings of heritage assets or on the character and appearance of the Smithfield Conservation Area;
- The like-for-like replacement of the windows and choice a dark bronze paint colour would return the fenestration back to its original appearance.
- The proposals involve changes required to deliver an optimum and sustainable use of the listed building uses, retains and celebrates its most significant components and contributes to wider conservation objectives established in national and local policy;

An options analysis has considered the retention of the staircase and surrounding features between the 5<sup>th</sup> and 6<sup>th</sup> floors in its original position but concludes this would not be feasible as it would not optimise the functionality of the buildings service and circulation cores. It would be relocated to provide connectivity between the office floors in an alternative location to be determined as part of design development and secured by a condition. In the meantime, these items would be carefully recorded, stored and protected.

Dry lining of the walls is seen as the least invasive approach to improving the thermal performance of the external fabric. External upgrades would be more invasive and would unacceptably alter the character of the building. Dry lining improves air leakage performance and thermal bridging; important contributors to lowering carbon emissions associated with the building. Detailed moisture modelling has determined the most suitable construction build up that mitigates moisture risk and achieves the best U value to best protect the original fabric. These adopt recommendations from Historic England. Internal drylining is not proposed to high heritage value spaces at the 7th floor dining room and managers dining room and 2nd floor managers office.

The roof top extension, the atrium, drylining walls, relocation of the 5<sup>th</sup>/6<sup>th</sup> floor staircase and replacement of most of the original windows would cause harm. It would however be less than substantial and is necessary to realise the public benefits and minimise harmful heritage impacts required to provide safety and thermal comfort whilst securing improvements to the buildings low operational carbon emissions. In the context of the buildings constraints, the proposal positively responds to the character of the building and its historic fabric.

The adverse heritage impacts are more than outweighed by the extensive beneficial impacts which would restore areas of high significance. The alterations and adaptations are sensitive to the architectural, historic and aesthetic values of the building, which would be conserved by its re-use.

Public benefits could be anything that delivers economic, social or environmental progress as described in the NPPF (para 7). Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset;

- securing the optimum viable use of a heritage asset in support of its long term
- Conservation;

It is considered that the proposals would meet all of the above criteria.

The public benefits that would arise from the development are set out in the sections above but to summarise would include: -

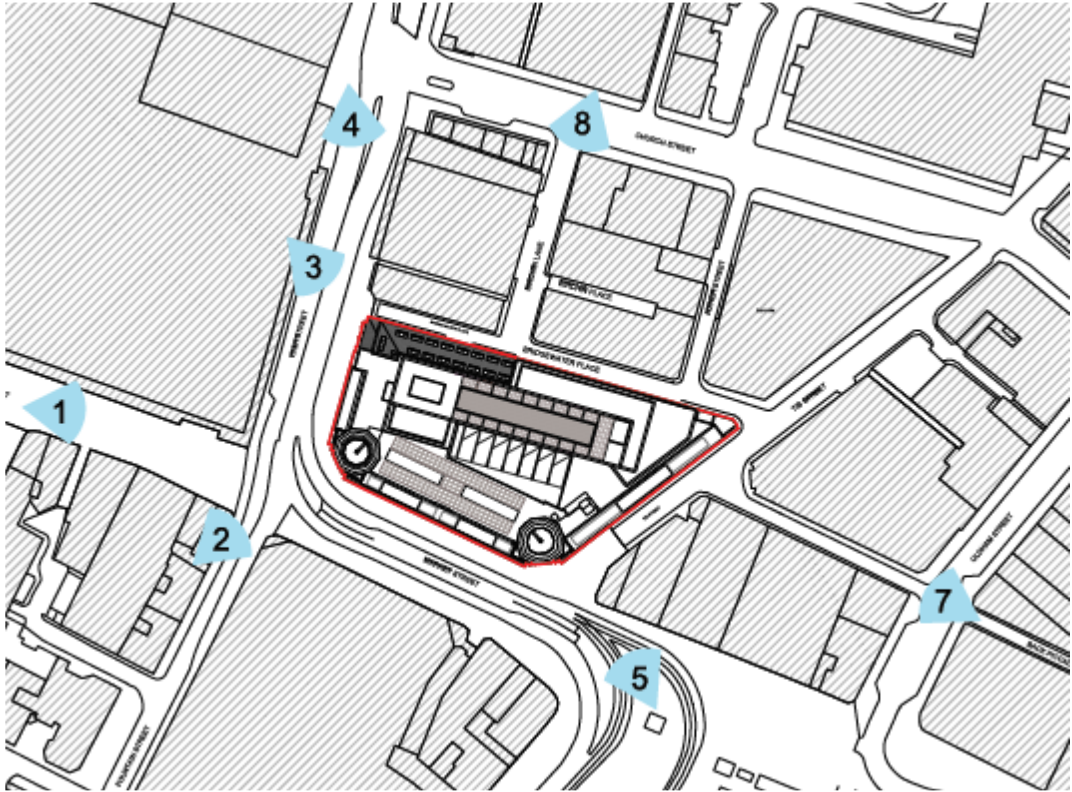
- regenerating a major City Centre gateway site containing underutilised floorspace, ensuring that occupancy rather than long term future vacancy of the building is secured;
- securing the long-term future of a listed building;
- enabling the restoration of key features of the listed building revealing and restoring areas of high significance such as the 7th floor level, including the restoration of the original managerial panelled dining room, staff dining room, pavilions and decorative schemes and the 2<sup>nd</sup> floor boardroom;
- improving the quality of the local environment through the improvements to the building's exterior and contributing to the ongoing regeneration of the Northern Quarter and Piccadilly Gardens;
- providing equal access arrangements for all into the building;
- delivering a standard of office space that would respond to current market demand in a sustainable location where there is an identified shortfall in the amount of this type of space to meet market demand to support and sustain economic growth;
- providing employment space for around 2,400 people and providing around 165 additional jobs in the commercial units;
- A range of occupations will be accommodated relevant to young graduates and entry level employment to support inclusive growth objectives;
- increasing activity at street level through the creation of an 'active' ground floor uses on all 4 sides of the building providing overlooking, natural surveillance and increasing feelings of security within the city centre

Officers consider that the benefits of the proposals are sufficient to outweigh the level of harm caused to the heritage asset, taking into account the requirements of sections 16 and 72 of the Listed Buildings Act 1990. The proposals are therefore consistent with the paragraph 196 of the NPPF.

#### Design of extension, Impact on Designated and Non Designated Heritage Assets and Visual Impact Assessment

Conserving or enhancing heritage assets does not necessarily prevent change and change may be positive. The effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments and Archaeology and open spaces has been considered. A Visual Impact Assessment (VIA) has assessed the likely townscape impacts based on comparison from relevant viewpoints, focused on the visual impact on the townscape, the settings of listed buildings, and the character and appearance of the Smithfield Conservation Area. Eight views were identified at different distances. The proposal was modelled for all views to create an accurate representation of the scale and massing. The analysis seeks to establish whether

any impacts could be considered to amount to either 'harm' or 'substantial harm' within the terms set out by the NPPF.



**Location of viewpoints**

Locating the extension in the northern edges of the building would reduce the visual impact on the original and intact rooftop pavilion and corner turrets. As a lightweight and largely glazed addition it would be read as contemporary addition to the visual mass of the building. The massing of the extension would sit between Bridgewater Place and the new atrium and presents a narrow elevation to High Street. The extension would tier back to reduce visual impact from Bridgewater Place and Piccadilly Gardens and mitigate overlooking to adjacent buildings. From High Street, Market Street and Fountain Street, the extension is set back from the main building facade to present a reduced silhouette.

The extension would have a monopitch sawtooth roof which would provide a platform for renewable technology, visually mask the roof top plant space and provide top lit natural light to the offices.



**View 1** The view demonstrates how the cleaning, repair, refurbishment and other proposals to the facades of the Rylands building will enhance its interest. The rooftop extension would be clearly visible, but the form and alignment are such that it will be understood as a subservient, contemporary addition. However, the roofline will change and would have a minor adverse impact on the ability to understand and appreciate the heritage interest of the building.



**View 2** The view illustrates how the interest of the building would be enhanced by the works to the stonework and window openings. Placement of high-quality, smaller signage, above the corner entrance, would enhance the ability to understand and appreciate the architectural detailing of the façade. The rooftop extension would not be visible.



**View 3** The rooftop extension would be clearly visible but its form, alignment and materiality would be such that it would be viewed as a subservient, contemporary addition. However, the change to the roofline would cause minor adverse harm to the ability to understand and appreciate the heritage interest of the building.



**View 4** The extension would be highly visible in this view but its form, alignment and materiality mean that it would clearly be viewed as a subservient, contemporary addition, and it is set back from the main elevation. The roofline would change which would have a minor adverse impact on the ability to understand and appreciate the heritage interest of the building.



**View 5** The heritage interest of the building can be clearly understood and appreciated. The views of the whole building from Piccadilly Gardens are uninterrupted and articulate and dominate the streetscape. The importance of the building as a local landmark is also understood within this view. Its contemporary, urban setting shared with one other listed building; No.1 Piccadilly.

The view illustrates how the building would be enhanced by the works to the stonework and the dark bronze historic colour tone of the windows. The high-quality, signage, above the corner entrance, would enhance the understanding and appreciation of the architectural detailing of the façade. Although the rooftop extension would be visible it is set-back sufficiently from the main elevation that it will not be detrimental to the understanding or appreciation of the building's architectural or artistic interest and it could be read as a separate build form to the rear of the site.





**View 6** As with view 5, the building dominates the view with its robust form and Art Deco detailing. Within the Gardens, it can be understood and appreciated as part of the established cityscape where a range of building styles, heights and materials form a varied roofscape. Existing structures are seen on the rooftop and the Light apartment block is beyond it.

The extension would be highly visible, but the alignment, form and colour palette of materials would appear as a backdrop to the cleaned, bright Portland stone elevations of the listed building. The extension would be understood as a subservient, contemporary addition to the building. It could be read as a separate build form to the rear of the site, but there would be some visual disruption to the roofline that would have a minor adverse impact on the ability to understand and appreciate the heritage interest of the Rylands building.



**View 7** This glimpsed view does not best represent the heritage interest of the Grade II listed 15 & 17, Piccadilly nor the Grade II listed Rylands building, but does demonstrate how the proposal would create a sense of vibrancy and activity which would encourage exploration and movement. The cleaning of the stonework and new lettering would enhance the architectural interest of the building. The rooftop extension, although visible, would not undermine the heritage interest of the building and would be understood as a subservient, contemporary addition.



**View 8** A glimpsed view looking south along Birchin Lane, this does not best represent the heritage interest of the building but demonstrates how the proposal would create a sense of vibrancy and activity to the building which would encourage exploration and movement. Cleaning of the stonework and new windows using an historic colour tone would enhance its architectural interest. The extension, although highly visible, would not undermine the heritage interest of the building and would be understood as a subservient, contemporary addition.

Further views demonstrate the context against which the extension would be read if the approved development at 20-36 High Street is delivered. In these views the subservient nature of the extension in its wider context where still visible, would be further emphasised.



In views where the impact of the extension would be most visible (views 1,3,4 and 6) the visible volume of the massing has been reduced by between 48 and 18%.

The proposal would result in 1 instance of minor beneficial impact, 1 instance of minor adverse impact, and 3 instances of neutral impact on the character and setting of the Rylands and adjacent listed buildings. The character and appearance of the

Smithfield Conservation Area is not understood or appreciated from the viewpoint locations and impacts on its setting and character are therefore considered to be negligible. Consequently, it is considered that the proposals will not result in any “harm” as defined within the NPPF and the proposal would not prevent the appreciation or significance of the townscape value of adjacent buildings or, the ability to appreciate the heritage values of this or adjacent listed buildings.

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

In order to deliver a viable proposal several harmful interventions which affect the original building fabric are necessary. However, these are required to deliver the public benefits including social, economic and environmental (including heritage) to allow the building to realise its full economic potential.

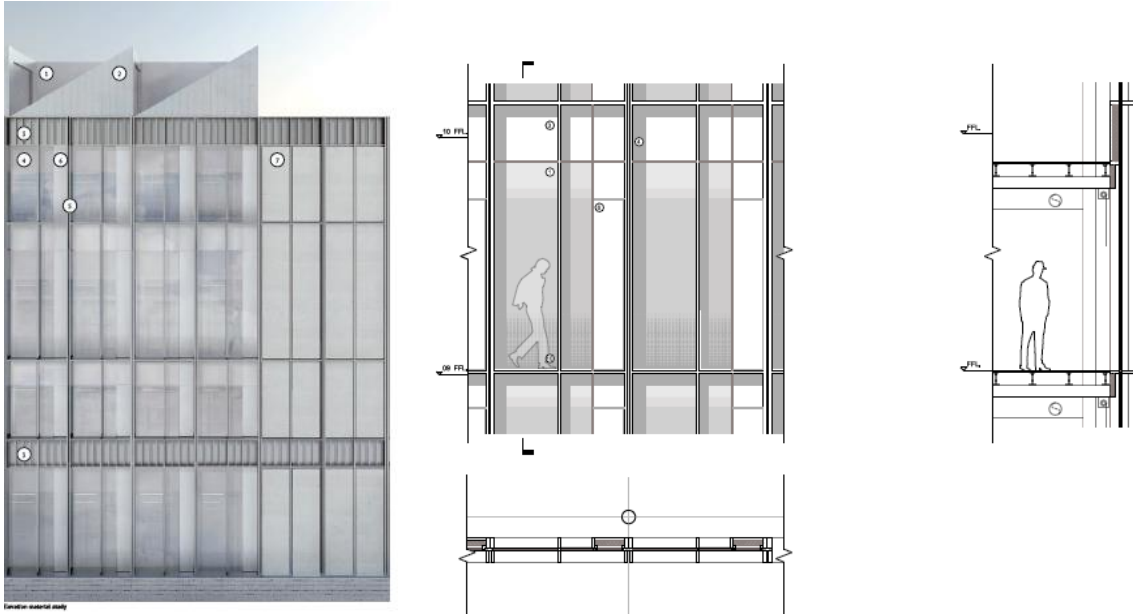
Many significant elements of the building would be retained, and historic fabric repaired to provide a higher value and sustainable use to support its long-term future. The urban form and pedestrian environment would be enhanced by the development. The loss of original fabric and the impact of the extension including the works and fabric required to facilitate it would, cumulatively, cause less than substantial harm, but the public and heritage benefits delivered by the proposals would secure the optimal viable use of the building consistent with its wider conservation.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to the effect of the works on the character of the listed building and to the preservation or enhancement the character or appearance of the Smithfield Conservation Area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 192, 193 and 196 of the NPPF. In addition, for the reasons set out above it is considered that the proposed development has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets.

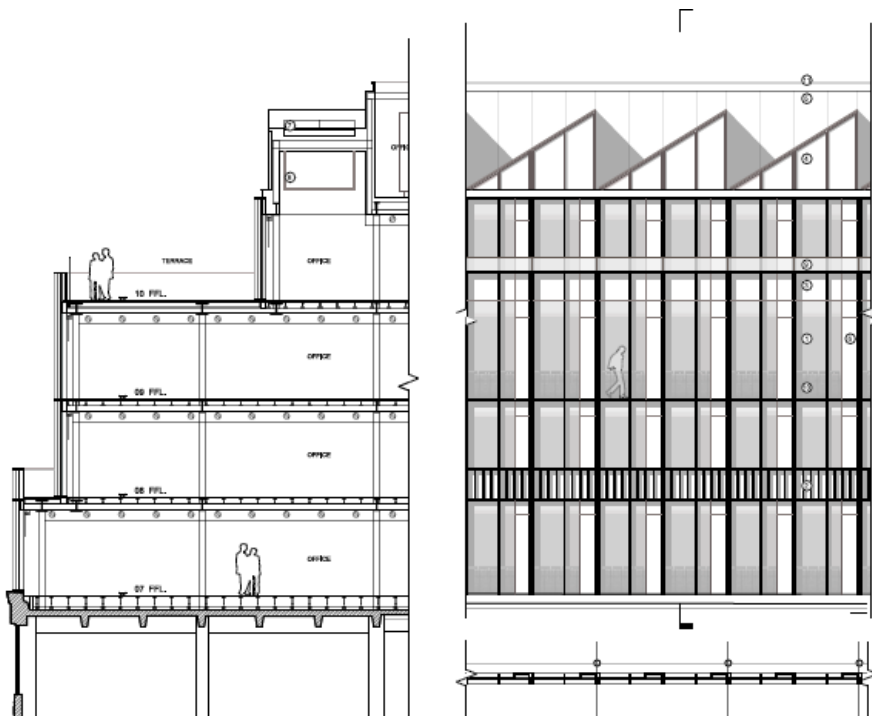
#### Architectural Quality

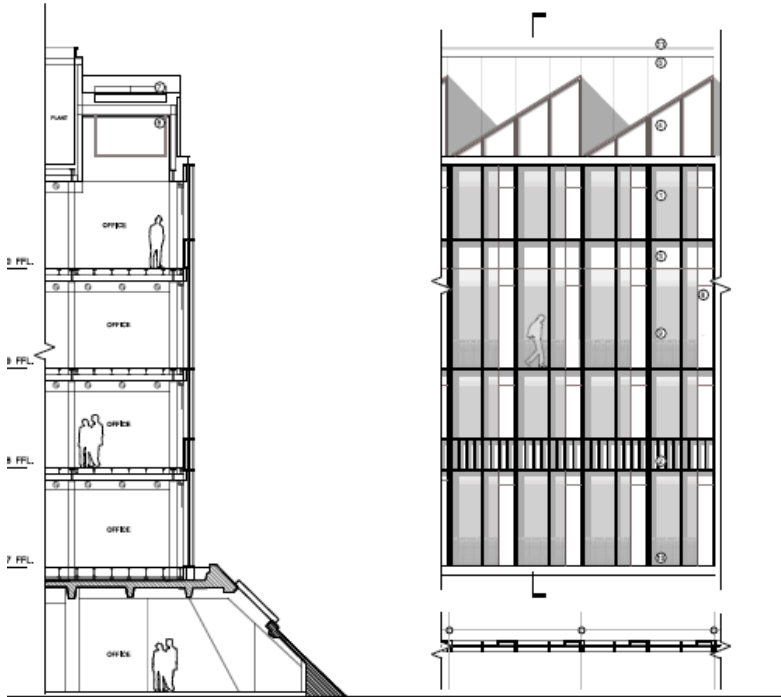
The key factors to evaluate are scale, form, massing, proportion and silhouette, materials and its relationship to other structures. The rooftop extension would be sympathetic to the character of the building and would be read as a contemporary lightweight addition.

The extension façade would utilise a largely uniform frame arrangement to each elevation. The order and articulation of the façade with its primary frame would complement the verticality of the Rylands Buildings, where the proportions of the openings work with the structural grid and with the internal configuration of the space.



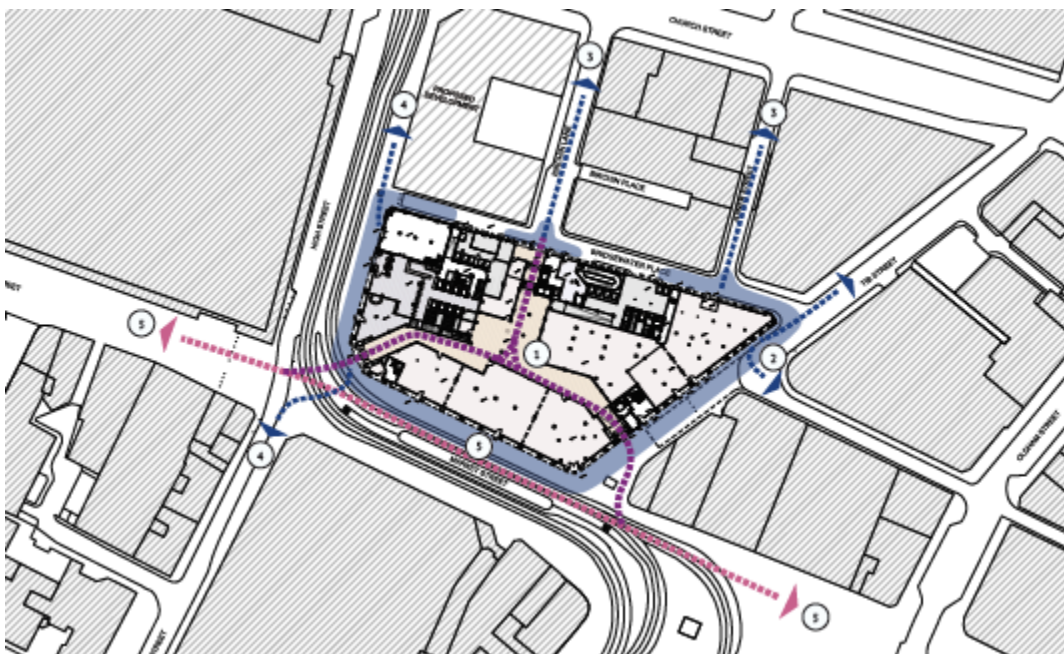
The limited palette of materials; glass and metal frames or margins would help to reduce the visual impact. Office spaces are clad in clear glass which is framed in metal to provide depth and relief, part of the circulation core and the sawtooth rooflights would be clad in metal panels; ventilation panels are integrated into the design. There is functional repetition, but depth of reveal responds to orientation with north facing glazing set in shallower reveals and south facing glazing set deeper to control the level of sunlight penetration. Corners are emphasised throughout and there are horizontal spandrel panels that mimic the dentil motif used throughout the elevations and the existing building. The joints between the glazed panels would be between 25 and 35mm and the reveals to the metal framework on the North Elevation would be 200mm and 400mm to south, west and east elevations (deeper due to solar shading requirements).



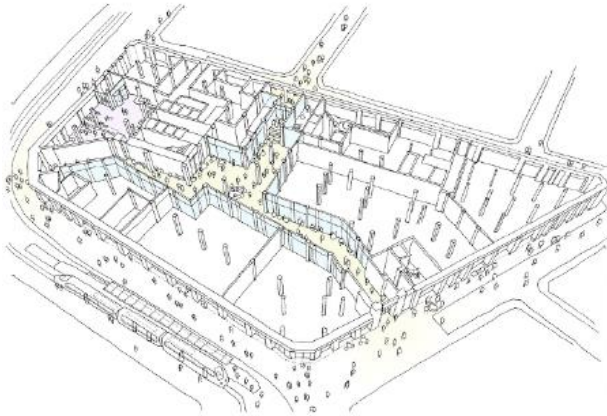


There would be air source heat pumps on the roof which are integral to the building's low energy strategy. The equipment would be embedded within the roofscape, and 'the sawtooth profile provides a useful screen and creates a form not associated with roof top plant. The vertical elements of the roof include clerestory roof lights, would provide an increased level of natural light, beneficial to occupant's well-being.

Contribution to Improving Permeability, Public Spaces and Facilities and Provision of a Well Designed Environment



**Enhanced pedestrian linkages**



**Proposed Stationers Court 20-36 High Street**

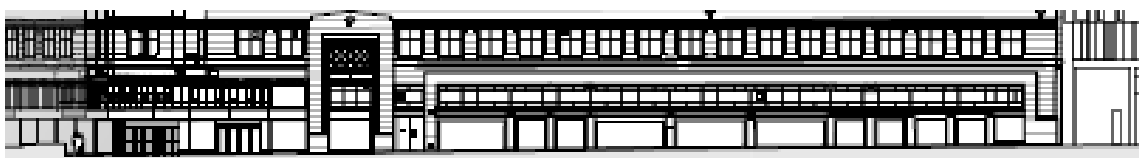
The Retail Core and Northern Quarter are popular and vibrant areas. Tib Street and High Street are important pedestrian and traffic routes, but visible activity levels and street level engagement does not reflect this. The proposal would deliver enhanced street level activity on all 4 sides of the building and provide ground floor links across the site. The introduction of retail uses and an arcade entrance on Bridgewater Place would breathe life into the street and create an active termination to Birch Lane. This would reinforce connections to the Northern Quarter and the rear of the development proposed at 20 – 36 High Street and its ground floor courtyard facing Birch Lane.



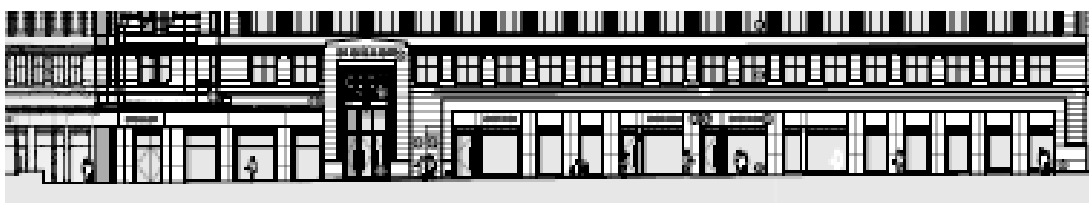
**Existing Bridgewater Place elevation**



**Proposed Bridgewater Place elevation**



**Existing Tib Street Elevation**



**Proposed Tib Street Elevation**

The pavements around the site would be harmonised creating a higher quality street environment. The development would provide passive security to Market Street, High Street, Tib Street and Bridgewater Place and would contribute to the safe use of these streets and enhance the sense of place.

### Credibility of the Design

The applicants acknowledge that the quality of the development is paramount. A significant amount of time has been spent developing and costing the design to ensure that the scheme can be delivered. The design is a considered response that would provide a high quality roof top extension and refurbishment and restoration.

Detailed investigations, structural assessments and investigations of options for refurbishing the windows should help to insure against un-foreseen costs.

### Relationship to Transport Infrastructure

The highly accessible location would encourage the use of sustainable forms of transport. The surrounding area has good levels of pedestrian and cycling infrastructure, and this should be improved through the Beelines initiative.

A Transport Statement outlines a zero-car parking approach and reviews local parking opportunities including nearby multi storey car parks. There is a City Car Club bay on High Street.

An Interim Travel Plan outlines measures that could be implemented to affect modal choice, and a strategy for producing a full Travel Plan including a communication strategy to make building users aware of sustainable options. The Transport Statement concludes that the proposal would not adversely affect the operation of the highway or transport network and meets the criteria set out in national and local policy for sustainable development and that overall impact of the development on the local transport network would be minimal.

### Cycle Parking

A significant cycle hub is proposed within the development at sub-basement level which is accessible from Bridgewater Place via lift or via a spiral ramp. The proposed cycle hub would provide 255 spaces. Along with secure cycle storage, the hub will provide the following facilities: Cycle maintenance area; Accessible Shower; W/C and changing cubicles, with vanity area; Lockers for personal storage; Direct access to the main lift and stair core for direct access to the main reception and offices on all floor levels.

Visitor cycle spaces would be provided within the cycle hub which will be accessible by agreement with the office occupier who can arrange access with the main building reception.

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

This examines the impact that the scheme would have on nearby occupiers and includes microclimate, daylight, sunlight and overshadowing, wind, air quality, noise and vibration, construction operations and TV reception. Any harm needs to be considered within the site context.

### Daylight, Sunlight and Overshadowing

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

An assessment of daylight, sunlight and overshadowing has used computer software to measure the amount of daylight and sunlight available to windows in neighbouring buildings. The assessment made reference to the BRE Guide to Good Practice – Second Edition BRE Guide (2011). This is not mandatory but is generally accepted as the industry standard and helps planning authorities to consider these impacts. The guidance does not have ‘set’ targets and is intended to be interpreted flexibly. Locational circumstances should be taken into account, such as a site being within a city centre where higher density development is expected and obstruction of light to buildings can be inevitable

The neighbouring residential properties at The Birchin (1 Joiner Street), The Lighthouse (3 Joiner Street), Transmission House and the recently approved 22 storey 20-36 High Street have been identified as sensitive in terms daylight. Sunlight Impacts have only been modelled for sensitive windows (i.e. living rooms or living kitchen diners facing within 90 degrees due south) facing the site. The baseline is taken as the site conditions with the approved 22-36 High Street scheme in place (thus representing a worst case scenario cumulative impact) and the Rylands Building in its current condition. Within those buildings only windows and rooms which could be affected by the proposals have been analysed. The existing buildings at 22-36 High Street comprise predominately vacant commercial properties. The existing use of these properties is not considered to be sensitive in terms of any potential daylight and/or sunlight impacts from the proposal.

The Guidance acknowledges that if a building stands close to a common boundary, a higher degree of obstruction may be unavoidable. This is common in urban locations. VSC levels diminish rapidly as building heights increase relative to separation. As such, the adoption of the ‘standard target values’ should not be the norm in a city centre as this would result in very little development being built. The BRE Guide recognises that in such circumstances, ‘alternative’ target values should be adopted. The methodology for setting alternative targets is set out in Appendix F and acknowledges that if a building stands close to a common boundary, a higher degree of obstruction may be unavoidable. An alternative mirror image baseline (to the relevant section of Rylands) has been considered in relation to impacts on the consented 22-36 High Street. This provides a much more contextual approach to the analysis, and reflects site specific characteristics and location.

### Daylight Impacts



The Guidelines provide methodologies for daylight assessment. The methodologies can comprise 3 tests. 2 of these tests have been carried out in relation to this proposal.

VSC considers how much Daylight can be received at the face of a window by measuring the percentage that is visible from its centre. The less sky that can be seen means less daylight is available. Thus, the lower the VSC, the less well-lit the room would be. In order to achieve the daylight recommendations in the BRE, a window should attain a VSC of at least 27%.

The guidance also states that internal daylight distribution is also measured as VSC does not take into account window size. This measurement NSL (or DD) assesses how light is cast into a room by examining the parts of the room where there would be a direct sky view. Daylight may be adversely affected if, after the development, the area in a room which can receive direct skylight is reduced to less than 0.8 times its former value. Any reduction below this would be noticeable to the occupants.

The 2<sup>nd</sup> and 3<sup>rd</sup> tests assess daylight levels within a whole room rather than just that reaching an individual window and are more accurately reflect daylight loss. The assessment submitted has considered the 1<sup>st</sup> 2 of these progressive tests. VSC diminishes rapidly as building heights increase relative to the distance of separation. As such, the adoption of the 'standard target values' is not the norm in a city centre. The BRE Guide recognises that different targets may be appropriate. It acknowledges that if a building stands close to a common boundary, a higher degree of obstruction may be unavoidable. This is common in particular in urban locations. The Guidance states that a reduction of VSC to a window of more than 20% or of NSL by 20% does not necessarily mean that the room would be left inadequately lit, but there is a greater chance that the reduction in daylight would be more apparent. Under the Guidance, a scheme would comply, if figures achieved are within 0.8 times of baseline figures. For the purposes of the sensitivity analysis, this value is a measure against which a noticeable reduction in daylight and sunlight would be discernible and is referred to as the BRE target.

The BRE Guidance acknowledges that in a City Centre, or an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

### Sunlight Impacts

For Sunlight, the BRE Guide explains that tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The BRE guide states that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March; receives less than 0.8 times its former sunlight hours during either period; and, has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours (APSH).

A scheme would be considered to comply with the advice if the base line values and those proposed are within 0.8 times of each other as an occupier would not be able to notice a reduction of this magnitude. The requirements for minimum levels of sunlight are only applicable to living areas.

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

### Daylight Impacts

**The Birchin** 22/145 (15%) windows would meet the BRE VSC Target and 27/96 (28%) rooms would meet with the BRE NSL target.

**Lighthouse** (3 Joiner Street) 35/39 (90%) windows would meet the BRE VSC Target and 20/23 (87%) rooms would meet with the BRE NSL target.

**Transmission House** 77/92 (84%) windows would meet the BRE VSC Target and 61/86 (71%) rooms would meet with the BRE NSL target.

**20-36 High Street** (Baseline -only floors 1-14 are relevant) 89/187 (47.6%) windows would meet the BRE VSC Target and 96/144 (67%) rooms would meet with the BRE NSL target

**20-36 High Street** (Mirror Image -only floors 1-14 are relevant) 163/187 (87%) windows would meet the BRE VSC Target and 141/144 (98%) rooms would meet with the BRE NSL target

### **Analysis**

#### **The Birchin**

Existing daylight levels are such that in all but two of the dual aspect rooms situated to the south eastern corner of this property (Bridgewater Place/Joiner Street) and the single aspect rooms which face Joiner Street (13 rooms in total) show minimal and negligible NSL reductions against the targets as a result of the proposal compared with their existing condition.

The remaining 83 rooms are mainly either single aspect to Bridgewater Place or dual aspect to Bridgewater Place and Birchin Lane with 114 windows. Of these windows, one shows a VSC reduction of less than 20% (113 more than 20%) and three rooms show NSL reductions below 20% (80 more than 20%).

Further analysis in respect of this property are best considered in three tranches – namely Floors 1-3, Floors 4-5 and Floors 6-8.

**Floors 1-3** - The VSC/NSL Analysis Results for these floors show that the relevant windows and rooms (15 lounge/kitchen/ dining areas and 15 Bedrooms) have minimal existing levels of daylight and as such based on information contained within the BRE Guidance are likely to be predominately reliant on artificial lighting.

Although the analysis results show generally high percentage VSC and NSL reductions to the windows and rooms on Floors 1-3 these are driven by the low existing VSC and NSL figures. Small reductions to low existing VSC and NSL levels translate to high percentage VSC and NSL reductions which, when taken out of context, are misleading. Given the low existing VSC and NSL levels to the relevant windows and rooms at Floors 1-3 the VSC and NSL reductions shown by the analysis results are unlikely, to be either noticeable to the occupants or relatively have any adverse impacts to the relevant areas and the relative daylight reductions to the relevant areas at Floors 1-3 in this property would not be significant.

**Floors 4-5** - The VSC/NSL Analysis Results for these floors show that the windows and rooms at these levels have limited existing daylight levels and as such based on information contained within the BRE Guidance are likely to be predominately reliant on artificial lighting. Although the analysis of results with the proposal in situ show high percentage VSC and NSL reductions on Floors 4-5 these again are driven by the low existing VSC and NSL figures. The post development VSC range to the single aspect rooms at Floors 4-5 is generally comparable to corresponding existing (pre- development) VSC range at Floors 1-3 which would indicate that the post development daylight levels to these areas would be comparable, but no worse than the existing daylight levels to other parts of this property. The low existing VSC and NSL levels to the windows and rooms at levels 4-5 dictate that these areas have a high reliance on the use of artificial light. Whilst the proposal would reduce daylight levels to these areas the relative impacts would be limited and are unlikely, to increase the reliance on artificial light to any significant degree and as such the relative daylight reductions to the relevant areas at Floors 4-5 in this property are not considered to be significant.

**Floors 6-8** - The VSC/NSL analysis show that the windows and rooms have significantly higher levels daylight than the corresponding areas in floors 1-5. Daylight levels are highest to floors 7 and 8. At level 8 the windows to the single aspect rooms to Bridgewater Place show VSC levels in excess of 32% whilst the rooms served by those windows show NSL levels approaching 100%. Such VSC and NSL levels are more akin either to very high-level city centre or suburban/rural residential accommodation. Given the City Centre context it is unrealistic to expect such VSC and NSL levels to be capable of being protected to a significant degree in this locality where the existing and approved adjacent properties are to a significantly greater height.

Percentage reductions in VSC and NSL levels that are significantly in excess of the general 20% figure indicated in the BRE Guidelines are impossible to avoid in such circumstances especially if appropriate redevelopment/regeneration projects are to be brought forward.

### **The Lighthouse**

The windows and rooms which show VSC and NSL reductions in excess of 20% have low existing levels. None of the windows at levels 1-5 have VSC levels above 7%. The relevant VSC range being 0.72% to 6.36%. Any daylight amenity impacts from the proposal would be of a very minor nature and would not be significant compared with the existing conditions.

## **Transmission House**

The 14 windows which show VSC reductions in excess of 20% mainly serve dual aspect areas which are also served by windows which show reductions of less than 20%. None of the windows at levels 1-3 which exclusively face Joiner Street show existing VSC levels below 8%. The relevant VSC range being 3% to 7.35%. Overall the daylight amenity impacts would be of a very minor nature and would not be significant compared with the existing conditions

## **22-36 High Street**

Several of the affected Bridgewater Place facing windows to the lower levels show low existing VSC levels with figures being below 4% in several instances. The baseline NSL figures are also low with several areas showing no NSL. Adopting the "mirror image" approach described above as the baseline position, again shows no significant VSC or NSL reductions/impacts to the windows and rooms at or above 12th floor level. However, adopting "mirror image" as the baseline position the rooms which show NSL reductions in excess of 20%, all of which are at levels 1-5 serving 9 apartments out of 361.

Based on the Analysis Results which adopt the appropriate baseline position (i.e. utilising the mirror technique) any significant daylight impacts to the proposed 20-36 High Street scheme would be to a limited number of rooms/areas and are not considered to be either unusual or unacceptable given the nature and characteristics of the site and locality.

The proposal would generate significantly less levels of daylight reduction to the approved development at 20-36 High Street than a mirror image proposal.

## Sunlight Impacts

For Sunlight Impact assessment the BRE Guide sets the following criteria: The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The BRE guide states that sunlight availability may be adversely affected if the centre of the window.

- Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March;
- Receives less than 0.8 times its former sunlight hours during either period; and
- Has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Where sunlight is reduced by over 20%, it does not automatically mean that sunlight to that room will be insufficient it just means that the loss may be more noticeable to the occupier. The BRE guide acknowledges that if an existing building stands close to the common boundary a higher degree of obstruction may be unavoidable, especially in urban locations. As with Daylight Impacts the BRE Guidance

recommends the setting of alternative targets where existing neighbouring buildings sit close to the boundary and the again for the approved High Street scheme a mirror image scheme has been used to derive these alternative targets.

### **The Birchin.**

When measured against the existing site condition 55/128 (43%) windows are compliant for APSH criteria.

With the development in place and the results weighted to make the allowance for the 20% reduction (BRE Target): 23/128 (18%) windows would meet the BRE criteria for APSH.

### **Lighthouse**

When measured against the existing site condition 18/39 (46%) windows are compliant for APSH criteria.

With the development in place and the results weighted to make the allowance for the 20% reduction (BRE Target): 18/39 (46%) windows would meet the BRE criteria for APSH.

### **Transmission House.**

When measured against the existing site condition 40/45 (89%) windows are compliant for APSH criteria.

With the development in place and the results weighted to make the allowance for the 20% reduction (BRE Target): 37/45 (82%) of windows would meet the BRE criteria for APSH.

### **20-36 High Street (Baseline -only floors 1-11 are relevant)**

When measured against the existing site condition 137/165(83%) windows are compliant for APSH criteria.

With the development in place and the results weighted to make the allowance for the 20% reduction (BRE Target): 113/165 (69.%) of windows would meet the BRE criteria for APSH.

### **20-36 High Street (Mirror Image -only floors 1-11 are relevant)**

When measured against the existing site condition 45/165(27%) windows are compliant for APSH criteria.

With the development in place and the results weighted to make the allowance for the 20% reduction (BRE Target): 113/165 (69%) of windows would meet the BRE criteria for APSH.

### **Analysis**

## The Birchin

As with the daylight analysis, the Sunlight Analysis Results are best considered in three tranches— namely Floors 1-3, Floors 4-5 and Floors 6-8.

**Floors 1-3** – The extension could impact on 17 windows on each floor. These windows generally have limited summer, winter and total sunlight levels in the baseline position - the overall range being from 1% to 15%. With the extension in place there would be no reductions to winter sun levels to any of the windows to these floors whilst the reductions, in absolute terms, of summer sun ranges from 1% to 7% with 21 windows showing no reduction from the baseline position. On account of the generally low baseline sunlight levels some of the reductions translate to percentage reductions that are in excess of the indicative reduction targets advised in the BRE Guidelines. However, the majority of the sunlight reductions to the windows at floors 1-3 would be limited and although some may prove to be potentially noticeable to the occupants, they are unlikely, to cause a significant impact. None of the windows at floors 1-3 show post development APSH levels below the lowest APSH level achieved at floor 1 in the baseline position.

**Floors 4-5** – The extension could impact on 17 windows on each floor. All windows show higher existing APSH levels than the corresponding windows at floors 1 -3 although all show limited levels of winter sun with none achieving the indicative winter sun “target” of 5% advised in the BRE Guidelines. Although the results show only a single instance of a reduction from the baseline winter sun levels at floors 4-5 the reductions shown from the baseline summer sun and total APSH levels are in excess of the relevant indicative “targets” and as such are likely to be noticeable to the occupants. However, it is noted the all the affected windows at floors 4-5 retain APSH levels that are in excess of the lowest APSH level achieved at floor 2 in the baseline position.

**Floors 6-8** – The extension could impact on 43 windows on floors 6-8. The results show that 23 of those windows would retain post development APSH levels of at least 25%, and whilst not all achieve post development winter sun levels of 5%, and many show reductions from the baseline position that are likely to be noticeable to the occupants, the retained APSH levels would indicate that the APSH reductions would be not be significant. Of the remaining 20 windows 12 show retained total APSH levels ranging from 16% to 24%. The remaining 8 windows, which are understood to service 2 bedrooms and two lounge/dining areas are either partially or fully recessed and these design features compound the reductions in APSH levels to these windows from the baseline position.

## The Lighthouse

All the affected windows at levels 9, 10 and 11 would show retained winter, summer and overall sunlight levels substantially in excess of the indicative target sunlight levels advised in the BRE Guidelines whilst the windows at levels 12,13 and 14 either show no changes in sunlight levels or minimal un-noticeable reductions from the baseline position. Some windows at levels 1-5 would show limited summer, winter and overall sunlight levels in the baseline position. Several windows have no winter sun in the baseline position. Whilst the reductions in summer/winter sunlight levels to

these windows are low in absolute terms (for example 1% or 2%) nevertheless these reductions would be in excess of the indicative reduction targets advised in the BRE Guidelines but overall impacts are considered to be negligible or of low significance.

### **Transmission House**

2 of the 37 windows which retain an APSH level either at or above 25% do not show 5% winter APSH post development. The reduction to these windows is either negligible or of low significance. The remaining 13 windows are to dual aspect rooms at levels 2 - 7 with multiple windows. These rooms include windows that retain APSH levels either above 25% or, at levels 2 and 3, above 20%. The APSH reductions to these 13 windows, although potentially noticeable, are considered to be of low significance. Overall impacts are considered to be negligible or of low significance.

### **20-36 High Street**

As with the Daylight Analyses two Sunlight Analyses have been prepared - one adopts the existing site structures as the baseline position whilst the other adopts the "mirror image" baseline.

The results of the Sunlight Analysis results generally follow the pattern of the results for the Daylight Analysis. In the Baseline condition between floors 1-10, 28 apartments have windows which achieve a total APSH of 25% although not all achieve the indicative winter sun "target" of 5%. Many of the relevant windows show only very limited and marginal reductions from the baseline position which, on account low existing sunlight levels translate to comparatively high percentage reductions.

The "mirror image" position shows that between floors 1-10, 28 apartments would have windows which all achieve a total APSH of 25%. The number of apartments where sunlight levels may be adversely impacted to a significant degree by the proposal is limited to 22/ 361 (6%) of the apartments. The "mirror image" results identify windows which show sunlight reductions in excess of the general percentage reductions advised in the Guidelines although 98 out of the 150 windows included in the analysis show improved overall sunlight levels from the baseline position.

Based on the results which adopt a mirror technique, any significant daylight impacts to the proposed 20-36 High Street scheme would be to a limited number of rooms and are not considered to be either unusual or unacceptable given the nature and characteristics of the site and locality.

### **Overshadowing**

There are no open amenity spaces that justify the need for a permanent shadowing and sunlight hour's appraisal.

The impact on the daylight and sunlight received by some residents of The Birchin, Lighthouse, Transmission House and 22-36 High Street are important and are of some significance. However, some impact is inevitable for reasons set out elsewhere in this Report if the building is to be extended in manner which balances impacts on

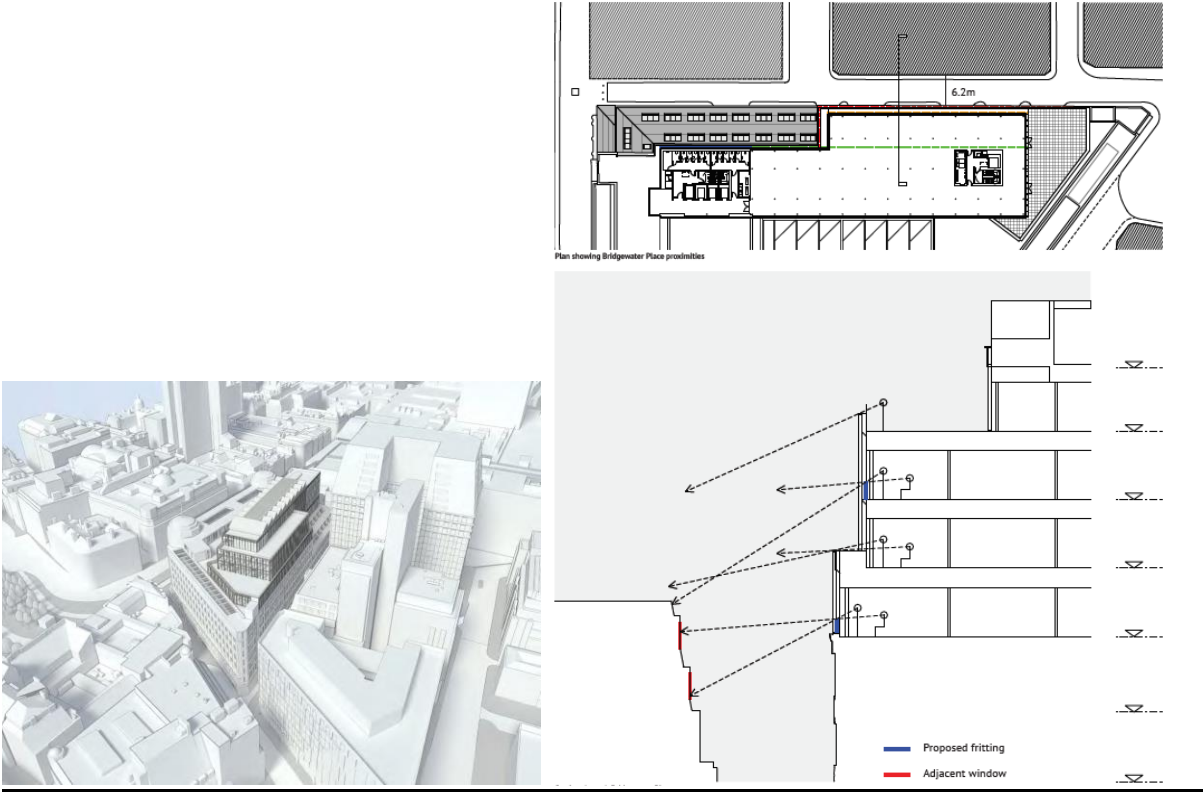
Heritage Assets with impacts on. In many instances already low levels of sunlight and daylight and reliance on artificial light. In terms of High Street, there is, overall, a good level of compliance with the guidance when assessed against the alternative targets which are considered to be appropriate.

The following is also important:

- It is generally acknowledged that when buying/renting properties in the heart of a city centre, that there will be less natural daylight and sunlight in homes than could be expected in the suburbs;
- The extension would result in an overall maximum building height to the rear of the Rylands Building which is lower than some existing and approved developments adjacent to the site;

It is considered that the above impacts are acceptable in a City Centre context.

**Privacy and Overlooking**



The North elevation of the roof top extension faces Bridgewater Place, and would face residential developments on the north side of the street. It has been designed to minimize overlooking into residential spaces. At the western end, the office core has no windows and steps back behind a mansard roof. There would be a minimum separation distances of approx. 6.2m which is not uncommon in the city centre. At the eastern end of Bridgewater Place, modelling and stepping back of the façade minimizes views and overlooking onto the adjacent residential apartments. The use of fritting and vertical fins further limits views. The uppermost floor steps back further.



Office and residential uses are generally occupied at different times of the day. If the massing was stepped back it would create negative structural impacts on the building frame and loss of net office area would affect viability. This space would otherwise need to be accommodated on the building and the introduction an additional floor would have wider negative impacts on the setting on the building.

The separation distances between the extension and adjacent buildings are generally greater than is characteristic of that between other buildings in the immediate area and are in-keeping with the dense urban environment of the Northern Quarter as can be seen from the following examples.

All distances shown on the above diagram refer to habitable to habitable windows.



1 – Roman Entry – 6m



2 – Union Street – 6.1m



3 – Catlow Lane – 3.5m



4 – Kelvin Street – 4.7m



5 – Carpenters Lane – 5.5m



6 – Hare Street – 6.2m

**Overall Impact on amenity of residents of The Light, The Birchin, 20-36 High Street and Transmission House**

Manchester has an identified need for additional office accommodation and the city centre has been identified as the most appropriate location for this type of development. The proposal would re-purpose a brownfield site which is currently not meeting its economic potential.

The proposal would result in some significant individual reductions in daylight and sunlight levels but this is almost unavoidable. The extension would be comparable in

height to existing and emerging setting. Retained levels of daylight and sunlight would be comparable with existing and emerging urban conditions.

It is considered on balance that the level of impact and the public benefits to be derived weigh heavily in favour of the proposal.

### Wind

The wind conditions resulting from new developments can impact on pedestrian comfort and the safe use of the public realm. While it is not always practical to design out all the risks associated with the wind environment, it is possible to provide local mitigation to minimise risk or discomfort where required.

A desk study has reviewed the pedestrian level wind microclimate that would result from the proposal. It considers the likely effects on pedestrian routes and common external areas using the industry standard Lawson Criteria informed by Computational Fluid Dynamics modelling which simulates the effect of wind (an acceptable industry standard alternative to wind tunnel testing). Levels of pedestrian comfort depend on individual activity and the Lawson comfort criteria are defined for each activity in terms of a threshold wind speed which should not be exceeded for a given time throughout the year.

The study concludes that that pedestrian level wind conditions are expected to rate as safe for all users and are expected to be comfortable for existing uses. No significant cumulative effects are expected. Wind conditions are expected to be largely suitable for proposed pedestrian activities although the entrance to unit 03 may be marginally too windy in winter but are expected to be tolerable.

In terms of the terraces where conditions are marginally too windy for use, landscaping could be used to create more amenable wind conditions. Alternatively, recreational activities should be located within sheltered areas where conditions are already suitable.

Given the above the proposed development is not expected to have an adverse impact upon the surrounding area.

### Air Quality

An Air Quality Assessment notes that during construction dust and particulate matter may be emitted but any impact would be temporary, short term and of minor significance and minimised through construction environmental management techniques. A Construction Management Plan would require contractors' vehicles to be cleaned and the access roads swept daily.

The site is within an Air Quality Management Area (AQMA), which could potentially exceed the annual nitrogen dioxide (NO<sub>2</sub>) air quality objective. The principal source of air quality effects would be from more vehicle movements, but the development would be car free and would not significantly affect air quality. Servicing and delivery trips would be similar to existing. The trips would not exceed the relevant Institute of Air Quality Management and Environmental Protection UK screening criteria.

Therefore, detailed dispersion modelling of development-generated road traffic was not required.

Pollutant concentrations around the Site are below the relevant short term air quality objectives and the site is suitable for the uses proposed with regard to air quality. The Development would use Air Source Heat Pumps and associated building emissions would not affect air quality.

### Noise and Vibration

Whilst the principle of the proposal is acceptable, the impact that adjacent noise sources might have on occupiers needs to be considered. A Noise Report concludes that with appropriate acoustic design and mitigation, the internal noise levels would be acceptable. The level of noise and mitigation measures required for any externally mounted plant and ventilation should be a condition. Access for deliveries and service vehicles would be restricted to daytime hours to mitigate any impact on adjacent residential accommodation.

During the operational phase the proposal would not produce noise levels or vibration that would be significant. Disruption could arise during construction. The applicant and their contractors would work and engage with the local authority and local communities to seek to minimise disruption. A Construction Management Plan should be a condition and would provide details of mitigation methods. Construction noise levels have been estimated based on worst case assumptions to be of moderate temporary adverse effect. Following mitigation construction noise is not likely to be significant. Acceptable internal noise levels can easily be achieved with relatively standard thermal glazing.

### TV and Radio reception

A Baseline TV Reception Report indicates that there is good signal reception and the proposal is not expected to cause any disruption to television or radio reception. No mitigation measures are required to restore the reception of any broadcast service. However, a condition should require mitigation to be provided should unexpected issues which can be attributed to this development occur.

### Crime and Disorder

The increased footfall, additional residents and the improvements to lighting would improve security and surveillance. Greater Manchester Police have provided a crime impact assessment and the scheme should achieve Secured by Design accreditation. An appropriate condition is recommended.

### Biodiversity and Wildlife Issues/ Contribution to Blue and Green Infrastructure (BGIS)

The proposals would have no adverse effect on statutory or non-statutory sites designated for nature conservation. None of the habitats are of ecological value in terms of plant species and none represent natural or semi-natural habitats or are species-rich. There are no examples of Priority Habitat and no invasive species listed

on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) are present. A Bat Survey found no evidence of bats utilising any roof features during the dawn emergence survey nor observed foraging or commuting. Due to the potential for nesting peregrines on site, it is recommended that any work to the roof is carried out between September and February to avoid the breeding bird season or that suitable mitigation is implemented to ensure that prior to any roofworks commencing, if any nesting activity is found, the nests must be left in situ until the young have fledged. A condition should ensure measures such as bat and birds boxes support net gains in on site bio-diversity. Planting within the terrace areas would also provide some level of contribution.

### Waste Management and Servicing

A Servicing Management Plan (SMP) considers potential refuse and recyclable waste, including organic waste. Based on the level of refuse that would be generated all uses would be served by private refuse collections. The bins would be taken to the collection point by the building management. An exception to this is Unit 7, which is located to the north-west corner of the Site and would be serviced independently via the dead end of Bridgewater Place. It would be collected three times a week for the office uses and five-times-a-week for the commercial and F&B uses. The size of the bin stores and the number of bins for each waste stream complies with MCC standards as do requirements for segregation and recycling.

### Flood Risk and Sustainable Urban Drainage Strategy

The site is in Flood zone 1 and is low risk site for flooding. It is in the Core Critical Drainage Area in the Council Strategic Flood Risk Assessment and requires a 50% reduction in surface water run-off as part of brownfield development. Major planning applications determined from 6 April 2015, must consider sustainable drainage systems. It is not considered practicable to incorporate SuDS features into the design, but as there is no net change to the impermeable area at the site there should be no net increase in surface water runoff rate or volume systems.

Surface water and foul water would be collected separately within the refurbished building and drained (under gravity) to existing combined sewer connections, which will be reused subject to survey and discharge to the existing combined sewer network, subject to United Utilities approval.

### Contaminated Land Issues

A phase 1 Ground Condition report concludes that there is a low risk to human health on the basis that no significant widespread sources of contamination have been identified. The risk to controlled waters is deemed low. Therefore, it is not necessary to undertake a Phase 2 intrusive environmental ground investigation as no significant changes are anticipated. On the basis that a low ground gas risk potential has been identified, it is not necessary to undertake ground gas monitoring.

### Inclusive Access

The building would be accessible to all and is designed to meet the accessible standards as set out in Approved Document Part M 2015 Edition and the 2010 Equality Act. The building would be fully accessible with inclusive access available at each level for occupants and visitors. There would be step free routes to all parts of the development and lift access would meet statutory requirements. Entrances to the offices and retail units would be clearly identifiable and have level access. In very limited areas, ramps or a platform lift (Bridgewater Place) would be incorporated to ensure that access is available to all. As well as a large revolving door, the primary main entrance will also have adjacent side hung pass doors to provide complete accessibility.

All internal horizontal and vertical circulation routes and doorways would be of minimum clear widths to enable effective and convenient access for the widest range of people including people with mobility aids, wheelchair users, people with push chairs, those carrying young children or delivering goods.

Within the ground floor an accessible WC would be located in the entrance hall and along with accessible showering facilities. The sub-basement cycle store also provides accessible WC's and showering facilities.

#### Local Labour

Conditions in relation to the construction and end use phases would set out requirements and The Council's Work and Skills team would agree the detailed form of the Local Labour Agreement.

#### Construction Management

Measures would be put in place to minimise the impact of the development on local residents such as dust suppression, minimising stock piling and use of screenings to cover materials. Plant would also be turned off when not needed and no waste or material would be burned on site.

Provided appropriate management measures are put in place the impacts of construction management on surrounding residents and the highway network can be mitigated to be minimal.

#### Sustainability including Sustainable Construction Practices and Circular Economy –

The proposal aims to be an exemplar Net Zero Carbon refurbishment project. The applications are supported by an Environmental Standards Statement (ESS) which sets out how the Development would incorporate sustainability measures, including energy efficiency and environmental design. The intention is to target a credible Net Zero Carbon approach that can be applied to this unique listed building without detriment to its historic nature.

Heating and cooling would be provided by inverter driven reversible air source heat pumps (supported by an electrical supply) mounted on the roof of the extension. This would take advantage of the ongoing decarbonisation of the national grid. Roof top PV's would generate electricity for use either on site or export to the grid.

The Net Zero Carbon design approach follows the UK Green Building Council (UKBGC) framework and has been adopted from the early stages of the project. With this approach, every kilogram of CO<sub>2</sub> associated with the building would be tracked and minimised. The approach would essentially follow the Energy Hierarchy that is set out in Policy EN 4 of Manchester City Council's Core Strategy.

In order to encourage tenants to minimise their unregulated energy usage, the offsetting of operational carbon would be administered separately for each unit within the building. Each tenant will meter their own energy consumption and make their own carbon offsetting payments to a Gold Standard approved offsetting organisation as part of their tenancy agreement (assuming that they do not secure a zero carbon electrical supply).

A number of key principals are set out within the ESS document which outline how the development aims to meet these targets. As the detailed design progresses the calculations will be rerun to see the estimated embodied and operational based on specific details which are not currently known, for example the amount of steel to be used.

As a result of these design measures, initial energy modelling suggests that the rooftop extension will achieve a 22% reduction in carbon emissions over the Part L 2010 notional baseline and a 12% reduction over Part L 2013.

It is considered that these features will seek to work towards the carbon reduction target of no more than 1.5°C global temperature increase and assist Manchester City Council in meeting their Climate Change Emergency objectives.

The proposals have taken a Net Zero Carbon approach that would reduce energy consumption where possible from a fabric first approach, but that also takes into account the heritage nature of the building. The application of relevant technology will reduce energy consumption, but also be used to encourage tenants to have key data accessible so they can be actively engaged and involved in the reduction of their carbon emissions. The building would be futureproofed to access the national benefit of the decarbonising grid.

### **Social Value from the Development**

The proposal would support the creation of a strong, vibrant and healthy community.

In particular, the proposal would:

- Promote regeneration in other areas of the City Centre and beyond;
- Provide a range of employment opportunities during the construction and operational phases including providing job opportunities for local people through the agreement required to discharge the local labour agreement condition that would be attached to any consent granted;
- Provide suitable floorspace for these smaller retailers in the Primary Shopping Area;
- Add positively to placemaking creating a richer environment and contributing to the attractiveness of the City Centre as a place to live, work and visit;

- The internal improvements to the office space will create more attractive and welcoming office spaces which support modern working in an environment creating a place where employees want to work which supports their health and wellbeing;
- Would optimise opportunities for passive surveillance of the public realm reducing anti-social behaviour;
- The proposal would not cause harm to the natural environment and would reduce carbon emissions through the building design;
- Will provide access to services and facilities via sustainable modes of transport, such as through cycling and walking. The proposed development is very well located in relation to Metrolink, rail and bus links;
- Will not result in any adverse impacts on the air quality, flood risk, noise or pollution and there will not be any adverse contamination impacts;
- Will not have a detrimental impact on protected species;

### **Response to 20<sup>th</sup> Century Society Comments**

The reasons for supporting the replacement of the windows is set out above.

It would not be feasible to adopt secondary glazing without adversely impacting viability. The harm caused by this intervention would on balance be outweighed by the public benefits including in relation to those promoting zero carbon growth.

### **Response to objectors comments**

There is no statutory definition as to what constitutes a “minimum level of acceptable light”. Post development daylight and sunlight levels, whilst low, would not be lower to any significant degree than the existing daylight and sunlight levels at many neighbouring apartments.

The upper ground floor residential accommodation in The Birchin has not been included in the analysis as this area was understood not to be in residential use. However, the upper ground floor is included in the daylight distribution plans which show that the upper ground floor area currently has minimal/no direct daylight. Any analysis would show that the accommodation in The Birchin has very low existing daylight and sunlight levels and any further impacts would be marginal. The analysis show that the lower levels in The Birchin get little daylight and/or sunlight and amenity at the present time and will almost certainly be fully reliant on artificial light and would continue to do so.

The percentage reductions are high because of the low existing daylight and sunlight levels so even very small and nominal reductions become large percentages. Where plans have not been obtained informed assumptions have been made about the internal layouts which is a standard approach and would not invalidate the analysis or compromise the conclusions.

The impact on the reflected light assessment prepared in support of application 121375/FO/2018 will be limited. The extent of reflected light from the High Street development would be by light reflected by and around the open courtyard which

faces 3 Joiner Street. The proposal is, likely to have little or no impact on this reflected light.

Reference to existing and previously approved daylight and sunlight levels ensures informed decisions are made with consistency. The BRE recognises the need for a flexible approach and emphasises consideration of location characteristics. The NPPF(2019) require a flexible approach to daylight and sunlight issues and has been recognised by the Planning Inspectorate. Each application has to be considered on its specific merits within the site and local context. As recommended by the BRE Guide, National Planning Policy Framework and the Planning Inspectorate reference to relevant daylight and sunlight precedents is appropriate in helping to set the context.

It is evident from the daylight and Sunlight Analysis Results that an alternative scheme that provides a mansard roof extension, but which delivers comparable floorspace would be of little or no practical benefit to those neighbouring residential areas with low existing daylight and sunlight amenity levels. Whilst a mansard roof extension would be likely to provide limited mitigation with respect to the upper floor areas in The Birchin a mansard roof extension of the type suggested has, this has been shown to be impracticable to deliver for a variety of reasons including the additional high level of harm which it would cause to the listed building through impacts on the 7<sup>th</sup> floor boardroom and dining spaces.

The extension is unlikely to be visible from the heart of the conservation area. The need for the extension is set out above and the Grade A office space provided achieve rents than the refurbished floors and offset the high costs associated with the repairs and refurbishment of the listed building.

The hours of use of the terraces for the office elements can be controlled by way of a condition. In any event these would only be used during the daytime during the working week.

COVID has led to changes in the way planning consultation can be safely carried out. In this case a website presented more information than could have achieved with exhibition boards. The website was clear and explained the proposals.

The Council's recovery plan requires office space, particularly for a large corporate operators who could benefit from the expansive floorplates which would also allow for more widely spaced desks. There will still be a demand for office space but that it may take the form of a more collaborative spaces rather than the traditional bank of desks.

Rights to light are a legal and not a planning issue.

Officers have drawn their own conclusions on the impacts on sunlight and daylight informed by the data, accompanying narrative and analysis within the Sunlight and Daylight Report and have given appropriate weight to the conclusions drawn including reference to any precedents within this Report submitted in support of the application within the planning balance.



The applicant may benefit from improvements in the value of their investment and this is part of the incentive to invest and secure the buildings future. However, the benefits are not purely private benefits. Whilst public access to areas of high heritage significance may be limited, the limitations of that benefit including the heritage benefits of restoring features of high significance within the building which have been considered in the context of the wider public benefits.

The site would be appropriately hoarded and secured in line with the relevant health and safety regulations to prevent any potential issues with anti-social behaviour which might be associated with the site.

The VIA examines the impact of the roof-top extension, however overall there are significant restoration works to the building which are beneficial and help to secure its long-term use. Overall the VIA concludes a neutral impact, whilst overall the impact to the heritage assets is beneficial.

The air source heat pumps need to be in contact with atmosphere and cannot be located in the basement. Any plant which can be would be located in the basement. If the plant was located elsewhere on the terraces it would have a negative visual impact on the building, potentially affecting the significance. It has been carefully integrated into the design to create an attractive envelope and provide space for PV'S.

The Head of Highways has not raised any concerns in relation to the cycleway being a hazard. The proposals include a review of the provision of DDA parking spaces, however not the remit of the application to remove disabled bays.

The location of the terraces have been driven by two factors – the massing of the building has been stepped back and articulated in order to reduce the visual impact of the roof-top extension from key views whilst also preserving the areas of high significance such as the cupolas and 7<sup>th</sup> floor. Secondly, the roof terraces are required to provide the outdoor space that is increasingly demanded by Grade A office occupiers. As detailed above the use of the space will be controlled by a condition to ensure the amenity of its surrounding neighbours is considered.

**Impact of Covid-19** - The City Centre is the region's economic hub and a strategic employment location, with a significant residential population. There is an undersupply of Grade A floor space and residential accommodation and it is critical to ensure a strong pipeline of residential and commercial development. The impacts of COVID-19 are being closely monitored at a national, regional and local level to understand any impacts on the city's population, key sectors and wider economic growth. At the same time, growth of the city centre will be important to the economic recovery of the city following the pandemic. Although there may be a short-term slowdown in demand and delivery, it is expected that growth will resume in the medium long term. It is not yet possible to predict the full impact of COVID-19 on the Greater Manchester economy. However, Government and local authorities have already taken steps to help employers cope with the initial lockdown periods. While in the short term it is likely to slow the growth in Manchester, in the medium term the city is well placed to recover and to return to employment and economic growth, coinciding with the delivery of this important Grade A office scheme. The timing of

construction works will also play an important role in supporting the construction sector to return to pre-lockdown levels of activity.

## **CONCLUSION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to be in compliance with it.

The proposals would be consistent with a number of the GM Strategy's key growth priorities and would promote and support sustainable economic growth.

The development would inevitably impact on amenity and affect sunlight, daylight, overshadowing and privacy in adjacent properties. It is considered that that these impacts have been tested and the level of harm would not justify withholding permission in a City Centre context.

Putting heritage assets to a viable use leads to the investment in their maintenance and supports long-term conservation. Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided the harm is minimised. Where a negative impact is identified, it is necessary to determine whether it is proportionate to the significance and mitigated by the planning benefits.

In order to deliver a viable proposal several harmful interventions which affect the original building fabric are necessary. However, these are required to deliver the public benefits including social, economic and environmental (including heritage) to allow the building to realise its full economic potential. Many significant elements of the building would be retained, and historic fabric repaired to provide a higher value and sustainable use to support its long-term future

The loss of original fabric and the impact of the extension including the works and fabric required to facilitate it would, cumulatively, cause less than substantial harm, but the public and heritage benefits would secure the optimal viable use of the building consistent with its wider conservation. The cumulative impact of the proposal would not cause any demonstrable, unmitigated '*harm*' or erode identified values.

The proposal would establish a sense of place, would be visually attractive, sympathetic to local character and would optimise the use of the site and would meet with the requirements of paragraph 127 of the NPPF.

The economic, social and environmental gains required by para 8 of the NPPF are set out in the report and would be sought jointly and simultaneously. The current site does not deliver fully on these objectives and has not done for some time.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to the effect of the works on the character of the listed building and to the preservation or enhancement the character or appearance of the Smithfield Conservation Area as required by virtue of S66 and S72 of the Listed Buildings Act,

the harm caused would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 192, 193 and 196 of the NPPF. In addition, for the reasons set out above it is considered that the proposed development has been designed with regard to the sustaining and enhancing the significance adjacent heritage assets.

**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 Director 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.

### **Recommendations:**

127881/FO/2020 : **APPROVE**

127882/LO/2020 : **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 and listed building consent applications. This has included on going discussions about the form and design of the rooftop extension and level of removal of historical fabric and pre application advice about the information required to be submitted to support the application.

### **Conditions to be attached to the decision**

#### **127881/FO/2020**

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

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

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

(a) Location Plan AL [05]001, Existing Site Plan - Ground Floor AL[05]005 and Existing Site Plan - Roof Plan AL[05]006, Proposed Site Plan - Ground Floor AL[05]205 REVA and Proposed Site Plan - Roof Plan AL[05]206 REVA;

(b) Proposed GA Demolition Plan -02 S-Basement AL[05]100, Proposed GA Demolition Plan -01 Basement AL[05]101 REVA, Proposed GA Demolition Plan 00 Ground AL[05]102 REVA, Proposed GA Demolition 00 Mezzanine AL[05]103, Proposed GA Demolition Plan 01 First AL[05]104 REVA, Proposed GA Demolition Plan 02 Second AL[05]105 REVA, Proposed GA Demolition Plan 03 Third AL[05]106 REVA, Proposed GA Demolition Plan 04 Fourth AL[05]107 REVA, Proposed GA Demolition Plan 05 Fifth AL[05]108 REVA, Proposed GA Demolition Plan 06 Sixth AL[05]109 REVA, Proposed GA Demolition Plan 07 Seventh AL[05]110 REVA, Proposed GA Demolition Plan 08 Roof AL[05]111, Proposed Demolition Elevation A (South) AL[05]120, Proposed Demolition Elevation B (East) AL[05]121, Proposed Demolition Elevation C (North) AL[05]122 and Proposed Demolition Elevation D (West) AL[05]123;

(c) Proposed External Works Plan AL[05]207 REVA;

(d) Proposed GA Plan -02 Sub Basement AL[05]210 REVA, Proposed GA Plan -01 Basement AL[05]211 REVA, Proposed GA Plan 00 Ground AL[05]212 REVA, Proposed GA Plan 01 First AL[05]214 REVA, Proposed GA Plan 02 Second AL[05]215 REVA, Proposed GA Plan 03 Third AL[05]216 REVA, Proposed GA Plan 04 Fourth AL[05]217 REVA, Proposed GA Plan 05 Fifth AL[05]218 REVA, Proposed GA Plan 06 Sixth AL[05]219 REVA, Proposed GA Plan 07 Seventh AL[05]220 REVA, Proposed GA Plan 08 Eight AL[05]221 REVA, Proposed GA Plan 09 Ninth AL[05]222 REVA, Proposed GA Plan 10 Tenth AL[05]223 REVA, Proposed GA Plan 11 Roof AL[05]224 REVA, Proposed GA Ceiling Plan 00 Ground AL[05]230 REVA, Proposed GA Ceiling Plan 01 First - Sixth AL[05]231 REVA and Proposed GA Ceiling Plan 07 Seventh AL[05]232 REVA,

(f) Proposed GA Section 01 AL[05]250 REVA, Proposed GA Section 01 - Adjacent Prop AL[05]251 REVA, Proposed GA Section 02 AL[05]252 REVA, Proposed GA Section 02 - Adjacent Prop AL[05]253 REVA and Proposed GA Section 03 AL[05]254 REVA;

(g) Proposed Elevation A (South) AL[05]260 REVA, Proposed Elevation A (South) - Adjacent Prop AL[05]261 REVA, Proposed Elevation B (East) AL[05]262 REVA, Proposed Elevation B (East) - Adjacent Prop AL[05]263 REVA, Proposed Elevation C (North) AL[05]264 REVA, Proposed Elevation D (West) AL[05]265 REVA, Proposed Elevation D (West) - Adjacent Prop AL[05]266 REVA, Proposed GA Finishes Plan 00 Ground AL[05]270 REVA, Proposed GA Finishes Plan 01 First - Sixth AL[05]271 REVA and Proposed GA Finishes Plan 07 Seventh AL[05]272 REVA;

(h) Proposed Shop Front - High Street AL[05]300, Proposed Shop Front - Market Street AL[05]301, Proposed Shop Front - Market / Tib Corner AL[05]302, Proposed Shop Front - Tib Street AL[05]303, Office Entrance - Existing Elevation AL[05]310, Office Entrance - Existing Plan AL[05]311, Office Entrance - Existing Section AL[05]312, Office Entrance - Proposed Elevation AL[05]313, Office Entrance - Proposed Plan AL[05]314, Office Entrance - Proposed Section AL[05]315, Proposed Arcade Entrance 1 - Elevation AL[05]320, Proposed Arcade Entrance 1 - Plan AL[05]321 REVA, Proposed Arcade Entrance 1 - Section AL[05]322 REVA, Arcade Entrance 2 - Existing Elevation AL[05]330, Arcade Entrance 2 - Existing Plan AL[05]331, Arcade Entrance 2 - Existing Section AL[05]332, Arcade Entrance 2 - Proposed Elevation AL[05]333, Arcade Entrance 2 - Proposed Plan AL[05]334, Arcade Entrance 2 - Proposed Section AL[05]335, Proposed Arcade Entrance 3 AL[05]340 REVA, Proposed Leisure Entrance 1 AL[05]345, Proposed Leisure Entrance 2 AL[05]350, Proposed Cycle Entrance - Elevation & Plan AL[05]355 and Proposed Cycle Entrance - Section AL[05]356;

(i) Proposed Extension Façade Study 01 AL[05]360 REVA, Proposed Extension Façade Study 02 AL[05]361 REVA, Proposed Extension Façade Detail AL[05]362 REVA, Proposed Winter Gardens AL[05]370 REVA, Proposed Winter Gardens - Plan AL[05]371, Proposed Winter Gardens - Long Section AL[05]372, Proposed Winter Gardens - Short Sections AL[05]373, Proposed Atrium Roof Study AL[05]380 REVA, Proposed Atrium Facade Study AL[05]381

(j) Seventh Floor Dining Room North Elevation AL[05]385 REVA, Proposed Office Lobby - Plan AL[05]390 REVA, Proposed Office Lobby - Elevations AL[05]391 REVA, Proposed Office Lobby - Elevations AL[05]392 REVA, Boardroom - Existing Plan AL[05]400, Boardroom - Existing Ceiling Plan AL[05]401, Boardroom - Existing Elevations AL[05]402, Boardroom - Proposed Plan AL[05]403, Boardroom - Proposed Ceiling Plan AL[05]404, Boardroom - Proposed Elevations AL[05]405, AL[05]412, Managers Dining Room - Proposed Plan AL[05]413, Managers Dining Room - Proposed Ceiling Plan AL[05]414, Managers Dining Room - Proposed Elevations AL[05]415, Dining Room - Proposed Plan AL[05]419 REVA, Dining Room - Proposed Ceiling Plan AL[05]420 REVA, Dining Room - Proposed Elevations AL[05]421, Proposed Staircase 02 - Plan AL[05]430, Proposed Staircase 02 - Elevation 01 AL[05]431, Proposed Staircase 02 - Elevation 02 AL[05]432, Proposed Staircase 02 - Elevation 03 AL[05]433, Proposed Staircase 02 - Elevation 04 AL[05]434, Proposed Staircase 03 - Plan AL[05]435, Proposed Staircase 03 - Elevation 01 AL[05]436, Proposed Staircase 03 - Elevation 02 AL[05]437, Proposed Staircase 03 - Elevation 03 AL[05]438, Proposed Staircase 03 - Elevation 04 AL[05]439, Proposed Core 1 - Plan AL[05]440 REVA, Proposed Core 1 - Elevations AL[05]441 and Proposed Core 2 AL[05]442;

(k) Proposed Window Types Elevation A (South) AL[05]450 REVA, Proposed Window Types Elevation B (East) AL[05]451 REVA, Proposed Window Types Elevation C (North) AL[05]452 REVA, Proposed Window Types Elevation D (West) AL[05]453 REVA, Proposed Window Type 01 AL[05]454, Proposed Window Type 02 AL[05]455, Proposed Window Type 03 AL[05]456, Proposed Window Type 04 AL[05]457, Proposed Window Type 05 AL[05]458, Proposed Window Type 06 AL[05]459 and Proposed Window Type 07 AL[05]460;

(l) Sections 6.1, 6.6 and 8.0 of the Design and Access Statement prepared Jeffrey Bell Architects as amended by section 6.0 of the Design and Access Addendum prepared by Jeffery Bell Architects;

(m) Air Quality Assessment by BWB Consulting;

(n) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;

(o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;

(p) Rylands Building, Manchester, Servicing Management Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-003 Revision: V04  
Issue Date: 10 September 2020;

(q) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

(r) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XX-RP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;

(t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;

(u) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020;  
and

(v) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) Floors 1-11 of the development shall be used for : Class E(c)(i) Financial services; E(c)(ii) Professional services (other than health or medical services); E(c)(iii) Other appropriate services in a commercial, business or service locality; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; and E(g)(iii) Industrial processes that can be carried out in any residential area without detriment to amenity and for no other purpose (including any other purpose in Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: As the acceptability of the roof top extension (floors 8-11) is only supported in planning terms on the basis of the viability relating to the use of floors 1-11 within the former B1 use class pursuant to NPPF sections 193 and 196, policies DM1,

SP1, EC9 , EN3 and saved UDP Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings)

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

(a) Extension and ground floor retail frontages -Samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full sized sample panels (extension) that will be produced (The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames) and a programme for the production of the full sized sample panels (extension) and a strategy for quality control management; and

(b) The sample panels and any additional materials and the quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Listed Building - a programme for providing details of all internal and external materials (other than the ground floor retail frontages;

(d) The materials shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

5) On the basis of the Phase 1 Geo-environmental Desktop Survey prepared by IGE Consultation (Sept 2020) no site remediation is required. Notwithstanding this a watching brief shall be implemented to ensure that in the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time during the development being implemented then works shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the works shall be carried out in accordance with the agreed Remediation Strategy.

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

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;
- \*Mitigation against risk of accidental spillages into watercourses
- \*A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works;
- \*Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works;
- \*Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period;
- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- \* Details of the loading and unloading of plant and materials;
- \* Details of the storage of plant and materials used in constructing the development;
- \* construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- \* Details showing the erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path, unless otherwise agreed with Transport for Greater Manchester;
- \*The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;
- \*A scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing (approval to be in consultation with Transport for Greater Manchester).

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 the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction 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 of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal;  
and
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the drawings approved in condition 2, prior to the commencement of development details of the following shall be submitted to and agreed in writing by the City Council as local planning authority:

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling ( which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration;

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works for (a) the existing shop fit out; (b) the Bet Fred Unit; and (c) the ground floor frontages (which shall be subject to a watching brief and recording) and for any proposals to repair fabric or structural works / repairs in relation to this. This should inform the Strategy for the re-use / relocation of any original features, fixtures or fittings within the final proposals (condition12(f)) including incorporation of any exposed element of original shopfront;

(d) Notwithstanding the details in the Structural Planning Report and Planning Addendum by Woolgar Hunter, final details of all of the proposed structural works, fire treatment, floor protection and structural repairs including those as outlined in the supporting structural engineers report (final agreement of the extent of these works may be need to be subject to a further planning application);

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) Detailed method statement for the recording, careful dismanteling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) Notwithstanding the details within condition 2 (d) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5) no development shall commence in relation to each item within sections 3 and 4 of the Strategy unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site:

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

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

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

- (a) Details of the new ground floor frontages including 1:20 elevations and sections;
- (b) Final details of the fascia, signage zones and a signage strategy for the ground floor;
- (c) Details of repairs and upgrade of existing roof;
- (d) Details of new critical windows including location within existing window openings and making good of any existing fabric damage due to removal of the existing windows;  
;
- (e) Details of the arcade fit out and arcade shop frontages;
- (f) A strategy for how existing features (including joinery and metalwork) will be reused;
- (g) A strategy for the re-use / relocation of the 7th floor doors and details of the final locations;
- (h) Details of the security doors and gates;
- (i) Strategy and details (1:20) for the reinstatement of the moulded dado and skirting;
- (j) Details of making good fabric following (a) structural interventions; (b) removal of fabric and (c) formation of new openings;
- (k) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (l) Details of any proposed damp proofing;
- (n) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

- (o) Tenant Fit Out Guide;
- (p) Any building lighting scheme; and
- (q) Details of all new entrances.

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

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

12) Prior to occupation of each of the following areas of the building (a) Ground floor and basement; and (b) Floors 1-11, a Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

13) Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Proposed External Works Plan AL[05]207 REVA shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries;;

(b) Details of measures to create potential opportunities to enhance and create new biodiversity at roof level within the development to include bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the

area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

14) Prior to occupation of the development a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment for (a) floors 1 to 11 and (b) each unit within the ground floor and basement, to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

15) Before the development commences a scheme for acoustically insulating and mechanically ventilating (a) floors 1-11 and (b) each ground floor and basement unit against noise from adjacent roads and any noise transfer from the ground floor and basement units to the offices above shall be submitted to and approved 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.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation of (a) and any unit (b), post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

16) The development shall be carried out in accordance with sections 3,4,5,6 and 7 the Crime Impact Statement Version B dated 14-05-20. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

17) The window(s) at ground level, fronting onto Market Street, High Street, Birchin Lane, and Tib Street shall, be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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

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

19) The development hereby approved shall be carried out in accordance with the The Rylands Building Environmental Standards Statement (Sustainability and Energy) for Planning Issue P3 05/09/2020 by Max Fordham

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

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

20) Prior to commencement of the development, an Embodied Carbon Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall describe the strategy for the reduction and limiting of embodied carbon and how material circularity will be embedded within the process of design, material sourcing, construction and stewardship/ building management and how this will be monitored as part of the life cycle analysis. The development shall aim for a lifecycle embodied carbon target of 600kgCO<sub>2</sub>e/m<sup>2</sup>(A1-C4) which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 6 months of the completion of the development an Embodied Carbon Monitoring Report shall be submitted to the City Council. The report should include as-built embodied carbon life cycle analysis model results, assess the performance of the Embodied Carbon Strategy and include details of constraints, lessons learnt and guidance for future management of the building.

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

21) Prior to commencement of the development, an Operational Energy Strategy Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall the strategy for the reduction and limiting of operational energy consumption and how this will be embedded within the process of design construction and stewardship/ building management and monitoring. The development shall aim for an energy use intensity of 206kWh/m<sup>2</sup>/yr or lower which is in accordance with The RIBA 2030 Climate Challenge interim date net zero carbon target metrics for the development.

Within 15 months of the completion of the development an Operational Energy Monitoring Report shall be submitted to the City Council. The report should include 12 months metered energy use data, assess the performance of the Operational Energy Strategy and include details of constraints, lessons learnt and guidance for on going improvement (reduction of energy use) for the building users/managers.

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

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

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

23) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority as detailed within the Rylands Building, Manchester, Interim Travel Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-002 Revision: V04 Issue Date: 10 September 2020. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those visitors or employees of the development
- ii) a commitment to surveying the travel patterns of guests or employees during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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

24) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00

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

25) Before any part of the development hereby approved is first occupied details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority

A service management plan to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading.

The development shall thereafter be fully implemented in accordance with these details.

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

26) Prior to the first use of the development hereby approved commencing, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- (a) Location for additional car club space;
- (b) Additional accessible bay in the vicinity of the site;
- (c) Additional signing/lining to highlight the presence of tram tracks on this corner (This will require discussion with TfGM).
- (d) Amendments to the existing TROs;
- (e) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points.

Prior to the first use hereby approved commencing, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.



The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

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

28) Final details of the method of extraction of any fumes, vapours and odours from each of the ground floor and basement units where cooking facilities are required shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). 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) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

29) Following commencement of construction of the hereby approved development, any television interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

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

30) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of additional upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

32) Prior to use of the external roof terraces commencing, a management strategy for the operation of the area to include details of maximum capacity, hours during which this area would be open and which excludes smoking and prohibits the playing of any amplified music shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

33) Prior to occupation of any of the ground floor and basement commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

34) The commercial units as shown on drawings 1526\_AL(05)211 REV A and 1526\_AL(05)212 REV A are approved on the basis that a) the arcade remains in situ and retains a commercial frontage; and based on 6,490 sq.m of retail and leisure floorspace being provided.

Reason- To ensure the future viability and vitality of the ground floor commercial offer and improved linkages across the site pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

35) In the event that any of the commercial units, as indicated on drawing are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

\*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

\*Details of a Dispersal Procedure

\* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

36) Before use of floors 1-11 commences details of the hours of operation of any lighting within the building and how this would be managed to mitigate any impacts on adjacent residents between the hours of 7pm and 6am shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

37) Before first occupation any windows within the extension facing Bridgewater Place shall be fritted or obscure glazing or such other alternative equivalent be be agreed in writing with the City Council as Local Planning Authority and shall remain so or as otherwise approved in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

**127882/LO/2020**

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

(a) Location Plan AL [05]001, Existing Site Plan - Ground Floor AL[05]005 and Existing Site Plan - Roof Plan AL[05]006, Proposed Site Plan - Ground Floor AL[05]205 REVA and Proposed Site Plan - Roof Plan AL[05]206 REVA;

(b) Proposed GA Demolition Plan -02 S-Basement AL[05]100, Proposed GA Demolition Plan -01 Basement AL[05]101 REVA, Proposed GA Demolition Plan 00 Ground AL[05]102 REVA, Proposed GA Demolition 00 Mezzanine AL[05]103, Proposed GA Demolition Plan 01 First AL[05]104 REVA, Proposed GA Demolition Plan 02 Second AL[05]105 REVA, Proposed GA Demolition Plan 03 Third AL[05]106 REVA, Proposed GA Demolition Plan 04 Fourth AL[05]107 REVA, Proposed GA Demolition Plan 05 Fifth AL[05]108 REVA, Proposed GA Demolition Plan 06 Sixth AL[05]109 REVA, Proposed GA Demolition Plan 07 Seventh AL[05]110 REVA, Proposed GA Demolition Plan 08 Roof AL[05]111, Proposed Demolition Elevation A (South) AL[05]120, Proposed Demolition Elevation B (East) AL[05]121, Proposed Demolition Elevation C (North) AL[05]122 and Proposed Demolition Elevation D (West) AL[05]123;

(c) Proposed External Works Plan AL[05]207 REVA;

(d) Proposed GA Plan -02 Sub Basement AL[05]210 REVA, Proposed GA Plan -01 Basement AL[05]211 REVA, Proposed GA Plan 00 Ground AL[05]212 REVA, Proposed GA Plan 01 First AL[05]214 REVA, Proposed GA Plan 02 Second AL[05]215 REVA, Proposed GA Plan 03 Third AL[05]216 REVA, Proposed GA Plan 04 Fourth AL[05]217 REVA, Proposed GA Plan 05 Fifth AL[05]218 REVA, Proposed GA Plan 06 Sixth AL[05]219 REVA, Proposed GA Plan 07 Seventh AL[05]220 REVA, Proposed GA Plan 08 Eight AL[05]221 REVA, Proposed GA Plan 09 Ninth AL[05]222 REVA, Proposed GA Plan 10 Tenth AL[05]223 REVA, Proposed GA Plan 11 Roof AL[05]224 REVA, Proposed GA Ceiling Plan 00 Ground AL[05]230 REVA, Proposed GA Ceiling Plan 01 First - Sixth AL[05]231 REVA and Proposed GA Ceiling Plan 07 Seventh AL[05]232 REVA,

(f) Proposed GA Section 01 AL[05]250 REVA, Proposed GA Section 01 - Adjacent Prop AL[05]251 REVA, Proposed GA Section 02 AL[05]252 REVA, Proposed GA Section 02 - Adjacent Prop AL[05]253 REVA and Proposed GA Section 03 AL[05]254 REVA;

(g) Proposed Elevation A (South) AL[05]260 REVA, Proposed Elevation A (South) - Adjacent Prop AL[05]261 REVA, Proposed Elevation B (East) AL[05]262 REVA, Proposed Elevation B (East) - Adjacent Prop AL[05]263 REVA, Proposed Elevation C (North) AL[05]264 REVA, Proposed Elevation D (West) AL[05]265 REVA, Proposed Elevation D (West) - Adjacent Prop AL[05]266 REVA,

Proposed GA Finishes Plan 00 Ground AL[05]270 REVA, Proposed GA Finishes Plan 01 First - Sixth AL[05]271 REVA and Proposed GA Finishes Plan 07 Seventh AL[05]272 REVA;

(h) Proposed Shop Front - High Street AL[05]300, Proposed Shop Front - Market Street AL[05]301, Proposed Shop Front - Market / Tib Corner AL[05]302, Proposed Shop Front - Tib Street AL[05]303, Office Entrance - Existing Elevation AL[05]310, Office Entrance - Existing Plan AL[05]311, Office Entrance - Existing Section AL[05]312, Office Entrance - Proposed Elevation AL[05]313, Office Entrance - Proposed Plan AL[05]314, Office Entrance - Proposed Section AL[05]315, Proposed Arcade Entrance 1 - Elevation AL[05]320, Proposed Arcade Entrance 1 - Plan AL[05]321 REVA, Proposed Arcade Entrance 1 - Section AL[05]322 REVA, Arcade Entrance 2 - Existing Elevation AL[05]330, Arcade Entrance 2 - Existing Plan AL[05]331, Arcade Entrance 2 - Existing Section AL[05]332, Arcade Entrance 2 - Proposed Elevation AL[05]333, Arcade Entrance 2 - Proposed Plan AL[05]334, Arcade Entrance 2 - Proposed Section AL[05]335, Proposed Arcade Entrance 3 AL[05]340 REVA, Proposed Leisure Entrance 1 AL[05]345, Proposed Leisure Entrance 2 AL[05]350, Proposed Cycle Entrance - Elevation & Plan AL[05]355 and Proposed Cycle Entrance - Section AL[05]356;

(i) Proposed Extension Façade Study 01 AL[05]360 REVA, Proposed Extension Façade Study 02 AL[05]361 REVA, Proposed Extension Façade Detail AL[05]362 REVA, Proposed Winter Gardens AL[05]370 REVA, Proposed Winter Gardens - Plan AL[05]371, Proposed Winter Gardens - Long Section AL[05]372, Proposed Winter Gardens - Short Sections AL[05]373, Proposed Atrium Roof Study AL[05]380 REVA, Proposed Atrium Facade Study AL[05]381

(j) Seventh Floor Dining Room North Elevation AL[05]385 REVA, Proposed Office Lobby - Plan AL[05]390 REVA, Proposed Office Lobby - Elevations AL[05]391 REVA, Proposed Office Lobby - Elevations AL[05]392 REVA, Boardroom - Existing Plan AL[05]400, Boardroom - Existing Ceiling Plan AL[05]401, Boardroom - Existing Elevations AL[05]402, Boardroom - Proposed Plan AL[05]403, Boardroom - Proposed Ceiling Plan AL[05]404, Boardroom - Proposed Elevations AL[05]405, AL[05]412, Managers Dining Room - Proposed Plan AL[05]413, Managers Dining Room - Proposed Ceiling Plan AL[05]414, Managers Dining Room - Proposed Elevations AL[05]415, Dining Room - Proposed Plan AL[05]419 REVA, Dining Room - Proposed Ceiling Plan AL[05]420 REVA, Dining Room - Proposed Elevations AL[05]421, Proposed Staircase 02 - Plan AL[05]430, Proposed Staircase 02 - Elevation 01 AL[05]431, Proposed Staircase 02 - Elevation 02 AL[05]432, Proposed Staircase 02 - Elevation 03 AL[05]433, Proposed Staircase 02 - Elevation 04 AL[05]434, Proposed Staircase 03 - Plan AL[05]435, Proposed Staircase 03 - Elevation 01 AL[05]436, Proposed Staircase 03 - Elevation 02 AL[05]437, Proposed Staircase 03 - Elevation 03 AL[05]438, Proposed Staircase 03 - Elevation 04 AL[05]439, Proposed Core 1 - Plan AL[05]440 REVA, Proposed Core 1 - Elevations AL[05]441 and Proposed Core 2 AL[05]442;

(k) Proposed Window Types Elevation A (South) AL[05]450 REVA, Proposed Window Types Elevation B (East) AL[05]451 REVA, Proposed Window Types Elevation C (North) AL[05]452 REVA, Proposed Window Types Elevation D (West) AL[05]453 REVA, Proposed Window Type 01 AL[05]454, Proposed Window Type 02

AL[05]455, Proposed Window Type 03 AL[05]456, Proposed Window Type 04  
AL[05]457, Proposed Window Type 05 AL[05]458, Proposed Window Type 06  
AL[05]459 and Proposed Window Type 07 AL[05]460;

(l) Sections 6.1, 6.6 and 8.0 of the Design and Access Statement prepared Jeffrey Bell Architects as amended by section 6.0 of the Design and Access Addendum prepared by Jeffery Bell Architects;

(m) Air Quality Assessment by BWB Consulting;

(n) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;

(o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;

(p) Rylands Building, Manchester, Servicing Management Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-003 Revision: V04  
Issue Date: 10 September 2020;

(q) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

(r) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XX-RP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;

(t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;

(u) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020;  
and

(v) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

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

(a) Ground floor retail frontages -Samples and specifications of all materials and a programme for submission of the final details and a strategy for quality control management; and

(b) The final details and the quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Listed Building - a programme for providing details of all internal and external materials (other than the ground floor retail frontages);

(d) The materials shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

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

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

5) Notwithstanding the drawings approved in condition 2, prior to the commencement of development details of the following shall be submitted to and agreed in writing by the City Council as local planning authority:

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling ( which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration;

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works for (a) the existing shop fit out; (b) the Bet Fred Unit; and (c) the ground floor frontages (which shall be subject to a watching brief and recording) and for any proposals to repair fabric or structural works / repairs in relation to this. This should inform the Strategy for the re-use / relocation of any original features, fixtures or fittings within the final proposals (condition 12(f)) including incorporation of any exposed element of original shopfront;

(d) Notwithstanding the details in the Structural Planning Report and Planning Addendum by Woolgar Hunter, final details of all of the proposed structural works, fire treatment, floor protection and structural repairs including those as outlined in the supporting structural engineers report (final agreement of the extent of these works may be need to be subject to a further planning application);

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) Detailed method statement for the recording, careful dismanteling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) Notwithstanding the details within condition 2 (d) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5) no development shall commence in relation to each item within sections 3 and 4 of the Strategy unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been submitted to and approved in writing by the City Council as Local Planning Authority subject to validation on site:

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

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

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

(a) Details of the new ground floor frontages including 1:20 elevations and sections;

(b) Final details of the fascia, signage zones and a signage strategy for the ground floor;

(c) Details of repairs and upgrade of existing roof;



(d) Details of new critical windows including location within existing window openings and making good of any existing fabric damage due to removal of the existing windows;

;

(e) Details of the arcade fit out and arcade shop frontages;

(f) A strategy for how existing features (including joinery and metalwork) will be reused;

(g) A strategy for the re-use / relocation of the 7th floor doors and details of the final locations;

(h) Details of the security doors and gates;

(i) Strategy and details (1:20) for the reinstatement of the moulded dado and skirting;

(j) Details of making good fabric following (a) structural interventions; (b) removal of fabric and (c) formation of new openings;

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

(l) Details of any proposed damp proofing;

(n) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

(o) Tenant Fit Out Guide;

(p) Any building lighting scheme; and

(q) Details of all new entrances.

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

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

8) Prior to occupation of each of the following areas of the building (a) Ground floor and basement; and (b) Floors 1-11, a Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 127881/FO/2020 and 127882/LO/2020 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:**

127881/FO/2020

**GM Fire Rescue Service  
Highway Services  
Environmental Health  
Oliver West (Sustainable Travel)  
City Centre Regeneration  
United Utilities Water PLC  
Greater Manchester Police  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Work & Skills Team  
Greater Manchester Ecology Unit**

127882/LO/2020

**National Amenity Societies  
National Amenity Societies  
Historic England (North West)**

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

**Relevant Contact Officer :** Angela Leckie  
**Telephone number :** 0161 234 4651  
**Email :** [angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)

