Application Number	Date of Appln	Committee Date	Ward
129251/FO/2021 & 129252/LO/2021	5th Feb 2021		Deansgate Ward

Proposal Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for cycle storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works.

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LISTED BUILDING CONSENT for internal and external alterations to Kendal Milne building as part of proposals for change of use and three storey rooftop extension to form 9 floors of offices and commercial uses at ground, lower ground and basement levels

Location 98-116 Deansgate And 35-47 King Street West, Manchester, M3 2GQ

Applicant Investec Bank Plc, C/o Agent

Agent Mr John Cooper, Deloitte LLP, PO Box 500, 2 Hardman Street, Manchester, M3 3HF

EXECUTIVE SUMMARY

The proposal is for the conversion, alteration and extension of the Grade II listed Kendals Building and the erection of a 14 storey building following the demolition of the Fraser Building and Multi Storey Car Park. Both buildings would have basement and ground floor commercial units and upper floor offices, plus roof terraces, 401 cycle parking spaces and roof top plant.

8 representations were received (5 objections and 3 neutral).

Key Issues

Height, scale, massing, design and visual impact of the proposal in the streetscene: The design, scale, architecture and appearance would create a high quality development that would make a positive contribution to the streetscene.

Impact on the setting of heritage assets: Any harm to heritage assets would be less than substantial and would be outweighed by the public benefits of the scheme, in accordance with the provisions of Section 66 and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Public benefits: The construction phase would support 3,239 FTE jobs and the operational phase 3,491 jobs in the office space and up to 400 in the retail and flexible commercial space. Business rates would generate £3.2m a year, £31.8m over ten years of operation. The proposal would generate additional economic benefits to the local economy through indirect local expenditure. A local labour agreement would be included.

Residential amenity: The effects on the residents in nearby residential developments in terms of loss of privacy and overshadowing/loss of light have been considered in a City Centre context. It is acknowledged that there would be some impact on nearby residents, but it would not be so harmful so as to warrant refusal of the application.

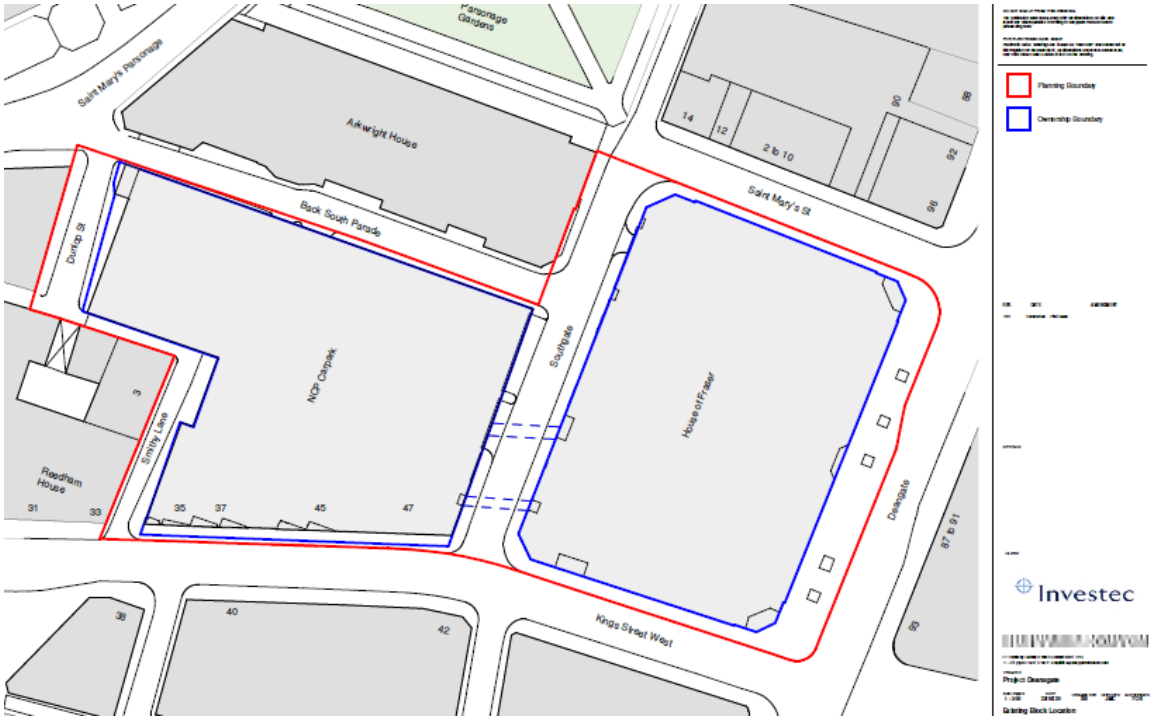
Wind: The proposal would not have an adverse impact on wind effects.

Sustainability: Sustainable design and innovation has been a priority, from controlling solar gain through passive measures to incorporating low and zero carbon technologies to reduce day to day emissions.

A full report is attached below for Members consideration.

Description

The site comprises Kendal Milne (Kendals) and the Fraser Building and a public highway that runs between them. The site is bounded by St Mary's Street and Back South Parade, Deansgate, King Street West and Garden Lane and Smithy Lane and Dunlop Street and is 0.9 hectares in extent. The eastern half is occupied by the Grade II listed Kendals Building which is part seven, part nine storeys and occupied by House of Fraser on a short-term lease. It was built in 1939 as a department store and fronts Deansgate and backs onto Parsonage Gardens. The western half of the site is occupied by the Fraser Building which was constructed in 1975 and comprises a 548-space multi-storey car park (MSCP) from ground to 5th floors and an adjoining 4 storey building with vacant offices at floors 2 to 4 and six retail units at ground level fronting onto King Street West. The MSCP is connected to the Kendals building via three footbridges across Southgate and three underground service tunnels. The site is within the Parsonage Gardens Conservation Area and there are a number of listed buildings in close proximity, including the Haywards Buildings (Grade II), 3 St. Mary's Parsonage (Grade II), Arkwright House (Grade II), Century Buildings (Grade II) and 31 & 33 King Street West (Grade II). The site also lies within the St Mary's Parsonage Strategic Regeneration Framework area which has been earmarked as a priority regeneration area in the City Centre.



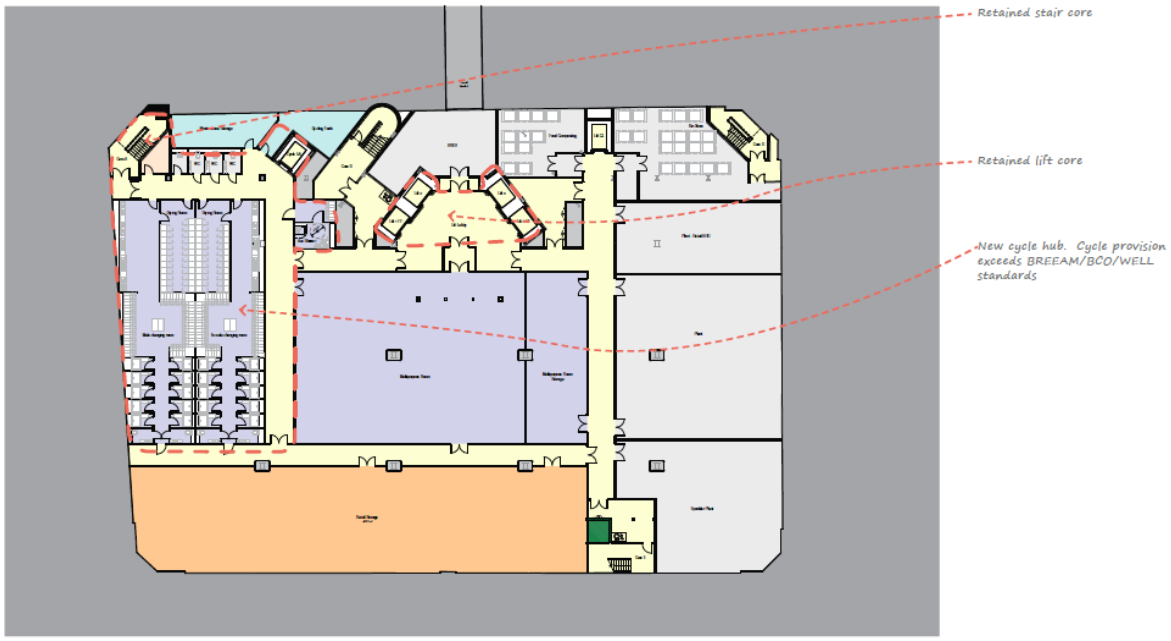
The application proposes the erection of a three storey roof top extension on Kendals, elevational alterations and the use of all upper floors of the listed building

as offices. The ground, lower ground and basement levels would be used as flexible commercial space (Class E, F2 and /or Sui Generis (Drinking Establishments). The adjacent Fraser Building and link bridges would be demolished and replaced with a 14 storey office building with ground floor and basement flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)). The proposal for the Kendals building includes demolition of the existing part two storey roof extension and delivery of the proposed modern two storey roof extension. A parallel listed building consent application proposes internal and external alterations at the Kendal Milne Building to facilitate the conversion and extension into offices.

23,112 sq. m of office space and 9397 sq. m of retail / leisure / flexible commercial use is proposed in the Kendals building. There would be 29,330 sq. m of office space and 5028 sq. m of retail / leisure / flexible commercial use in the new build. Both buildings would have an additional level of roof-top plant. The commercial space would be flexible, enabling it to be occupied by single or multiple tenants so that it can respond to the changing requirements. There would be 401 cycle parking spaces in the two buildings.

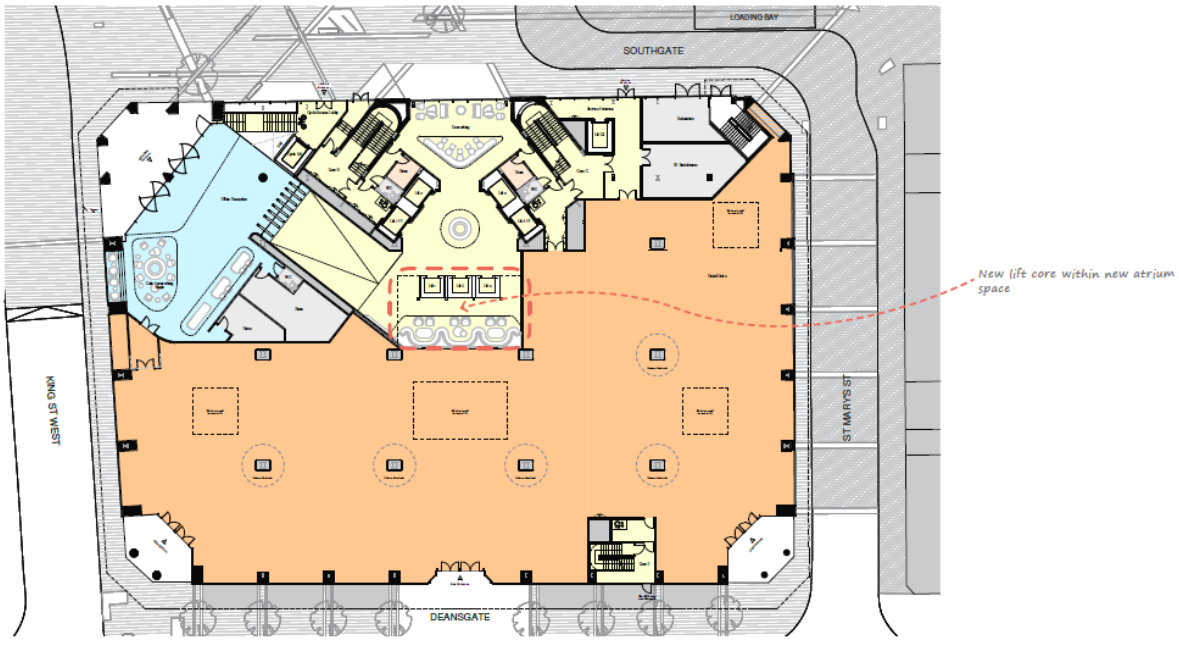
A detailed analysis has sought to establish the building's optimum viable use as there is no demand to retain the department store. The redevelopment of the Fraser Building is an integral part of the proposal. The car park is reaching the end of its design life and the existing use does not generate sufficient income to repair or adapt the existing building, nor restore or remove the connecting bridges that link the MSCP to the Kendals building. Two of the existing footbridges that connect the two buildings have been condemned due to their deterioration.

The basement of Kendals would comprise male and female changing rooms, cycling tools area, storage, food composting and plant areas and waste storage. The majority of lower ground floor would accommodate retail floorspace with some cycle storage. The ground floor would have the office reception and an office café and co-working space with a large amount of retail floorspace on the Deansgate side of the building. Two circulation cores would be retained and used for access to the upper floor offices with three new lifts, all accessed via and positioned within a new atrium space and lift lobbies. There would be a roof terrace on the 6th floor due to the proposed set back of the new roof-top extension. The servicing entrance to the Kendals building would be located on Southgate adjacent to the Southgate/Back South Parade intersection and this would include a dedicated goods lift at the service entrance that would give access to the lower ground and basement levels.



Basement Floor Level

The ground floor entrances into the Kendals building would remain in their current position to provide access to the retail uses. The Southgate/King Street West corner would be altered to accommodate a new entrance to the upper floor offices. This would require the removal of some glazing and part of the external wall to provide level and unobstructed access, as well as the removal of the stair core in the King Street West/Southgate corner. This would provide separate entrances for the offices and retail offers and create a more positive relationship between the building and the surrounding public realm. The original stair core in the north west corner would be retained in its entirety.



Ground Floor Level

The roof-top extension would be of a contemporary design and have a simple and uniform massing. The high materials would complement the existing building. Its glazing would have a copper colour tone which reflects daylight during the day but allows light out at night. The plant screen at roof level would be set back from the Deansgate elevation to minimise its visual impact.

The second significant change relates to the replacement of the majority of the glass blocks. The existing glass blocks are obscurely glazed which is acceptable as a department store tends to rely on artificial light with no need for views out.
Office occupiers would need both natural light and views. The replacement of the obscured glass blocks is therefore a fundamental component of the building's repurposing and is necessary for its long-term viability. Some glass blocks would be retained next to retained stair cores on Deansgate. Where the glass blocks would be replaced, a combination of an applied frit to reflect the glass blocks and an expanded mesh glazing insert is proposed. The glazing would be curved to match the existing radius and appearance of the glass block panels and would provide modern light and heating benefits. The partial retention of glass blocks where practicable and the careful design of the replacement should reduce the extent of potential harm. The original design intent for the building would still be read in the modified building whilst making it fit for a new and modern office use.

Figure 28– An internal view of the glass blocks from a shop floor. (Source: SLHA)

Figure 29 – An external view of the glass block windows, illustrating the subtle reflection of light. (Source: SLHA)

The Southgate elevation has previously extensively changed. A number of notable windows have been replaced or bricked up and bridges connecting the Kendals and Fraser buildings have removed parts of original fabric. Nevertheless some high-quality elements remain, including the crittall style windows. Each of these windows

would be repaired in situ or removed and repaired before being reinstated. Where apertures have been bricked up, new crittall windows would be reinstated. Following removal of the existing link bridges the original window rhythm would be reinstated.

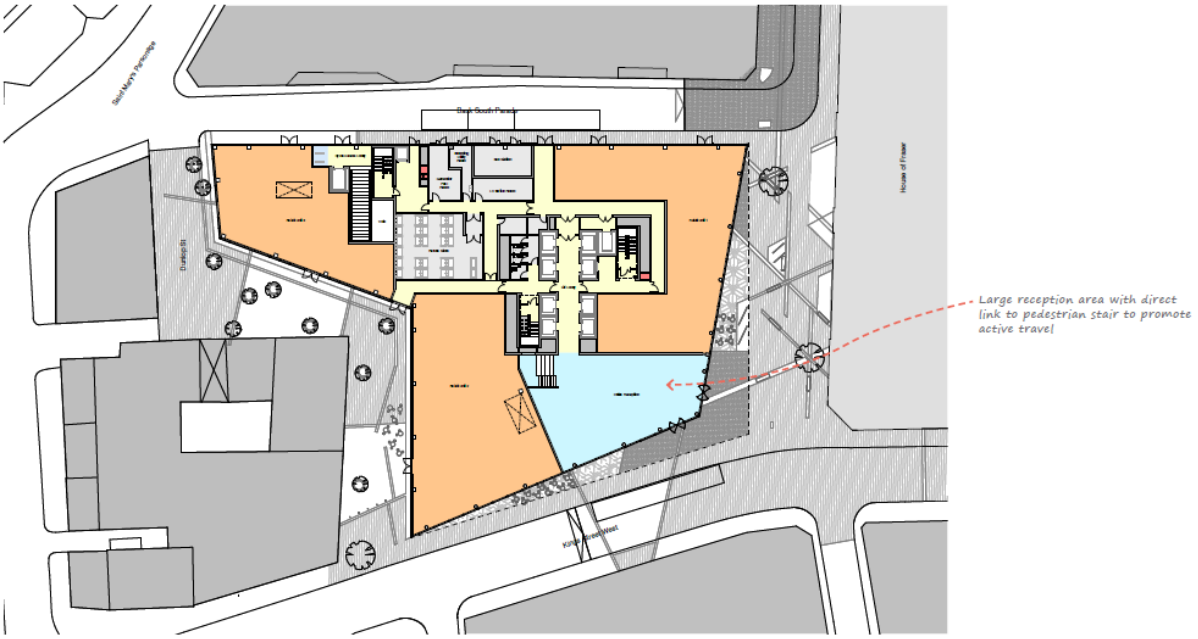
The window display areas on King Street West and St. Marys Street are modern additions and of a low significance value and would be removed to provide a new visual connection into the retail units. The ground floor canopy would be retained and refurbished in its entirety to restore this element of the building in a manner that respects the original design.

New external lighting is proposed and the elevations would be repaired and cleaned to restore the façade.

A central atrium would bring light into the deep plan form of the building where light penetration is limited. This deep plan form is typical of type of a department store and is a significant constraint. The atrium would require the removal of areas of floor and ceiling to each level, as well as the removal of two associated Art Deco column heads, which are a pastiche example of this style and are non-original. The removal of the column heads would enable fire protection measures to be installed to the perimeter of the atrium. The remaining eight Art Deco column heads would be retained on each floor.

The ceiling and downstand heights within the upper retail space are lower than would be acceptable to a commercial office tenant. The majority of these are non-original. As there is asbestos within the ceiling void, it would be necessary to remove sizable areas of the non-original ceilings and column heads to safely remove asbestos and contaminated materials. This presents an opportunity to re-construct the column heads, post asbestos removal, at a new higher level to better suit prospective office users. The new column heads would be modern in appearance rather than adopting an art-deco pastiche style as previous interventions have. The new ceilings are proposed as a flat soffit with exposed ventilation to meet all requirements.

The ground floor of the new build Fraser Building would have a large office reception, commercial floorspace and back of house functions, including refuse store. The entrance would be on the corner of Southgate and King Street West, opposite the new Kendals office entrance. Cyclists would have a dedicated entrance on Back South Parade and down to the basement cycle storage and changing facilities and staff facilities. The servicing entrances would be along Back South Parade. A dedicated back of house entrance would be at the corner of Garden Lane and Smithy Lane.



The scale and massing of the proposed building would relate to the Kendals Building with the 7th and 8th floors set back to form a roof terrace. The 9th to 11th floors would be set back further to form a second roof terrace. It would have a reflective façade of fritted glass that makes reference to the triangular façade features of the Art Deco Kendals building. It would have glazing and solid panels that form a vertical zig-zag façade. The stone and glazed panels, would be arranged in a saw tooth pattern. This would create light and shadow as the sunlight crosses over the facade during the day.

Favoured approach taken forward

The proposal would improve the public realm and pedestrian connections between the two buildings, transforming the environment around Southgate and the building and improving linkages into Parsonage Gardens. Southgate would be restricted to the majority of vehicular traffic to create a better pedestrian environment and the Fraser Building would be set back on Smithy Lane to create a wider pedestrianised space that could be used as additional space by future commercial occupiers. On-

street parking bays for disabled people are proposed. The existing set down/loading bay to Southgate adjacent to Arkwright House would continue to serve the Kendals Building, with a new set down/loading bay provided to Back South Parade to serve the new Fraser Building.

Consultations

The applications have been advertised in the Manchester Evening News as: a major development; affecting the setting of listed buildings/listed building consent; affecting a conservation area: accompanied by an Environmental Statement; affecting a right of way and in the public interest. Site notices have been displayed and the occupiers of nearby properties have been notified. 8 representations were received (5 objections and 3 neutral). The main issues raised are summarised below:

Employment impact and loss of retail space

Loss of jobs in retail. There are other buildings to use to convert to office spaces. House of Fraser has been there for many, many years. The lack of demand for a department store of this scale' is simply untrue. Many smaller cities than Manchester, have thriving large department stores. York and Newcastle upon Tyne both have a huge Fenwick's and John Lewis. Embarrassingly Manchester has neither and shoppers need to the Trafford Centre for John Lewis. The developers should provide evidence that big UK department stores like John Lewis, Fenwicks and Hoopers have been courted. Kendals is one of the oldest department stores in the world. This plan may force its closure of the Kendals and may work against the plan to encourage retail and visitors to Deansgate.

The assessment that retail and the high street are dead, is premature. We do not know what the economic environment will be like in 1-2 years. I cannot see a stunning retail building, in the centre of Manchester, being empty for long. Kendal's is a beacon of the high street and retail in the city centre. By turning this incredible building into offices will only fuel the downfall of the high street. There are many options available to maintain its retail heritage. This proposal would be like turning Harrod's into offices.

People who work in Kendals, many who are over 50, are quite worried about their prospects of obtaining alternative employment.

Need for office space

'Deansgate and Manchester do NOT need any more 'grade A offices'. There are thousands of square feet of grade A offices sitting empty in Spinningfields and the new developments on Brazennose street. The market for office space is already saturated, but the situation of empty offices is likely to worsen post Coronavirus as more and more organisations move to permanent home-based office working. There is no evidence for future demand for office space on this scale. More and more people are working from home. How do we know there will be a market for office space in the future. There are already numerous empty office blocks in Manchester. We could be left with another empty soulless office block instead of a truly timeless classic.

Height, scale and mass

The of both buildings is unacceptable in a Conservation Area. The height of the new build will effectively be twice the height of Arkwright House, and such scale and mass is too high and inappropriate for the area.

If permitted, the roof top extension should be set back 1/2 to 2/3 of the footprint from the Deansgate facade so that it is not visible from Deansgate (as the existing Plant-works/top floors are), and the materials used should be more in keeping with the original design of the building. Please do not sacrifice the integrity of this landmark 20th Century building just to add a little more to the profit margin of the developers.

Heritage impacts

A beautiful listed building like this should be protected.

The Kendal's building is a much loved and rare art deco gem that should be preserved in its current form. The rooftop extension looks like a carbuncle on top of the original 1930s design by Louis David Blanc. The sleek art deco lines are ruined by the hefty incongruous shape that appears to squat on top like a metal parasite. The integrity of the building's design is severely compromised.

Kendals is a stunning, landmark building and a rare and beautiful example of Art Deco architecture in Manchester. Its unique style and features are universally loved by the residents of Manchester. I am not against new buildings. Many of the newly approved buildings in Manchester are stylish and elegant. If this was a new building I would support its construction. However, to transform a timeless classic into a soulless new office block would be a historical mistake. The new facade is not ugly but the building's unique style and features are much diminished.

An important part of Manchester's cultural identity and heritage comes from its stunning historic buildings. These are often not appreciated enough. Unfortunately, some of these classics were demolished and turned into drab office spaces in the 1950s, 60s and 70s. Please don't let this happen to this cultural and timeless masterpiece.

Manchester has a shrinking pool of precious, remarkable, iconic buildings. It is so important that we work to protect and preserve what is left of the fabric of one of the most important cities in Europe. Making irreversible material changes can only ruin the Kendal's building. The glass bricks are an essential part of its unique identity. The proposed monstrosity perching on top is neither fitting with its surrounding or has the style to compete.

While it is unfortunate that the development would remove the glass brick - which is an important architectural feature, it is understandable that the only likely way to preserve this building is for that to be replaced - as sensitively as possible - with glass that mimics the look, but allows views from within the building. This makes sense and seems a reasonable compromise to ensure this beautiful building has a future in the city. But the proposed rooftop extension could not be architecturally or aesthetically less appropriate and should not be allowed on this listed building. It is

just a giant copper coloured box stuck on the top. It would be nothing less than a travesty for this to be allowed.

The loss of the multi-storey car park

Not everyone has access to public transport and the public transport we do have isn't connected to the north Deansgate area. As a parent of young children I find the car park in Fraser building extremely useful for families like mine coming into the city who don't have access to good public transport. There is a distinct lack of multi-storey parking near St Ann's Square, King Street and north Deansgate. This is particularly true during November and December when there is huge demand for parking when the Christmas markets take over the area. Also, if, as you propose 4,000 new workers are going to be working in the area, surely we need more parking spaces in the area, NOT less. The Fraser building is arguably the best car park in Manchester, its clean, the lifts work well for parents with pushchairs and its really accessible for disabled people visiting north Deansgate.

The car park is needed for families who struggle with buggies on public transport. Please don't further exclude young families from Deansgate.

Viability

The developers during the pre planning consultation said a Viability Report would be submitted as part of the planning application to justify the height of the two buildings, in response to specific questions raised by local residents, and there would be an independent assessment of this report. This has not been submitted as it is not visible on the MCC planning website.

It is disingenuous for the developers to claim that the project is only feasible with this extension to the roof - when the overall proposal includes an entire new build office block on the Fraser Building/Carpark site in addition to the almost 300,000 square feet of the Kendal-Milne building. Of course, the (hideous) rooftop extension would make the project more profitable, but it is hard to believe that the project could proceed if all the profit was tied up in such a relatively low percentage of the overall square footage.

Other consultees

Historic Buildings and Conservation Areas Panel - The Panel reiterated the heritage impacts set out in the heritage appraisal and agreed that they represent a high level of harm to the listed building. The degree of intervention was considered excessive and irreversible.

Of particular concern was the loss of glazed blocks and the lack of clear justification for their removal. The Panel stated that this is one of the defining characteristics of the building and mixing existing and new in the facades was a mistake. A clear glazed block throughout would give a more unified appearance.

More work needs to be done to integrate the contrasting copper colour of the rooftop extension into the design of the main building to recognise its Art Deco elegance.

The design of the new build element was felt to be a poor response to the surrounding context with too much emphasis and design cues being taken from the scale of the Kendals building on Deansgate rather than the buildings in the immediate context.

The form and scale of the building created an over dominant substantial development that would be highly visible from many viewpoints and the prism design jarred with the surrounding listed buildings and felt a little dated. It also felt out of place in the conservation area and would significantly impact on its character.

There is guidance on viability and heritage assets that should be looked at and a temporary use would be better as an interim measure that would avoid the harmful elements of the current scheme.

The Panel questioned the need to create public realm at what is effectively the rear of the building and would like the staff entrance to be retained.

Greater Manchester Archaeological Advisory Service - The archaeological desk-based assessment (DBA) is comprehensive and allows a clear understanding of archaeological interests and further mitigation. The site is within the area of the medieval town but most archaeological remains will have been removed during the construction of extensive basements associated with the existing buildings. The exception is an area along King Street West in the south-western part of the application site, where there is potential for archaeological remains of interest deriving from the period spanning the late medieval era to the 19th century to survive in-situ.

A comprehensive heritage statement provides a thorough account of the development of the listed building and the impact of the development upon its significance and the setting of the Parsonage Gardens Conservation Area. The proposal would result in beneficial and adverse impact. The heritage statement does not offer a strategy to offset this perceived harm to the designated heritage asset. It makes passing reference to the archaeological potential of the site, which it considers to be negligible, but overlooks the small area of archaeological interest highlighted in the DBA.

GMAAS recommend that an archaeological evaluation is undertaken to assess the nature and level of survival of archaeological deposits in the south-western part of the application site. If significant remains are encountered that will be destroyed by development ground works then a second phase of more detailed excavation and recording will follow. Dependent on the importance of the excavation results, dissemination could take the form of a published article or/and information board. Should planning consent be granted, the archaeological work should be secured through a suggested condition.

National Amenity Societies - Comments received from the Twentieth Century Society - No objections to the proposed demotion of the Fraser Building. Do not object to the principle of converting Kendal Milne for reuse, but concerned by some aspects of the current scheme, namely the proposals for the windows and rooftop extension. The Society is pleased the applicant will retain the existing glass blocks in

certain areas, but object to the removal of the majority of the glass blocks on the building's elevations and their replacement with curved Okolux glazing. It is appreciated that the blocks do not permit clear views out and that this presents issues when it comes to reuse. However, the Society strongly believes that these original glass blocks are central to the building's significance as a Grade II listed 1930s department store. Despite the applicant's efforts to select new glazing that will imitate the appearance of the original blocks, the new glazing will still fundamentally alter the appearance and character of the Grade II listed building. As well as harming the building's aesthetic, the removal of the blocks will also result in the loss of primary fixtures of historic value. The Society is also concerned about the proposed rooftop extension. In the Society's opinion, this extension is too substantial in scale and the upper copper verdigris and steel colour glass components are at odds with the character of the listed building. They believe the proposal would result in substantial harm to the listed building and positive contributor to the Parsonage Gardens Conservation Area. The Society therefore objects to the scheme.

Sustainable Travel - No representations received

Highway Services - The development is to become car free with supporting travel planning and cycle storage initiatives. Not anticipated that there will be a significant increase in the level of vehicular trips. The proposed cycle, storage capacity for cycles, number of lockers, changing and drying facilities are acceptable.

The creation of public realm/limiting is supported, but roads would need to be stopped up using S247. A public right of way for pedestrians would need to be maintained.

Should part of Southgate be closed then the existing one-way arrangement on Back South Parade would need to be revoked to allow two-way movements. The applicant has confirmed that the proposed vehicle routing will not restrict access to St Ann Street via crossing Deansgate should Deansgate be closed to traffic at some future date.

Conditions are recommended re Off-Site Highways, Travel Plan and Construction Management Plan.

Environmental Health - conditions relating to delivery and servicing hours, fume extraction, construction management, hours of operation, management and hours of the roof terraces, acoustic insulation of the offices, commercial units and external plant, air quality and contaminated land should be applied to any approval granted. Also stated that the submitted waste management strategy is acceptable.

Neighbourhood Team Leader (Arboriculture) - No representations received

Greater Manchester Ecology Unit - No objections. The surveys and assessments were carried out by suitably qualified ecologists and were to appropriate and proportionate standards. The buildings have been shown to have negligible potential to support bats and no areas of semi-natural habitat will be lost to the plans. Would support the recommendations for ecological enhancement put forward in the ecology report (e.g. green walls, green roofs) but understand the limitations and constraints

associated with this site so would advise that such enhancements would be useful, but not recommend that they be required.

Corporate Property - No representations received

MCC Flood Risk Management - 2 conditions are recommended relating to the submission of a surface water drainage scheme and its maintenance.

Strategic Development Team - No representations received

City Centre Regeneration - No representations received

Environment Agency - No objection in principle, provided conditions relating to the submission of a remediation strategy to deal with the risks associated with contamination of the site (including any unforeseen contamination) and a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation are attached to any approval granted. Also stated that piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority.

Greater Manchester Police - Recommend that a condition to reflect the physical security specifications set out in section four of the Crime Impact Statements should be added.

United Utilities Water PLC - No representations received

Historic England (North West) - Kendal Milne is an attractive twentieth century commercial building, which provides important evidence for the development of consumer culture in the twentieth century. No objection to the principle of developing the site, particularly the western section, where the built form currently makes a negative contribution to the character and appearance of the conservation area. There are also no concerns to the general scale of the new build. However, would raise a minor concern with the uppermost section of the overall design, but defer to local planning authority to assess the impact of the physical alterations to the former Kendal Milne building.

The Parsonage Gardens Conservation Area is centred on Parsonage Gardens, which was historically the site of the Church of St. Mary. The earlier street pattern is visible, albeit overlaid by nineteenth and twentieth century development. The ability to appreciate this evolution makes an important contribution to the character and appearance of the conservation area and provides evidence of the piecemeal development of the city centre of Manchester, the changing uses it accommodated, and the changing fashions in both architecture and patterns of economic consumption. The character and appearance of the conservation area is also defined by the comparatively tranquil nature of the central open space, the high architectural quality of the surrounding buildings, and the juxtaposition between the two. A number of these buildings are large in scale and are designed to be visually prominent, set piece structures. These are highly significance in their own right, and some are also listed at grade II, including the attractive modern movement building on Deansgate, which historically operated as the Kendal Milne Department Store.

This building is of high significance, which derives from its striking architectural interest, the evidence it provides of the evolution of consumer culture, and its communal value as a well-loved landmark in the city centre. Historic England has noted the wider concurrent applications, which will involve works to the interior and exterior of the building, and a rooftop extension. However, given the extent of these works, and the remit within which Historic England provides statutory advice, do not offer comments on those proposals.

The buildings to be demolished make a negative contribution to the character and appearance of the conservation area and there is no objection to their demolition and support for the principle of redeveloping the site with buildings of more appropriate character and design. The replacement building is proposed to be of considerable height and solid massing, and is distinctly modern in its design and material palette. Do not have in-principle concerns with either of these characteristics, as the character of the conservation area is already defined by large set piece buildings of a variety of ages, design and materials. Given the high quality of design which pervades the conservation area, would however expect the building to display a high quality of design and finishes.

The applicant was told pre-application that there were some minor concerns with the design and these have been acknowledged in the supporting documentation. In particular it was felt that the upper section lacks clear visual subdivision and that this made the building appear more visually monolithic within the supporting CGIs. Consequently it was concluded that this detracts from the otherwise interesting architectural response to the site. As the design has not altered since pre-application stage, would repeat these comments. The impact caused by the development will be more fundamentally determined by how its height is perceived, particularly in relation to the surrounding built form. This is most noticeable in the CGIs which show the proposed view of Arkwright House from Parsonage Gardens and the view looking along King Street West. The proposal would have a strong visual presence from the former viewpoint, particularly through the sense of enclosure that it would create. It is, however, noted that the character of the square is already defined by a sense of enclosure, and by the sense of separation from the wider city which this engenders. It is also concluded that it would not alter the positive contribution which Arkwright House makes to the conservation area. The building would also be a visually arresting addition in views looking along King Street West, meaning that it would make a considerable contribution to the character and appearance of the conservation area in its own right. This is not out of character with the rest of the conservation area, particular Deansgate and Kings Street West, which are characterised by large buildings on large sites, which have been intentionally designed to make strong architectural 'statements'. Would however reiterate our comments in relation to design set out above, which are particularly evident in the CGI looking east along King Street West. The development will also have an impact on a number of grade II listed buildings. Would again defer to the local planning authority to assess the acceptability of the impact on these assets.

Historic England would support the demolition on the 'Fraser' site, which allows a building which better responds to the character and appearance of the conservation area to be developed. The new building is considerable in scale and massing, and would be a prominent and striking addition. It would be highly visible in key views,

and does, to a certain extent compete with the existing built form. However, this is not considered to detract from the significance of the assets considered. It is concluded that a bold and strident approach is a more appropriate response to the conservation area than a building which is diminutive and unassuming. However, would raise some minor concerns with elements of the design, which create an area within the top section of the building which reads as overly unbroken. This could be improved by attempting to articulate this section of the building to a greater extent. While the applicant has noted these comments, they have concluded in their response that they do not agree, and have retained the design as it was previously.

Historic England has no objection to the principle of the application on heritage grounds, but would retain some minor concerns in relation to an element of the building's overall design.

Transport For Greater Manchester - No representations received

Greater Manchester Pedestrians Society - No representations received

Manchester Airport Safeguarding Officer - No objection

National Air Traffic Safety (NATS) - No representations received

Civil Aviation Authority - No representations received

Natural England - No objection - The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Planning Casework Unit - No representations received

Sport England - No comments to make

Issues

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that:

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

The proposed development is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF.

Local Planning Policy

Local Development Framework

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

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The Core Strategy has Strategic Spatial Objectives that form the basis of its policies:

SO1. Spatial Principles – This site is highly accessible, close to good public transport links, and would thereby reduce the need to travel by private car.

SO2. Economy - The proposal would provide jobs during construction with permanent employment in the offices and commercial units. It would support business and leisure functions of the city centre and the region.

SO5. Transport – The highly accessible location 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.

Policy SP1 Spatial Principles – The development would provide offices in a central location. It would be close to all sustainable transport and help to create a neighbourhood where people choose to be. It would enhance the built and natural environment and create a well-designed place that would enhance and create character, re-use previously developed land and reduce the need to travel.

Policy CC1 Primary Economic Development Focus: City Centre and Fringe - The City Centre is the focus of employment growth and is expected to accommodate 33ha of office or similar employment development. A variety of high quality accommodation types, sizes and foot-plates would boost investment. The City Centre is suitable for high density buildings and commercially led mixed use schemes.

Policy CC5 Transport – The proposal would help to improve air quality, being accessible by a variety of modes of sustainable transport.

Policy CC6 City Centre High Density Development – The proposal would be a high density development and use the site efficiently.

Policy CC7 Mixed Use Development – This mixed-use development would use the site efficiently. Active ground floor uses are appropriate in this location.

Policy CC8 Change and Renewal - The proposal would create employment and improve accessibility and legibility.

Policy CC9 Design and Heritage – The design would be appropriate to its context. It would have an impact on the Kendal Milne listed building and on views from within and on the character and appearance of the Parsonage Gardens conservation, and the setting of a number of other listed buildings. The harm would be less than substantial and would be outweighed by the public benefits that would be delivered.

Policy CC10 A Place for Everyone – The office accommodation would be highly accessible.

Policy T1 Sustainable Transport – The proposal would encourage a modal shift to more sustainable alternatives. It would improve pedestrian routes and the pedestrian environment.

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

Policy EN1 Design Principles and Strategic Character Areas - The design would enhance the character of the area and the image of the City. It would respond positively at street level and would improve permeability.

Policy EN2 Tall Buildings – The high quality design would contribute positively to sustainability and place making and bring significant regeneration benefits.

Policy EN3 Heritage – The proposal would have an impact on a number of heritage assets, including the listed building, but any negative impacts would be outweighed by public benefits.

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

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

Policy EN8 Adaptation to Climate Change – The energy statement sets out how the building has been designed to be adaptable to climate change.

Policy EN9 Green Infrastructure – The development could include rooftop planting.

Policy EN14 Flood Risk – The site is not in an area at risk of flooding and has been designed to minimise surface water run-off.

EN15 Biodiversity and Geological Conservation – The development would provide ecological enhancements for different species.

Policy EN16 Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars, minimising emissions and traffic generation.

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

Policy EN18 Contaminated Land and Ground Stability - A desk study identifies possible risks arising from ground contamination.

Policy EN19 Waste – The development would be consistent with the principles of the waste hierarchy and is accompanied by a Waste Management Strategy.

Policy EC1 Employment and Economic Growth in Manchester - A minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices, research and development, light industrial, general industry and distribution and warehousing. The City Centre is a key location for this.

Policy EC8 Central Manchester - Central Manchester is expected to provide approximately 14ha of employment land.

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

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

The proposal is considered to be consistent with the following Core Strategy Policies SP1, CC1, CC5, CC6, CC7, CC8, CC9, CC10, T1, T2, EN1, EN2, EN3, EN4, EN6,

EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, EC1, EC8 and DM1 for the reasons set out below.

Saved UDP Policies

Whilst the Core Strategy has now been adopted, some UDP policies have been saved.

DC18.1 Conservation Areas – The proposal would enhance the character and appearance of the Parsonage Gardens Conservation Area and other nearby conservation areas. . Any negative impacts on heritage assets would be outweighed by the public benefits of the scheme. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – The removal of the glass blocks and the roof-top extension would harm the building but, the harm would be less than substantial and the proposal in its entirety is considered acceptable. Any negative impacts on heritage assets would be outweighed by the public benefits of the scheme. This is discussed in more detail later in the report.

Policy DC20 Archaeology – An archaeological desk-based assessment has been carried out for the site and concludes that some further investigative work is necessary which would be controlled via an appropriately worded condition.

The proposal is considered to be consistent with saved UDP policies DC18.1, DC19.1 and DC20 for the reasons set out below.

Policy analysis

NPPF Section 6 (Building a Strong, Competitive Economy) and Core Strategy policies SP1 (Spatial Principles), EC1 (Land for Employment and Economic Development), EC3 (The Regional Centre), CC1 (Primary Economic Development Focus), CC7 (Mixed Use Development) and CC8 (Change and Renewal) – The proposal would deliver economic development and support economic performance within a part of the City Centre identified in policies EC1 and CC1 as a focus for primary economic development. The site is well connected to transport infrastructure. It would create jobs during the construction and operational phases. The development would use the site efficiently, redevelop brownfield land, enhance the sense of place within the area, provide users and employees with access to a range of transport modes and reduce opportunities for crime.

It would be highly sustainable and would maximise use of the City's transport infrastructure. It would enhance the built environment, create a well-designed place that would enhance and create character and reduce the need to travel. It would contribute to the local economy and support local facilities and services.

A high quality office development would improve the range of office accommodation options within the City Centre in an area in need of further regeneration. The City Centre is a key location for employment growth and the office space would help to optimise and activate the 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 improve the listed building which could become and remain vacant, enhance the ground level experience and sense of place with better permeability. Workers could use local facilities and services and support the local economy.

NPPF Section 7 (Ensuring the Vitality of Town Centres) and Core Strategy policies SP1 (Spatial Principles) and CC2 (Retail) - The City Centre is the focus of economic and commercial development, leisure and cultural activity and high quality city living. The proposal would attract and retain a diverse labour market. It would increase activity, support business and leisure functions and promote economic growth. 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) and Core Strategy policies CC5 (Transport), T1 (Sustainable Transport) and T2 (Accessible Areas of Opportunity and Need) - The highly sustainable location would give people choices about how they travel and contribute to sustainability and health objectives. The area is within walking distance of Victoria, Piccadilly, Deansgate and Oxford Road train stations, Metrolink stops and Metroshuttle routes. A Travel Plan would facilitate sustainable transport use and the City Centre location would minimise journey lengths for employment, business and leisure activities. The proposal would help to connect City Centre residents to jobs. Pedestrian routes would be enhanced and the environment would prioritise pedestrian and disabled people, cyclists and public transport.

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 design of both the new building and alterations to the listed building have been considered carefully and have been subject to consultation with relevant stakeholders. The proposal would maximise the use of the site land and would be appropriate to its context. The new building could be considered to be tall within its local context. The location is acceptable and the proposal would contribute to placemaking and bring significant regeneration benefits. The design would respond positively at street level.

The impact of the proposal has been assessed from a number of key views. The site is within a conservation area and there are a number of listed buildings nearby that would be seen in its context. Any negative impacts on heritage assets would be outweighed by the public benefits of the scheme. This is considered in more detail later in the report.

The proposal would reuse and repurpose a listed building that could become vacant should a viable alternative use not be realised. 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.

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), EN8 (Adaptation to Climate Change), EN14 (Flood Risk) and DM1 (Development Management - BREEAM requirements) - An Environmental Standards Statement demonstrates that the proposal would be energy efficient and include sustainable technologies at conception, feasibility, design and build stages and in operation. It would follow the principles of the Energy Hierarchy to reduce CO2 emissions. An Energy Statement sets out how the proposals would meet target framework requirements for CO2 reduction from low or zero carbon energy supplies.

The site is located within Flood Zone 1. A Flood Risk Assessment and Drainage Strategy addresses surface water runoff and drainage. The drainage strategy would manage surface water runoff to ensure that the peak rate and volume would be no greater than pre-development and accord with local planning policies. .

NPPF Section 15 (Conserving and enhancing the natural environment), Manchester Green and Blue Infrastructure Strategy 2015, Core Strategy policies EN9 (Green Infrastructure), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), Policy EN17 (Water Quality), EN18 (Contaminated Land and Ground Stability) and EN19 (Waste) - There would be no adverse impacts from risk of pollution from ground conditions, air and water quality, noise, vibration, waste and biodiversity. Surface water run-off and ground water contamination would be minimised.

There is no conclusive evidence about the presence of any protected species on the site or nearby that would be affected. There would be no adverse effect on any statutory or non-statutory designated sites in the wider area. Ecological enhancements are proposed.

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

NPPF Section 8 (Promoting Healthy Communities) - The creation of active frontages would help to integrate the site into the locality and increase natural surveillance.

Core Strategy Policies CC7 (Mixed Use Development) and CC10 (A Place for Everyone) – The proposal would be an efficient, high-density, mixed-use development in a sustainable location. As the City's economy continues to grow, investment is required in locations that would support and sustain this growth. The City Centre is the biggest source of jobs in the region and this proposal would provide high quality office accommodation to support the growing economy and contribute to the creation of a sustainable, inclusive, mixed and vibrant community. Users of the office accommodation could use local shops, restaurants and bars.

Saved UDP Policy DC20 (Archaeology) – Adequate archaeological investigation has taken place for the site but further work is needed which would be controlled via a condition.

Other Relevant City Council Documents

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 2015s 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.

Development and regeneration in a progressive and equitable means creating and enabling jobs and growth in a smart and thoughtful manner. This should ensure that residents living in nearby areas and circumstances of disadvantage are connected to employment, skills and training opportunities, and given the support and empowerment necessary to make the most of them.

Manchester: A Certain Future (MACF) - The climate change action plan 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. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in its Climate Change Delivery Plan.

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. 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 to be taken to reduce carbon emissions between 2020-2038. 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 to be taken to become energy-efficient, and investment 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.

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

Powering Recovery: Manchester's Recovery and Investment Plan – This sets out Manchester's response to the COVID-19 pandemic to reinvigorate its economy, with plans to protect and create jobs, and support new business opportunities. 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 Kendals Building and the new build Fraser Building, would create workspace aimed as these start-ups, small SMEs working within a managed workspace environment and also large corporate occupiers (both established local and inward investors). This would support the aim to secure a highly skilled and knowledge intensive workforce in the City. The reuse of the building would intensify the levels of economic activity at the site and reusing the building would be inherently sustainable and align with the Plan's ambitions for zero carbon and climate resilient growth.

The Greater Manchester Strategy (2017) ("Our People, Our Place") – This was produced by the Greater Manchester Combined Authority (GMCA) and replaces the former "Stronger Together: Greater Manchester Strategy" published in 2009. It sets out a very clear vision for the City-Region, stating that Manchester will be: "A place where all children are given the best start in life and young people grow up inspired to exceed expectations. A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm. But if you need a helping hand you'll get it. A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent. A place where people live healthy lives and older people are valued. A place at the forefront of action on climate change with clean air and a flourishing natural environment. A place where all voices are heard and where, working together, we can shape our future."

Delivery of new and converted office blocks and commercial space would create a substantial amount of employment from the supply chain and in direct job creation through new commercial office floorspace. The new offices would contribute directly to creating an environment that attracts investment into local and regional centres within Greater Manchester and in Manchester, which is seen as the heart of the region.

Manchester City Centre Strategic Plan - The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the City Centre neighbourhoods, and describes the partnerships in place to deliver those priorities. The site sits at a key location on Deansgate and there are several heritage assets that would be impacted by the proposal. MCC have recognised the regeneration opportunities of the site and have developed the St. Marys Parsonage Strategic Regeneration Framework (SRF) area, of which the site forms part of.

Stronger Together: Greater Manchester Strategy 2016-2025 - This is the sustainable community strategy for the Greater Manchester City Region. The Manchester Strategy 2016-25 also identifies a clear vision for Manchester's future, where all residents can access and benefit from the opportunities created by economic growth. Over a thirty year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region and a high quality of life. All its residents are able to contribute to and benefit from sustained prosperity. The proposed office accommodation would support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

Manchester Joint Health & Wellbeing Strategy (2016) - is the city's overarching plan for reducing health inequalities and improving health outcomes
for Manchester residents. It sets out a ten year vision for health and wellbeing and the strategic priorities which have been identified to support this vision. The vision is that in ten years the people of Manchester will be living longer, be healthier and have more fulfilled lives with a genuine shift in the focus of services towards prevention of problems, intervening early to prevent existing problems getting worse and transforming the city's community based care system by integrating health and social care.

Manchester's Great Outdoors (A green and blue infrastructure strategy and action plan for Manchester) - Highlights that Manchester needs to demonstrate that it can be both a green city and a growing city. It emphasises a need to focus on Open Spaces, Linkages and Networks of "urban green".

St. Mary's Parsonage Strategic Regeneration Framework (SRF)

The investment at the site would secure its long-term viable use and deliver wider benefits to the local area as identified in the St Mary's Parsonage SRF. The SRF sets out a clear vision to enhance and regenerate the area by developing key sites that would be a catalyst for further investment and drive positive change. A critical component of the SRF is to safeguard the ongoing future use of Kendals as one of the area's most prominent buildings. The SRF recognises that the existing use is no longer viable having been impacted by long term changes in retailing and consumer

behaviour. The SRF notes there is no evidence of existing or forecast future demand from department store operators to take retail space of this scale and states that future options would need to consider a consolidated retail offer and options to re-purpose it for alternative uses. The size and depth of the floorplates and the floor to floor heights are considered in the SRF to lend themselves best to office conversion, alongside an opportunity to rationalise and extend the rooftop accommodation to deliver additional accommodation.

The SRF notes that the redevelopment of the Fraser Building would transform the conservation area. The existing MSCP creates a poor quality and uninviting street level experience. It recognises the role of the MSCP but recognises that alternative car parks in the surrounding area serve a similar strategic function and all have available capacity. The MSCP does not align the Council's objective to reduce congestion, improve air quality and work towards a zero-carbon future. The SRF identifies the Fraser Building as an opportunity to deliver offices support future supply for new business, and deliver a ground floor retail offer to activate street frontages, particularly along King Street West. Redevelopment of the Fraser Building presents an opportunity to increase the density of active economic development in the area, thereby supporting ambitions for growth in the regional centre.

Conservation Area Declarations

Parsonage Gardens Conservation Area

The Parsonage Gardens Conservation Area contains several Grade II listed buildings, including Blackfriars Bridge, Century Buildings, Arkwright House and the Kendal Milne Building, but also a number of more recent buildings such as Alexandra House. At the centre of the Conservation Area is Parsonage Gardens which is bordered by large and impressive buildings. Most are in orange-red brick or terracotta, with one modern-style steel and glass structure. Parsonage Gardens is surrounded by a rich mixture of buildings of various ages and styles. The Grade II listed Arkwright House, is a significant 7 storey office block. Parsonage Gardens Conservation Area embraces a length of river frontage to the Irwell and this also includes part of the Grade II listed bridge on Blackfriars Street, half of which is in Salford. This heavy stone bridge was built around 1820. One of the three semi-circular arches is partly embedded in the river bank on the Manchester side. The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Parsonage Gardens area and its use in new developments will therefore be encouraged.

St Ann's Square Conservation Area

St. Ann's Square is in the commercial heart of the City, where almost every building accommodates shops on the ground floor. It comprises an important part of the city centre around St. Ann's Square, extending to John Dalton Street. Many buildings within the Area are listed for their special architectural or historic interest.

St. Ann's Square was laid out in the Georgian period, early in the 18th century, and is one of the main public spaces in the city centre. The church, dominates the

southern end of the Square and is the only surviving building of that time in the area, the remainder being later replacements which continue to enclose the Square. As these buildings were constructed in various styles over a long period, they create a rich tapestry of built form. Each new building has been designed with due regard and respect for the others that were already there and together they create an imposing street wall and St. Ann's Church is one of only fifteen buildings in the City listed as Grade I and is the most prominent building in the conservation area. The Church is constructed in red sandstone, has two tiers of round-headed windows, a semi-circular apse to the east and a square tower to the west. Originally the tower was surmounted by a three-tier cupola, replaced by a spire in 1777 that was removed in its turn around 1800.

St. Ann's Square is lined with many buildings of architectural merit, while within the space are two listed bronze statues, one of Richard Cobden and the other a memorial to the Boer War comprising a group of soldiers. On the corner of St. Ann's Square and St. Ann Street stands a building which is a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows. Designed by the architect J. E. Gregan, it was originally Benjamin Heywood's Bank and was connected to the manager's house by a single-storey link. It is listed Grade II*.

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 persons who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is 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 applicant has submitted an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and has considered the following topic areas:

- Daylight, Sunlight and Overshadowing
- Built Heritage
- Townscape and Visual Impact
- Socio-Economic

The Proposed Development is an “Infrastructure Project” (Schedule 2, 10 (b)) as described in the EIA Regulations. The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects. In accordance with the EIA Regulations, the ES covers the following information:

- A description of the proposal comprising information about its nature, size and scale;
- An introduction providing context to the EIA completed;
- A summary of legislation and of national and local policies relevant to the environmental discipline and its purpose;
- The method or approach employed in the assessment of impacts, the criteria against which the significance of effects has been evaluated, the sources of information used and any technical difficulties encountered;
- An evaluation of the baseline environmental conditions i.e. the current situation and anticipated changes over time assuming the site remains unchanged;
- The likely significant effects on the environment resulting from the proposed development;
- The measures which would be implemented to mitigate potential adverse effects, and where possible enhancement measures;
- The cumulative effects of the proposed development identified within the vicinity of the site;
- The residual effects, i.e. the remaining effects of the proposed development assuming implementation of the proposed mitigation measures; and
- A summary, in non-technical language, of the information specified above.

It is considered that the Environmental Statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposal and any required mitigation. It has been prepared by a competent party with significant experience and expertise in managing the EIA process who hold the IEMA EIA Quality Mark. The preparation of the Statement has included technical input from a range of suitably qualified and experienced technical consultees.

It is concluded that there would be no unduly harmful cumulative impacts as a result of this development.

The impacts relating to the construction phase are temporary and predictable.

The interaction between the various elements is likely to be complex and varied and will depend on a number of factors. Various mitigation measures are outlined elsewhere within this report to mitigate against any harm that would arise and these measures are capable of being secured by planning conditions attached to any consent granted.

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

Regeneration is an important planning consideration. The City Centre is the primary economic driver of the City Region and is crucial to its longer term economic success. There is an important link between economic growth and regeneration and further office space is required to deliver essential growth. The proposal would develop a strategic site in a key regeneration area.

The Parsonage Gardens SRF seeks to retain the Kendals Building and identifies the potential to redevelop the Fraser Building for offices. The proposal would deliver Grade A office floorspace and support economic recovery. The buildings would create 52,442 sq.m of high quality office floorspace. There is no demand to use Kendals as a department store so an alternative use is required. 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 Fraser Building has reached the end of its economic life and represents a poor quality feature within the Parsonage Gardens Conservation Area.

The construction phase would support 3,239 FTE jobs and generate GVA of £350m. During the operational phase the commercial space would support 3,491 jobs, and up to 400 in the retail and flexible ground floor commercial space. Business rates from the offices and retail space will generate £3.2m a year, £31.8m over ten years of operation. The development would accommodate a range of sectors and skill levels, providing a range of options for Manchester residents and contribute to 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 site would enhance its contribution to the surrounding streetscape and the sense of place at a prominent location.

A detailed analysis has established that offices would be the optimum viable use for the listed building and would require significantly less heritage interventions compared to a hotel, residential or 'black box' use.

In view of the above, the development would be in keeping with the objectives of the City Centre Strategic Plan, the Greater Manchester Strategy, and would complement and build upon Manchester City Council's current and planned regeneration initiatives, including those encouraged in the St. Marys Parsonage SRF. As such, it would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC7, CC8, CC10, EN1 and DM1.

The proposed use of the site as offices and alternative uses considered

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, residential or a black box use. Its layout and constraints mean that these uses would require alterations and a loss of heritage to varying degrees to deliver a viable use. An office use would be the most sustainable long term use, consistent with maximising retention of heritage values and significance, whilst facilitating a conservation-led approach to its wider refurbishment.

The significant internal and external alterations required to convert the building to hotel use would potentially lead to significant harm and make justification and balancing harm with significant regeneration benefits a challenge. The demolition required to create a financially viable hotel would be too destructive and the cost of the work would not be financially viable. The size of the hotel created would be the largest in Manchester.

The site is in the commercial core and is a prime opportunity for offices. Opportunities for commercial space are finite and limited in the core. Conversion to residential use presented the same issues as with the hotel. The depth of the floor plates would require a large atrium. Escape distances and occupancy levels mean that the existing cores would not be adequate for the occupancy levels and facade retention and new cores would be the only viable option. Views out of residential are even more important than hotels so full removal and replacement of the glazing would be required. Retention of the cores for a residential layout would be possible, but would not be viable. Facade retention could make residential viable but would not be acceptable in a heritage context.

A cinema or conference facility that requires no views out was considered. The location, public transport links and size of the building could be suitable but in order

to create the size of venues required, facade retention would be the only viable option. Even if the cores were retained, the structural intervention required to create the spaces would be excessive. There would likely need to be external bracing required due to the number of floors required to be removed. Major transfer structure would be required to create column free spaces in the auditorium. Facade retention would have a major adverse impact on the significance of the building, but would preserve the opaque glazing. A complicated scheme with challenging structural design would be highly expensive. Numerous viability assessments would need to be undertaken to see if the City could support another large venue. This option was therefore discounted.

Consumer behaviour has impacted on department stores. The growth in online retail sales, exacerbated by the health crisis, has reduced city centre footfall. These trends were placing pressure on the sector prior to the crisis. The financial difficulties of the current occupier are well known. A long-term decline of footfall has affected investment in the building which is deteriorating and floors have been vacated. There is no evidence of existing or future demand from other department store operators to take retail space of this scale (circa 400,000 sq ft) and there is a need to arrest the building's decline through significant investment that can only be delivered through an alternative viable and sustainable reuse of the building.

There is continued demand for Grade A office floorspace within the City Centre. The delivery of premium office space in the city centre would contribute to the economic success of the Greater Manchester Region and the sustainability credentials of the building would be of significant appeal. The proposal would be deliverable and viable and contribute to the identified market demand for offices. The increased demand for premium office floor space and the limited availability of new build has created demand for refurbished space. This refurbishment could attract office occupier interest and secure the long-term use and maintenance of the building.

The buildings would include 5,000-15,000 sq. m. of retail or leisure floorspace. The importance of delivering active frontages on the site is identified within the SRF, to animate surrounding streets and drive footfall within the central retail core.

An office use would be the most appropriate to secure the long-term use of the Kendals Building and provide the opportunity to restore, reveal and enhance areas of high heritage significance whilst minimising architectural inventions. However, a roof-top extension is required to make the development viable. Office use would require a central atrium but less acoustic, fire and M&E interventions than for other uses. An office use would secure a long-term viable use supported by smaller independent retail units at the ground floor. It is considered that the proposed office use with ground floor retail space is the optimum viable use.

It is unlikely that the current tenant will occupy the Building in the longer term.

Height, scale, mass and density

The scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Overall, the refurbished and extended Kendals building would be 10 storeys in total, with recessed facades on

floor 7 and a further recess on floors 8 and 9 which would reduce the massing of the roof extension. There would be a recessed roof plant deck at level 10. The scale and massing of the 14 storey Fraser Building shifts in line with the retained Kendals Building on levels 7 and 9 before reducing further above to slim the massing. The new build would be taller than other buildings in the immediate area but its high quality design and appearance would be acceptable in this location. The proposal for the Kendals Building includes for demolition of an existing part two storey roof extension. A range of options have been explored to test the most appropriate form, materiality and scale of the rooftop extension and how it could conceal and consolidate the rooftop plant deck.

Design and appearance and Architectural Quality

The key factors to evaluate are the development's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The proposal would result in 2 high quality buildings. The public realm would encourage pedestrian movement and improve the street level environment.

The design and materials would relate to the surrounding context and be sustainable, cost effective and durable. The proposal would be a contemporary addition to the skyline and create modern office floorspace within a conservation area. The architecture aims to strengthen the heritage setting and its surroundings. The composition of both buildings respects sensitive views of the site and contribute to the architectural variety expressed in older and more modern buildings. The new build would complement the adjacent and restored Kendals building using a reflective façade of fritted glass that makes reference to the triangular façade features of the Art Deco Kendals building.

The refurbishment of Kendals and restoring areas of its façade would keep the project rooted in its historical development. The modern rooftop extension would remove the poor-quality roofscape and replace it with a concise and clean addition that would allow the new use to come forward and preserve the building in the long term.

The appearance of the main body of Kendals would be retained although new materials would be introduced. This primarily relates to the replacement of the glass blocks with a new glazing treatment that would reflect the 'block' pattern. The new glazing would provide modern light and heating. New external lighting would enhance the cleaned, restored and repaired façade. The design of the roof top extension was informed by the strong vertical form of Kendals and the desire to create a distinct extension. The plant screen has been set back from the Deansgate elevation to minimise its visual impact.

The complementary form of the roof extension would have a copper colour tone. The glazing would reflect daylight and allow light out at night. It would provide a significant amount of premium floorspace to make the development viable.

Kendals is primarily stone and glass and the obscured glazing suits a department store. However, office occupiers would need views and therefore the glazing needs to be modified. The options appraisal considered alternative ‘black box’ type uses to be unviable and would involve a significant level of harm. Glass blocks would be retained next to retained stair cores on Deansgate, which are the most visible of each of the facades. As the glass blocks do not let in sufficient daylight, do not provide the necessary fire protections, nor are they thermally efficient, they would otherwise be replaced. A frit would be applied to the glazing and an expanded mesh inserted to reflect the existing glass blocks.

The removal of the majority of this glass blocks would ‘harm’ the listed building, but is necessary and proportionate in addressing the fundamental need to re-purpose it with the optimum viable re-use. The partial retention of some glass blocks and the design of the replacement should reduce the extent of potential harm. The original design intent for the building would still be read whilst making it fit for a new and modern office use. The building’s deep plan form, with limited light penetration, is typical of a department store of this age and type and is a significant constraint. An atrium is therefore considered necessary in the majority of options tested for new use.

The two-block angular design of the new building maximises the shape of the plot. Its glazing and solid panels form a vertical zig-zag façade to respond to the windows on Kendals, whilst creating something original. This modern approach would create a unique appearance to this part of the site. The solid and void in the stone and glazed panels would be arranged in a saw tooth facade configuration creating variance of light and shadow as the sun crosses the facade. The proposed materials seek to respond to surrounding heritage assets in a modern contemporary way. A condition relating to the submission of full specifications and samples of all materials to be used for the external envelope of the buildings is included on the approval.

Relationship to Context and Impacts on Heritage Assets and Historic Context

The effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments, archaeology and open spaces has been considered. Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. It identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the asset's importance, sufficient to understand the potential impact of the proposals on their significance. In determining applications, the following considerations should be taken into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

The focus of the Government's planning policy guidance is to ensure that the desirability of sustaining and enhancing the significance of heritage assets is taken into account and that they are put to viable use, consistent with their conservation (NPPF paragraph 185). Development within or adjacent to heritage assets could have some impact on their fabric or setting, and this could be either beneficial or harmful. The fundamental design objective is to ensure that the impact on heritage assets is demonstrably beneficial, minimising any negative impact on significance. Consequently, development must be justified by clear and convincing evidence of the impact. Paragraph 193 of the NPPF advises local planning authorities 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". Where a proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

A Heritage Statement and a Townscape and Visual Impact Assessment (TVIA) have assessed the historic environment and the visual impact of the proposal on identified heritage assets. The Heritage Statement has also assessed the direct physical impacts on the Grade II listed Kendals Building. The site is within the Parsonage Gardens Conservation Area and opposite the St. Ann's Square Conservation Area. The following listed buildings are nearby: Haywards Buildings (Grade II), 3 St. Mary's Parsonage (Grade II), Arkwright House (Grade II), Century Buildings (Grade II) and 31 & 33 King Street West (Grade II), 4-14 Ling Street (Grade II) and the Grade I listed St. Ann's Church.

The TVIA assesses the visual impact of the proposal from 19 views whereas the Heritage Statement assesses the visual impact from 10 of these views (Views 1-7, 10, 17 and 18), and the results from both assessments have been combined. Due to

the number and height of existing buildings, as well as the compact urban grain within the immediate vicinity to the site, views are predominantly contained to the immediate context. Viewpoints 1–7 and 18 have clear visibility to part or the entire site. Middle distance views such as viewpoints 8, 11 and 17 have limited visibility. These glimpsed views are contained within the background. Building heights around the site range from 4 to 10 storeys but there are 11-15 storey buildings on the River Irwell. Buildings of a similar height to the proposed Fraser and Kendals Buildings are characteristic of the local townscape and this variety means the area has a low susceptibility to change.

View 1 looks south-east across Parsonage Gardens towards the north-west corner of the Grade II Kendals store. To the middle of the view is the Grade II listed Arkwright House with the foreground dominated by Parsonage Gardens. To the extreme left is the rear elevation of the unlisted Church House and the front elevation of the Grade II Arkwright House is the main focus of the view to the right, whose setting and character is enhanced by the open, green Parsonage Gardens. Terminating the view between Church House and Arkwright House is the rear elevation of Kendals. This view represents the character and appearance of the

Parsonage Gardens Conservation Area and the contribution of the settings of Kendals and Arkwright Housel.

In the proposed View the Kendals extension and the upper storeys of the new Fraser Building rise above the roofline of Arkwright House. The view epitomises the character and appearance of the Parsonage Gardens Conservation Area and the modern new build elements impacts on these established qualities and reduce the dominance of Arkwright House. The alterations and extensions to the Grade II Kendals Building to a lesser degree impact on the character and appearance of the Conservation Area, but do impact on the setting, character and understanding of the Kendals Building and its group value with Arkwright House. The roof extension is at odds with the Art Deco vertical emphasis of the building, and removes its stepped roof structure, which although simpler in design and materials, provides extra emphasis to the roofscape. The heritage assets' settings and significance would be adversely affected to a moderate degree, as the roof extension diminishes the understanding and appreciation of those heritage values and the character and appearance of the Parsonage Gardens Conservation Area as a whole.

View 2 looks towards the rear elevation of Kendals and the north and north-west corner of the Fraser Building. It is an incidental view glimpsed to part of the rear aspect of the site while traveling north towards Parsonage Gardens and illustrates the “back of house” areas relating to Arkwright House; Kendals and the 1970s Fraser Building and car park, and combines three distinct architectural periods from the 19th century, through 1920s/30s to the 1970s. Although the view includes three listed buildings and is located within the Parsonage Gardens Conservation Area, it does not best represent the heritage interest of the heritage assets.

In the proposed View the new building and roof extension to Kendals is visible. It clearly shows the replacement of the 1970s Fraser Building with the coloured glass elevation of the new build. This replaces a negative visual component from the conservation area with a high quality which allows the settings of the Grade II listed buildings either side to be enhanced to a minor degree.

View 3 is from Motor Square, looking east into King Street West from St Mary's Parsonage. It is to the southern side of the Parsonage Gardens Conservation Area and includes oblique views of Grade II listed buildings at 31 & 33 King Street West and Kendals, although neither building is well understood or appreciated. The heritage interest and character of the conservation area is in part understood and appreciated but is diminished by the large amount of street furniture and signage at Motor Square and the unlisted 1960s office building to the immediate left.

The proposed view shows the southern aspects of the new building and roof top extension at Kendals. The introduction of the new build in this part of the conservation area does impact on its character and appearance and the established building types, building heights and materiality to the northern side of King Street West. It would be a dominant and modern component that can be seen to dwarf the listed and non-listed buildings. The roof extension to Kendals is less discernible partly due to the new Building. The replacement of the original glass blocks with modern clear glass panels changes the appreciation and character of the building to a minor degree and introduces a much more modern character to the exterior of the store. The proposed changes diminish the settings and the ability to understand and appreciate the significance of the identified heritage assets and diminishes the character and appearance of the Parsonage Gardens Conservation Area to a minor degree.

View 4 is from Deansgate, looking towards the main elevations of Kendals. It includes 3 listed buildings: the Grade I Rylands Library, the Grade II Sawyers Arms and the Grade II Kendals Building. The view is from the boundary between the Deansgate/Peter Street Conservation Area and the Albert Square Conservation Area. It demonstrates the typical character of Deansgate combining historic and modern buildings of medium to large plots. Although there are examples of mid-rise buildings on Deansgate, the typical height of buildings is between 4-6 stories. Kendals is seen as part of this multi-phase, urban streetscape. The view represents the character, appearance and heritage interest of the Deansgate/Peter Street Conservation Area, which forms a varied mix of commercial buildings of low to medium height and varying in age and materials.

The proposed view is an oblique one of Kendals from Deansgate, illustrating the outline of the roof extension to the listed building. The Fraser Building is concealed by foreground buildings. This view illustrates the increase in height of the listed Kendals Building, which can be seen to appear disproportionate and contrary to the simple architectural treatment and vertical emphasis of the Art Deco building. The increase in height of the Grade II building does impact on the established building height to the western side of Deansgate, and to a lesser degree does impact on the setting and domestic character of the Grade II Sawyers Arms. However, the impact on the setting of the Grade I Rylands Library is neutral. Consequently, the roof extension to the Grade II Kendals building is considered to adversely impact the setting and character of the Grade II listed Sawyers Arms and the character and appearance of the Parsonage Gardens Conservation Area to a minor degree.

View 5 is from further along Deansgate towards Kendals and includes 2 listed buildings; the Grade II 105-113 Deansgate and Kendals. The view is at the boundary of the Parsonage Gardens Conservation Area and the St Ann's Square Conservation Area. The view represents well the character and appearance of the Parsonage Gardens Conservation Area, with a varied mix of low to medium height commercial buildings of varying age and materials. The demonstrates the typical character of Deansgate, with historic and modern office buildings of medium to large plots. The 1980s Sainsbury's store is a neutral component of the Parsonage Gardens Conservation Area and maintains the established height to this side of the street. The Grade II Kendals Building is more prominent from this location, and its Art Deco vertical emphasis contrasts well with the earlier, decorated gables of the adjacent properties. The character and appearance of the Parsonage Gardens Conservation Area, and the heritage values of the Grade II Kendals Building are well represented in this view.

The proposed view shows the principal elevation of Kendals from Deansgate, illustrating the roof extension. it is experienced further along Deansgate and illustrates the roof extension and windows from a closer distance. The roof extension at Kendals can be seen to impact upon the simple architectural treatment, vertical emphasis, and character of the Art Deco building. The orange/rust colour reflects the brick/ terracotta materials on buildings in the foreground, which distract from the pale Portland stone colour of Kendals creating a visual disconnect and making the roof extension appear more visually dominant. The replacement of the original glass block windows with clear glass adversely affects the ability to appreciate the architectural interest of the listed building. The new build is concealed by the buildings in the foreground. The alterations to Kendals adversely impact the special interest of the Grade II listed building to a moderate degree, however there would be no impact on the character and appearance of the Parsonage Gardens Conservation Area.

View 6 looks west from King Street and shows the site from within the St Ann's Square Conservation Area, looking west into the Parsonage Gardens Conservation Area. Kendals and the Grade II listed 4-14 King Street can be seen. The vertical emphasis and Art Deco design of the corner of the Kendals Building can be appreciated from this location, which comes into full view when reaching the junction of the three streets. The narrow width and low-rise nature of King Street emphasises the dramatic 'revealing' of Kendals and wider Deansgate setting. The view includes the Fraser Building which is not an obviously negative component to the Parsonage Gardens Conservation Area from here. This view represents the heritage interest of the two listed buildings and the character of the St Ann's Square Conservation Area well.

The proposed view shows the corner of Kendals and the new build, the taller part of which is almost entirely concealed behind Kendals. The low-rise element that forms the entrance to the new build can be seen and understood as a continuation of the streetscape of King Street West. This part of the scheme maintains the existing height and form that exists and replaces the 1970s building with a high quality development which is subservient to Kendals. The replacement of the original glass blocks with clear glass panels with fritted design partially retains the original Art Deco

aesthetic of the original glazing, however the increased reflection and now visible horizontal joints between glass panels removes the strong vertical emphasis from the elevation and has a minor-to-moderate adverse visual impact on the character and significance of Kendals. The impact on the Grade II listed 1-14 King Street and on the character and appearance of the Parsonage Gardens Conservation Area is neutral.

View 7 is from the southern end of St Ann's Square within the St Ann's Square Conservation Area looking towards Kendals from the front of the Grade I listed St Ann's Church with Kendals terminating the view. St Ann's Church and St Ann's Square are the focus of the St Ann's Square Conservation Area and although the buildings to the right and middle-left are not listed, they are positive contributors to the character and appearance of the conservation area. This view demonstrates the established building height within the area, with the taller Kendals Building signalling the change in character to the Parsonage Gardens Conservation Area along Deansgate. The open nature of the southern end of St Ann's Square enhances the ability to appreciate the heritage interest of all buildings, terminated by the clearly Art Deco vertical emphasis of Kendals. This view is considered important as it represents the character and appearance of the St Ann's Square Conservation Area and the settings of Kendals and Grade I St Ann's Church well.

The proposed view shows the north-east corner of Kendals with the roof extension. This is seen to be an incongruous addition to the Grade II listed Kendals Building in terms of height, mass and colour and impacts on the character, scale and design of Kendals, with the proposed colour creating a visual disconnect. The replacement of the original glass blocks with clear glass panels increases the reflectivity and highlights the horizontal joints between glass panels, which removes the strong vertical emphasis from the elevation and impacts on the character and significance of Kendals. The alterations do not impact on the setting or significance of the Grade I St Ann's Church, which forms the central focus of the St Ann's Square Conservation Area. The change to the roofline would result in some adverse visual impact when looking towards the site from the conservation area. The roof extension diminishes the character and significance of the building and the understanding and appreciation of its heritage values by removing the original vertical emphasis and introducing a large new roof extension of a contrasting colour. The overall visual impact from this viewpoint is considered to be moderate adverse.

View 8 is experienced from the A56 Deansgate adjacent to No. 1 Deansgate. The foreground of the view comprises the junction between the A56 Deansgate and Blackfriars Street. The view predominantly comprises the built form along the A56 Deansgate. The Grade II Listed Kendal Milne Building is visible in the background of the view. The majority of the site boundary is screened from visibility by the existing built form along the A56 Deansgate.

In the proposed View 8 the proposed development would be visible in the background of the view, though predominantly screened from visibility by existing built form. It is considered that the proposal would have a neutral impact from this viewpoint.

View 9 is from the Grade I Listed Manchester Cathedral in the pedestrianised area on Deansgate in the Cathedral Conservation Area. The focal point of the view is of

the built form along the junction of Deansgate and Victoria Bridge Street. Kendals is barely perceptible in the background.

In the proposed view the proposal would be visible in the background but predominantly screened from visibility and it would have a neutral impact.

View 10 is from Hunts Bank from the Cathedral Conservation Area. Although the Grade I listed Cathedral and Grade I listed Chetham's Hospital can be seen to the left of the view, a number of modern office and residential/hotel towers dominate the view creating an ad hoc contemporary backdrop. The view illustrates that the setting of the Cathedral is understood but compromised by its urban environment, including the rendered side elevation of a neighbouring building which blocks views to it. Both the Cathedral and Chetham's Hospital are surrounded by road, street furniture and signage providing a low quality setting to the heritage assets. This view does not best represent the character and appearance of the Cathedral Conservation Area, nor the heritage interest of the heritage assets within the view, which are better understood and appreciated from other locations.

In the proposed view the development site is largely obscured by buildings on Deansgate. This view demonstrates the substantial demolition and redevelopment to the northern end of Deansgate which allows the new Fraser Building to be read as a contemporary development in keeping with the urban skyline in the distance. The proposal would not have any impact on the Cathedral Conservation Area or any heritage assets within the view and the visual impact is neutral.

View 11 is from Trinity Bridge above Dearmans Place. The red brick Alberton House is clearly visible, which screens visibility of the site.

In the proposed view the proposal is screened and would have a neutral impact.

View 12 is from Deansgate Castlefield Metrolink Station, adjacent to the Grade II Listed Castlefield Railway Viaduct. it represents the experience of commuters arriving from the tram stop. The Grade II Listed Castlefield Railway Viaduct is in the foreground. The background comprises buildings on Deansgate including the Grade II Listed 235-291 Deansgate. Castlefield Information Centre and the Former Market Hall and the taller No1 Spinningfields Square and 125 Deansgate. There is limited visibility of Kendals.

In the proposed view the proposal would be barely visible and would have a neutral impact.

View 13 is from the Grade I Listed Manchester Town Hall and Grade I Listed Albert Memorial in Albert Square. The Grade I Listed Albert Memorial is present within the foreground and the site is screened by built form in Albert Square.

In the proposed view the proposal is not visible and would have a neutral impact.

View 14 is from Piccadilly Gardens and the site is not visible.

In the proposed view 14 proposal is not visible and would have a neutral impact.

View 15 is from the Grade II Listed Roman Catholic Church of St. Chads and presbytery St. Chads Presbytery, the A665 Cheetham Hill Road aand the site is not visible.

In the proposed view the proposal is not visible from this location and would have a neutral impact.

View 16 is from the Public Footpath Salford FP5 along the River Irwell and the site is not visible.

In the proposed view the proposal is not visible and would have a neutral impact.

View 17 is from the upper part of King Street looking to its junction with Cross Street. It is in the Upper King Street Conservation Area with listed buildings on both sides of the street; to the left the Grade I listed former Bank of England, the Grade II former Prudential Assurance Office and Grade II No. 74 King Street which all form the southern side of King Street, and the large Grade II listed former Lloyds Bank. The upper part of King Street becomes narrower as King Street continues over Cross Street. Here, the highly decorated buff stone of the Grade II Eagle House holds the corner and junction to the left, whilst the domestic scale of the much earlier properties and shops to the north side of King Street continue towards Deansgate and the Site. This view illustrates the clear heritage interest of both the former banking district and the former commercial district and the subsequent reduction in height of buildings as you travel east. The view is terminated by the tall 1950s Albert Bridge House which partially conceals the domestic scale of buildings to the western end of King Street. Although this is a 20th century building, its colour and materials help it to blend in with the surrounding townscape. This view is considered to represent the character and appearance of the Upper King Street Conservation Area and the settings of the visible listed buildings well.

The proposed view is long-range from the Upper King Street Conservation Area, looking into the St Ann's Square Conservation Area. The new build and Kendals roof extension would be highly visible. The addition of two new built forms demonstrably changes the established height of King Street in this key view. The elevated position of the view emphasises the additions to the horizon, which envelop and dominate the low-rise, graduated termination of the St Ann's Square Conservation Area. Consequently, the overall impact is considered to be minor-to-moderate adverse.

View 18 is from the northern end of Deansgate, looking towards Kendals on the boundary of the Parsonage Gardens Conservation Area and the St Ann's Square Conservation Area. It is an integral point to understand and appreciate the heritage interest of Kendals. The street walls provide a defined viewing corridor along Deansgate, with Kendals being the dominant and most striking building. The setting and architectural character of Kendals can be fully appreciated. The uninterrupted roofscape and silhouette against the sky enhances the architectural simplicity and "modernity" of the building. The close view of Kendals also emphasizes the use of

mottled glass which produce subtle glints of movement as you travel further towards the building. Consequently, it is considered that this view represents well the architectural interest of the Grade II listed Kendals building, and the character of the Parsonage Gardens Conservation Area.

The proposed view shows the roof extension and elevational changes to Kendals from Deansgate. The replacement of the original glass block greatly affects the character of the listed building. The clear glass panels heighten the level of reflection, depth and highlights the horizontal joint lines, all of which impact on the original external design of the building and its intended vertical emphasis. The roof extension can be seen to impact on the intended simple architectural treatment, vertical emphasis and character of the Art Deco building. Although partially concealed along the Deansgate elevation, the fully visible aspect of the extension to the corner of Deansgate and St Mary Street allows for the full height of the extension to be seen from this location, introducing an incongruous element to the simple design and scale of the building. Consequently, although it is considered that there is negligible impact on the character and appearance of the Parsonage Gardens Conservation Area and the settings of surrounding listed buildings, the alterations to Kendals adversely impact the setting, understanding, appreciation and character of the Grade II listed building. Consequently, the overall impact is considered to be moderate adverse.

View 19 is experienced from the B5461 E Ordsall Lane and represents the view from the Charcoal building, Middlewood Locks, Salford. The site boundary is screened from view from this location by the existing built form.

In the proposed view the proposal is not visible and would have a neutral impact from this viewpoint.

These views have shown that the proposal would erode to a demonstrable extent the settings and heritage interest of heritage assets. The replacement of the glass blocks with modern, plain glass with fritted geometric block design removes the largest area and most significant element of Kendal and erodes the character, appearance and heritage values/interest of the building. The roof extension further alters the original design, simple Art Deco modernist vertical emphasis, roofscape and scale. The new build Fraser Building however would replace the 1970s Fraser Building that is currently considered to be a negative component of the Parsonage Gardens Conservation Area. The alignment and stepping of the Fraser Building would lessen its visual impact, which results in it not being visible in many views. However it would result in adverse visual impacts from certain viewpoints, principally in Views 1, 3 and 17, where the scale and external design dominates the streetscape, settings of heritage assets and the character and appearance of conservation areas. Overall, the Heritage Assessment concludes that the proposal would result in a harmful change to the settings, character and appearance of the designated heritage assets within the agreed views, and as a result the proposal is considered to have a moderate adverse visual impact overall.

As well as assessing the impact of the proposal on the setting and views of relevant heritage assets and on the external appearance of the Kendals Building, it is necessary to assess the impact of the internal alterations at Kendals. Architecturally, office use would require the least intervention / adaptation of the current fabric to make a viable and workable space. Significant M&E work would be required to bring the systems up to standard but limited subdivision of the space would maintain the legibility of the historic plan form.

Many department stores of the same age as Kendals have atriums within them as part of the original layout. The creation of a new atrium would improve the long-term occupation and practical use of the space. The British Council for Offices (BCO) recommend that a person's primary working space should be no more than 6 metres away from a window and natural light. The floorplate is exceptionally deep, so a significant amount of each floor would be designated as tertiary space in its current form. The atrium has been located to marry with the existing lift and stair cores and these original features would be retained. The atrium would result in the removal of isolated areas of floor and ceiling to each level, as well as the removal of two associated Art Deco column heads, which are a pastiche example of this style and are non-original. The removal of the two Art Deco column heads, per floor, is considered necessary, to allow for appropriate fire protection measures to be installed to the perimeter of the atrium. The remaining eight Art Deco column heads would be retained within each floor plate.

In addition to the proposed atrium, a number of key interventions would need to be made in order to facilitate the conversion of Kendals to offices. These would include:

- Creation of new, distinct office and retail entrances to allow separation of user groups. To create the physical entrance for the office, the canopy, jambs and heads of the existing structure would be retained, with the proposals maintaining the design ethos and rhythm of the corner. This new entrance would necessitate the core in this corner being removed at the ground floor level as a minimum intervention to facilitate the agreed entrance strategy.
- The raising of ceiling heights as the current ceiling heights are not at an acceptable level for office occupiers. Due to the presence of asbestos within the ceiling void, it would be necessary to remove sizable areas of the ceilings and column heads in order to safely access and remove asbestos and contaminated materials. This presents the design team with the option of re-constructing the column heads post asbestos removal at a new higher level to better suit prospective office tenants.

The internal works proposed at the Kendals Building are necessary to secure a long term, sustainable and viable use for the building and in this instance are considered to be acceptable. As discussed above, alternative use options were considered for the building and office use remains the option that would result in the least harmful interventions at the listed building.

Careful consideration must be given to the direct and indirect impact of a proposal on heritage assets. Any potential negative impact must be demonstrably outweighed by public benefits, as defined by the NPPF (Para 196).

<u>Public benefits</u>

Despite the moderate adverse impact of the development overall in terms of visual impact, in mitigation the development would deliver substantial public benefits, including:

- The applicant would enter into an agreement with Manchester's Work and Skills team to maximise social value by ensuring contractors draw on the local labour pool
- The construction phase is anticipated to support 3,239 FTE jobs and generate GVA of £350m. The construction activity generated by the proposal would provide a significant boost to the regional economy, whilst utilising the strength and resilience of the construction industry to further the process of economic recovery required as a direct response to economic recession caused by the COVID-19 health crisis.
- The proposal would deliver retail floorspace and increase the amount of active frontage across both buildings when compared to the existing situation, thereby making a positive contribution to public realm in surrounding streets.
- The retail space would support an estimated 315-400 jobs. Local retail expenditure is anticipated to increase due to spending by employees and visitors due to income generated by money spent at the retail units and expenditure generated by the development's employees.
- There would be pathways for young adults to encourage and develop skills, internships and apprenticeships among the varied and specialised employment roles in any medium to large scale businesses and organisations that are targeted by the proposals.
- During the operational phase the scale of commercial space would support 3,491 jobs, and up to 400 in the retail and flexible ground floor commercial space. This scale of employment would be a 2.5% uplift on the 2018 local employment levels. The proposal would also provide a range of opportunities for local residents across a variety of skills levels and occupations, contributing to the inclusive growth ambitions in the Our Manchester Industrial Strategy, as well as potentially reducing the average distance travelled to work.
- A typical occupier in the office space by a tech, media and telecoms and / or financial and professional service would generate a direct GVA impact of almost £300m per annum, while the retail employment would support £15m of GVA per annum.
- The proposal would deliver major public realm improvements along Southgate and surrounding streets. The renewed and increased quantum of high-quality public realm would provide a new landmark entrance into to the St. Mary's Parsonage area at the southern end. This would deliver the first stage of the SRF's objective to deliver a more pedestrian friendly environment that enhances connections with other regeneration areas.
- The scale of the investment would also serve to provide wider investor confidence in the area, incentivising other investment initiatives to come forward that will seek to capitalise and build upon the benefits associated with this major project in the SRF area.
- The number and range of new jobs that would be accommodated by the proposals during operation is in excess of 4,000 across a range of skill levels and job grades, and would therefore contribute to both economic growth and inclusive growth ambitions of the City.
- The creation of high quality and numerous employment opportunities at the site would complement the on-going delivery of large numbers of new homes within the city centre, thereby attracting people to live and work in the city centre and make a positive contribution to the creation of a sustainable city.

- Business rates from the offices and retail space would generate £3.2m a year, £31.8m over ten years of operation. Furthermore, the associated increase in city centre living by future employees would also drive Council Tax receipts.
- Currently, the pedestrian and city centre user experience of the existing MSCP/ Fraser Building and to the rear of Kendals is relatively poor. The proposal would improve this experience and create a unique place identity, embracing the site's potential as a key regeneration site. This would help to develop a better sense of place and raise the standards of the quality of development across the city centre.
- The public realm and landscaping enhancements would provide opportunities for greater natural surveillance, thereby improving local safety and security.
- The demolition of the multi-storey car park and replacement with a new high-quality office building would positively transform the western part of the site and surrounding streets.
- The proposal would seek to become an exemplar in sustainable design and construction. In doing so, the proposal would directly support the Council's 2038 Net Zero Carbon target. It seeks to achieve this by sustainable reuse of the existing Kendals Building and ensuring the highest quality of design for the new build Fraser Building that would create an adaptable, sustainable and innovative office development.

Any harm to the significance of heritage assets must be weighed against the potential public benefits. In summary, the proposal would deliver an exceptional range of short and long-term economic, environmental and social benefits that are significant at the local and regional scale, in terms of the positive contribution to surrounding streets, enhancements to the City's built environment and the strategic contribution to the objectives of the City Council, the Greater Manchester Region and the Northern Powerhouse agenda. The development would therefore be in accordance with the requirements of paragraph 192 (NPPF, 2019).

On balance there is policy support for the proposals. There would be a degree of less than substantial harm but the proposal represents sustainable development that would deliver many public benefits. It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the Kendals Building itself, the setting of the adjacent listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act within the context of the above, the overall impact of the proposed development including the impact on heritage assets would meet the tests set out in paragraphs 193, 196 and 197 of the NPPF and that the harm is outweighed by the benefits of the development.

Viability

The applicant has submitted a viability appraisal that justifies the need for the roof-top extension on the Kendals Building and the height of the proposed Fraser Building. 2 options were looked at for both buildings. For Kendals this was the option of repurposing the existing building with no extra floors versus the 2 extra floors of office accommodation. For the Fraser Building this detailed the viability of 10 floors of offices versus 12 floors (which is what is proposed). This appraisal has been independently assessed and concludes that for the Kendals Building to be viably redeveloped the extra floors would be required, otherwise the residual land value

would be under that of the existing use value of the building and it is unlikely that the developer would proceed. For the Fraser Building there remains question marks over the scheme's overall viability but it is clear that the lower 10 office floors option would not be viable. The two additional floors are required.

Archaeology

There has been extensive development on the site since the eighteenth century, especially during the twentieth century, which means that there is very low potential for Roman and Medieval Periods to survive on the site. There is, however, some potential for the presence of archaeological remains dating to the Industrial Period within the site, particularly in areas devoid of modern basements, which merits further investigation.

Sustainable Design and Construction

Various sustainable facilities have been incorporated into the design, including:

- Solar shading to the glazed panels on both buildings via applied frits
- Integrated wire mesh to glazing on Kendals providing additional solar shading
- Both buildings have solar panel arrays on their respective roofs
- The Fraser Building has significant areas of blue roof for rain water retention reducing run off
- Rain gardens and attenuation within the landscape
- Materials have been selected to assist with the sustainability aspirations of the project.

The BREEAM targets for both buildings are:

Kendals - Very Good
Fraser Building - Excellent

The interventions within the listed building required to achieve Excellent in Kendals are invasive and not considered appropriate.

Careful consideration has been given to the incorporation of Low and Zero Carbon Technologies to the proposals in line with the energy hierarchy, alongside the reuse of the existing listed building. The proposed approach to emissions reduction at this site would be through a fabric led energy strategy and efficient servicing.

The development has no parking provision but would provide enhanced cycle parking and associated facilities.

The site is highly sustainable and accessible via a range of transport modes including walking, cycling, bus, Metrolink and train.

The proposal would accord with the energy efficiency requirements and carbon dioxide emission reduction targets within the Core Strategy policies EN4 and EN6 and the Manchester Guide to Development Supplementary Planning Document. The development would be designed and specified in accordance with

the principles of the energy hierarchy in line with Policy EN4 of the Core Strategy and would achieve high levels of insulation in the building fabric and high specification energy efficiency measures. Given the above, it is considered therefore that the design and construction would be sustainable.

Contribution to Public Spaces and Facilities and Public Realm improvements

Southgate would be partially pedestrianised with new pedestrian and cycle routes and cycle parking in the public realm and in the two buildings. By freeing up space and placing the office entrance to both buildings on King Street West, it would improve surrounding public spaces. The proposal would provide significant areas of public realm and active retail frontages to King Street West, Southgate and St. Mary's Parsonage and provide connected linkages, routes and places that reinforce the key objectives of the SRF.

Seating would be provided with semi-mature trees of varying character, species, form and height. There would be signage totems, lighting columns, bollards and perforated art-work screens with colonising planting. Areas around entrance lobbies would be uncluttered, with changes in surface materials to promote spill out space for retail units.

Credibility of the Design

The design team has recognised the high profile nature of the site and the requirement for design quality and architectural excellence. A significant amount of time has been spent developing the proposal to ensure that it can be delivered.

The materials are appropriate and the proposals are achievable and deliverable. The final proposals have been costed and tested for viability.

Effect on the Local Environment

This examines, amongst other things, the impact the scheme would have on nearby and adjoining residents and includes the consideration of issues such as impact on privacy, daylight, sunlight and overshadowing, wind, noise and vibration, night-time appearance, vehicle movements, air quality and the environment and amenity of those in the vicinity of the building.

a) Privacy and overlooking

There are no prescribed separation distances between buildings in the City Centre where developments are, by their very nature, more dense and closer together than in suburban locations. The nearest residential properties are the Manera Apartments which are opposite the Kendals Building on the other side of King Street West which is 3-4 storeys and has 15 apartments. Century Buildings on the western side of St. Mary's Parsonage is separated from the Fraser Building by Arkwright House. The distance between Kendals and the Manera Apartments is around 11m. In the interests of bringing an under-used listed building into a viable and sustainable new use, it is considered that the separation distance in this instance is acceptable.

The Fraser Building would be higher than the existing building and its upper floors could be seen from Century Buildings. However the buildings are some distance apart. Arkwright House is much closer to the apartments than Century Buildings. The closest distance between the Fraser Building and Century Buildings is approximately 47m. Kendals is approximately 83m away from Century Buildings.

b) Sunlight, Daylight and Overshadowing

The application is supported by a Daylight and Sunlight Assessment using the methodologies set out within the Building Research Establishment (BRE) Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.

The BRE Guide provides different methodologies for daylight assessment, including Vertical Sky Component (VSC) and No Sky Line (NSL). There is one methodology for sunlight assessment, Annual Probable Sunlight Hours (APSH) and one for overshadowing, Sun Hours on Ground (SHOG).

The BRE Guidelines suggest that homes have the highest requirement for daylight and sunlight. The following properties have therefore been considered due to their proximity to the site:

- Century Buildings
- Manera Apartments, 46 King Street West
- 8 King Street

Parsonage Gardens has been assessed for overshadowing.

The following scenarios have been assessed

- Baseline;
- Scenario One - Without Fraser Building development but with Kendals refurbishment (partial development); and
- Scenario Two - With both developments complete (full build out)

The overshadowing assessment of Parsonage Gardens has been undertaken with both developments complete, as this represents a worst-case scenario.

373 windows to 150 rooms within these buildings were assessed for Vertical Sky Component ('VSC') and No Sky Line ('NSL') and 54 rooms were assessed for Annual Probable Sunlight Hours ('APSH') for sunlight in two buildings.

For the baseline measurements, 96 windows (26%) meet the BRE guidelines for VSC. For NSL, 110 (73%) rooms meet the BRE criteria. For sunlight, 44 (82%) rooms meet the BRE criteria for both Winter and Annual APSH. For overshadowing, Parsonage Gardens does not meet the BRE criteria for Sun Hours. Overall, the baseline is considered a moderate level of compliance In a city centre context. The Manera Apartments has a low compliance as 17% of the windows achieve the VSC target and 24% of the rooms achieve the NSL target. The other two buildings have very high (Century Buildings) and full (8 King Street) compliance .

During Scenario 1, the assessment revealed the following results for daylight measurements:

Within Century Buildings, 233 windows to 103 rooms were assessed for daylight. For VSC, 230 (99%) would meet the BRE criteria. Two of the affected windows would experience an alteration between 20-30%, and the remaining one window would experience alterations in excess of 40% from the baseline value. For NSL, all rooms would meet the BRE criteria. The effect on daylight of the Scenario 1 would be negligible in significance.

Within the Manera Apartments, 82 windows to 29 rooms were assessed for daylight. For VSC, 53 windows would meet the BRE criteria, 16 windows would experience an alteration between 20-30% from the baseline value, 10 windows would experience an alteration between 30-40%, and the remaining three windows would experience alterations in excess of 40%. For NSL 20 (69%) rooms would meet the BRE criteria. Two of the affected rooms would experience an alteration between 20-30%, seven of the affected windows would experience an alteration between 30-40%, and the remaining six would experience alterations in excess of 40% from the baseline value. As stated above, the property has a low level of retained daylight in the baseline. The reductions in VSC and NSL are therefore relatively minor, however proportionally they are large due to the very low existing baseline figures. Overall, considering the city centre location, the minor reduction in actual daylight, and the medium sensitivity of the property, the effect on daylight from Scenario 1 is considered to be minor adverse.

For 8 King Street, 60 windows to 18 rooms were assessed for daylight. For VSC, 58 (100%) windows would meet the BRE criteria. For NSL, all rooms would meet the BRE criteria. The effect on daylight from the proposal is therefore considered to be negligible for Scenario 1.

For sunlight 54 living rooms were assessed within two buildings. Windows that are not with 90 degrees of due south, or do not serve living rooms, were excluded from the assessment. The Manera Apartments were therefore excluded from this assessment.

Within Century Buildings, 50 (98%) rooms would meet the BRE criteria for both Winter and Annual PSH. One room would experience an alteration in Annual PSH of between 20-30%. Overall, considering the city centre location, the fact that only a small number of rooms are affected and the medium sensitivity of the property, the effect to sunlight on this building is considered to be negligible in significance.

At 8 King Street, three rooms were assessed for sunlight as the building predominantly faces due north and only a limited number of windows face with 90 degrees of due south. All rooms would meet the BRE criteria for both Winter and Annual PSH. Overall, considering the city centre location, and the medium sensitivity of the property, the effect to sunlight on this building is considered to be negligible in significance.

Scenario 2, had the following results for daylight:

373 windows to 150 rooms were assessed for daylight at the three buildings.

At Century Buildings, 233 windows to 103 rooms were assessed for daylight. The impact to Century Buildings is limited to the rooms and windows on the north west elevation. For VSC, 229 (98%) windows would meet the BRE criteria. Three would experience an alteration between 20-30%, and the remaining window would experience alterations in excess of 40%. For NSL, all rooms would meet the BRE criteria. The isolated impacts and the medium sensitivity, mean the effect on daylight is negligible.

At the Manera Apartments, 82 windows to 29 rooms were assessed for daylight. For VSC, 40 (49%) windows would meet the BRE criteria. 20 would experience an alteration between 20-30%, 11 an alteration between 30-40%, and the remaining 11 windows alterations in excess of 40% from the baseline value. For NSL, 20 (69%) rooms would meet the criteria. Two would experience an alteration between 20-30%, and the remaining seven rooms alterations in excess of 40%. This property has a low level of retained daylight with only 17% of the windows achieving the VSC target and 24% of the rooms achieving the NSL target. The reductions in VSC and NSL are therefore relatively minor, however proportionally they are large due to the low baseline figures. In a city centre context, the minor reduction in actual figures, and the medium sensitivity of the property, mean the effect on daylight would be minor adverse.

At 8 King Street, 58 windows to 18 rooms were assessed for daylight. For VSC, all windows meet the criteria. For NSL, all rooms would meet the criteria. The effect on daylight is considered to be negligible in significance.

With regard to Sunlight, 54 living rooms were assessed at two buildings. The Manera Apartments were again excluded from the assessment.

At Century Buildings, 51 rooms were assessed for sunlight. The assessment covers living rooms which have a window facing within 90 degrees of due south. 50 rooms would meet the BRE criteria for both Winter and Annual PSH. One room would experience an alteration of between 20-30%. Overall, the effect to sunlight on this building is considered to be negligible in significance.

For 8 King Street, three rooms were assessed for sunlight and all meet the BRE criteria for both Winter and Annual PSH.

With regard to overshadowing to Parsonage Gardens, the area of the Gardens that would receive two hours of direct sunlight on 21st March would not be reduced by more than 20%. Therefore, it would meet the BRE criteria for Sun Hours on Ground (SHOG) and the effect on overshadowing to this amenity would be negligible. An analysis of the shadows cast by the proposal using Scenario Two have been undertaken, as this represents a worst-case scenario.

Overall, the impact on daylight impacts to the surrounding properties is considered negligible to minor adverse and the impact on sunlight is also considered negligible to all properties. Given the small scale of these effects and the context of the site, no

further mitigation is considered necessary. Given the high density, central urban location of the site, the proposal is considered to be acceptable.

(c) Wind

A Pedestrian Wind Comfort Assessment has been undertaken. The wind flow profile evaluated 12 major wind directions, with an emphasis on the airflow pattern around the development and in spaces between buildings. The assessment methodology is based on the Lawson's pedestrian wind comfort criteria. The results indicate that the proposal should not significantly change the wind micro-climate in the surrounding area. The average wind conditions would provide reasonable comfort for pedestrians between the buildings or in their vicinity. Most of the areas were classified as suitable for pedestrian standing and walking and would be suitable for café tables etc, especially adjacent to Southgate and Back South Parade. The roof terrace at the top of the Fraser Building was classified as suitable for sitting and standing.

(d) Air Quality

The site is in the Greater Manchester Air Quality Management Area which is designated for the potential exceedance of the annual mean nitrogen dioxide (NO2) air quality objective. Two separate air quality assessments have been undertaken - in relation to Kendals and the Fraser Building. Both consider the potential for impacts to occur during the construction and operational phases and the exposure of future occupants to air pollution.

A construction dust impact assessment was undertaken in accordance with IAQM construction assessment guidance. It was concluded that the construction effects of the proposal would not be significant with the following mitigation measures implemented and the correct implementation of best practice methods:

- Stakeholder communication plan
- Site Management Initiatives
- Monitoring Methodology
- Methods for Preparation and Maintenance of Site
- Management and Operation of Vehicles
- Measures for reducing operational impacts
- Waste Management guidelines

The exposure of occupants in operation was assessed. The level of pollutants found exceeded some good practice design recommendations passed on the World Health Organisations (WHO) threshold values. The ventilation strategy includes mechanical ventilation for all office space and with filtration and air intakes at the higher levels of Kendals and the Fraser Building, the proposal would provide indoor air quality that meets WHO recommendations. As a result no mitigation measures are required.

Overall, the proposal would be acceptable in air quality terms and would comply with Core Strategy policy EN16 and the relevant provisions of national guidance.

(e) Noise and vibration impact

Whilst the principle of the proposed uses is acceptable, the use of the commercial units could impact upon amenity within the area through noise generation from within the premises and there could be noise generated from plant and equipment. A number of roof terraces are also proposed but conditions could deal with acoustic insulation, fume extraction and hours of use for the roof terraces. The office use would not generate noise. An acoustic report outlines how the premises and any external plant would be acoustically insulated to prevent unacceptable levels of noise breakout within the building. The offices would operate 24 hours a day but the commercial units would have to agree their hours prior to first operation. Conditions relating to delivery and servicing hours and hours for the use and management of the roof terraces are recommended.

(f) TV reception

A survey has determined the potential effects on television and radio broadcast service and suggests that the proposal may cause minor short-term interference to digital satellite television reception in localised areas but mitigation would quickly restore the reception of affected television services, leaving no long-term adverse effects. A condition requiring a post-construction survey would check for any adverse impact from the development and ensure that any mitigation is completed.

Provision of a well-designed inclusive environment

The proposal incorporates inclusive design principles to create a safe and secure environment which respond to the needs of all users. The main entrance to both buildings would be level. The cycle hub at Kendals would have level access to a lift to the cycle storage and showers. The cycle hub within the Fraser Building would be accessible and a lift and steps/ramp with bike guide rail would take users down to the lower ground cycle and showers. All retail units would have level access and additional on-street parking bays for disabled people are included in the public realm.

Contribution to permeability

The development would improve the pedestrian experience with the stopping up of Southgate and public realm improvements. The proposal would significantly enhance the application site and create a sense of place.

Relationship to Transport Infrastructure and the loss of the existing Multi Storey Car Park

Sustainable transport is an important thread to achieving net zero carbon by 2028. Newer car parking delivered or in the pipeline has generally been directed to locations with immediate access to the inner ring road in order to reduce city centre through traffic. The site is close to a network of cycling routes that connect across Greater Manchester. Removing the existing car park would significantly reduce the number of vehicles in the area.

Separate cycle hubs would be provided with over 50 showers including 2 accessible showers. The Kendals cycle hub would have 174 bicycles (including 18 E-bikes) and

227 in the Fraser Building cycle hub. There would not be any car parking provision on site. The site is highly sustainable with public transport hubs nearby. Additional on-street parking bays are proposed for disabled people.

The existing set down/loading bay to Southgate adjacent to Arkwright House would continue to serve Kendals, with a new set down/loading bay provided to Back South Parade to serve the new Fraser Building.

Flood Risk

The site is in Flood Zone 1 so is at very flow risk of flooding and therefore the flood risk implications are not considered as part of the Drainage Strategy. The Drainage Strategy states that the blue roof within the Fraser Building and below ground attenuation would be used before connecting into a surface water drainage outfall. Flows would be restricted through this below ground attenuation to reduce surface water runoff. Due to the constrained nature of the site, it is difficult to implement rainwater harvesting or any other SUDS attenuation technique. There would be no residual flood related risks remaining after the development has been completed. Overall, the proposal would fully accord with Core Strategy Policy EN14 and provisions of the NPPF.

Waste management and servicing

A Waste Management Strategy confirms that the provision complies with MCC's waste standards, in terms of storage, recycling and management. The Kendals and Fraser Buildings would have their own separate basement waste storage areas. At Kendals, there would be 44 x 1100l, 6 x 660l and 1 x 240l bins with 31 x 1100l, 9 x 660l and 1 x 240l bins at Fraser.

The existing set down/loading bay to Southgate adjacent to Arkwright House would continue to serve the Kendals building. Refuse would be taken out via the goods lift to the loading bay for collection. A new set down/loading bay would be provided to Back South Parade to serve the new Fraser Building. Direct access for refuse and goods into the new build site via a dedicated service entrance and goods lift to serve the whole building.

Crime and Security

A Crime Impact Statement has been produced by Greater Manchester Police Design for Security. Several recommendations were made which have been incorporated into the design. A condition has been imposed on the approval requiring the development to achieve full Secured by Design accreditation.

Biodiversity, ecological enhancements and blue and green infrastructure

An Ecological Assessment presents the results of a desktop study, an updated Phase 1 Habitat Survey and a Bat Survey. The Ecological Assessment findings are:

- The proposal would have no adverse effect on statutory or non-statutory designated sites for nature conservation.

- The site contains only common and widespread plant species.
- None of the habitats within the site are of significant interest or representative of semi-natural habitat.
- No Priority Habitats are present.
- Both Kendals and the Fraser Building/MSCP are considered to be of 'negligible' suitability for use by roosting bats.
- Both Kendals and the Fraser Building provide suitable nesting habitat for bird species
- The proposal would secure an opportunity to implement beneficial measures such as habitat creation through ecological enhancement that would safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.
- The proposal would improve the quality of the streetscape and connections to the green and blue infrastructure network.

Local Labour

The applicant is committed to working with the Work and Skills Team at MCC to ensure that employment opportunities are made available to Manchester residents during the construction phase through to operational stage to allow hard to reach groups equal opportunity to be successful in applying.

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. Provided appropriate management measures are put in place, the impacts of construction management on surrounding residents and the highway network could be mitigated to be minimal. A condition regarding submission of a construction management plan prior to development commencing has been attached to the approval.

Contaminated Land and Ground Conditions

A Desktop Geo-environmental and Geotechnical Preliminary Risk Assessment identifies that the site has been used for industry since the earliest available mapping (1850) when it was occupied by warehouses and a distillery, and more recently as a garage and a car park. The surrounding area has also been dominated by industrial land use. There is potential for contamination originating on and off-site. The Desktop report assessment makes the following recommendations:

- Investigation to confirm presence of Made Ground below areas of proposed foundations, comprising site investigation, monitoring and site conceptual model;
- Assessment of risks and potential contamination of both below site soils and groundwater as well as any risks associated with ground gas generation and vapour accumulation;
- Site specific UXO risk assessment, and monitoring as required; and
- Preparation of a remediation strategy.

It is expected that further site Investigations will be required once the Fraser Building has been demolished and therefore any proposed condition trigger would need to be brought in line with the phasing of work.

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

The proposal would have a positive impact on the regeneration of this part of the City Centre, contribute to the supply of Grade A office accommodation, provide significant investment in the City Centre supporting the economy, and create both direct and

indirect employment. The proposal is in accordance with relevant National and Local Planning Policies. In addition, a convincing, well considered approach to the conversion, repurposing and extension of the Grade II listed Kendals Building and the design, scale, architecture and appearance of the new Fraser Building has resulted in a high quality development that would make a positive contribution to the streetscene. Any harm to heritage assets would be less than substantial and would be outweighed by the public benefits of the scheme, in accordance with the provisions of Section 66 and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Accordingly, this application is recommended for approval, subject to conditions.

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the 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 of the application is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Application 129251/FO/2021

Recommendation APPROVE

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Conditions to be attached to the decision

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

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

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

Kendals drawings

- 6273-SRA-KE-00-DR-A-00810 Ground Floor Plan - Existing P01
- 6273-SRA-KE-00-DR-A-01810 Ground Floor Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-20810 General Arrangement Ground Floor Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-21840 King Street West / Southgate Reception Entrance Study P01
- 6273-SRA-KE-00-DR-A-21841 Deansgate / St Mary's Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21842 Deansgate / King Street West Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21843 St Mary's Street / Southgate Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21844 Southgate Elevation Study P01
- 6273-SRA-KE-00-DR-A-22810 Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-00-DR-A-35810 Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-00-DR-A-35830 Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-35850 Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-42810 Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-43810 Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-00811 First Floor Plan - Existing P01
- 6273-SRA-KE-01-DR-A-01811 First Floor Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-20811 General Arrangement First Floor Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-22811 First Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-01-DR-A-33801 Raised Access Floors - First Floor Plan P01
- 6273-SRA-KE-01-DR-A-35811 First Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-01-DR-A-35831 First Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-35851 First Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-42811 First Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-43811 First Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-00812 Second Floor Plan - Existing P01
- 6273-SRA-KE-02-DR-A-01812 Second Floor Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-20812 General Arrangement Second Floor Plan - Proposed P01

- 6273-SRA-KE-02-DR-A-22812 Second Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-02-DR-A-33802 Raised Access Floors - Second Floor Plan P01
- 6273-SRA-KE-02-DR-A-35812 Second Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-02-DR-A-35832 Second Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-35852 Second Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-42812 Second Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-43812 Second Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-00813 Third Floor Plan - Existing P01
- 6273-SRA-KE-03-DR-A-01813 Third Floor Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-20813 General Arrangement Third Floor Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-22813 Third Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-03-DR-A-33803 Raised Access Floors - Third Floor Plan P01
- 6273-SRA-KE-03-DR-A-35813 Third Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-03-DR-A-35833 Third Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-35853 Third Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-42813 Third Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-43813 Third Floor Floor Finishes Plan - Proposed P01
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Reports

Planning and Regeneration Statement prepared by Deloitte Real Estate;
Design and Access Statement (including Landscaping Strategy) 6273-SRA-XX-XX-RP-A-00801 prepared Sheppard Robson and Layer, including a schedule of accommodation;
Statement of Consultation prepared by Deloitte Real Estate;
Public Benefits Statement prepared by Deloitte Real Estate;
Market Commentary prepared by OBI;
Energy Statement prepared by Cundall and Environmental Standards Statement prepared by Cundall;
Whole Life Carbon Assessment prepared by Cundall;
Ecology Survey (including Bat Survey) prepared by ERAP;

Crime Impact Statement prepared by Greater Manchester Police;
Interim Travel Plan prepared by Curtins and Transport Assessment prepared by Curtins;
Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
Waste Management and Servicing Strategy prepared by Curtins;
Archaeological Desk-Based Assessment prepared by Salford Archaeology;
Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
Broadband Connectivity Assessment prepared by GTech Survey Ltd;
MEP Statement (including Ventilation and Extraction) prepared by Cundall;
Local Labour Agreement prepared by MHBC Cumming;
Noise Assessment prepared by Cundall;
Outline Management Strategy prepared by AllPlus Management;
Air Quality Assessment (Construction) prepared by Cundall and Air Quality Assessment (Operation) prepared by Cundall;
Wind Microclimate Assessment prepared by Cundall;
Structural Report prepared by Fairhurst;
Environmental Statement: Volume 1 prepared by Deloitte Real Estate with reports from technical consultants including: Daylight, Sunlight and Overshadowing prepared by GIA; Built Heritage prepared by Stephen Levrant Heritage Architecture; Townscape and Visual Impact prepared by Layer; and Socio-Economic prepared by ekosgen; Environmental Statement Volume 2 - Technical appendices; and Environmental Statement - Non Technical Summary.

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

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

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development (on both the Kendal and Fraser Buildings), including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

The development shall be carried out in accordance with the approved materials.

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

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

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

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

5) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for;

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Phasing and quantification/classification of vehicular activity, to include expected number and type of vehicles accessing the site for: Deliveries; Waste removal; Cranes; Equipment, Plant; Works; and Visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction), such as programming, construction methodology, shared deliveries, car sharing, travel planning, parking facilities for staff and visitors, on-site facilities to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway (wheel washing);
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses and Community consultation strategy,

including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure
- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions during the enabling and build phases;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The 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 Core Strategy.

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

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

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

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) a) Prior to the commencement of development, a programme for the submission of final details of the landscaping, lighting, ecological enhancements, public realm works and planting of street trees shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(i) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;
(ii) Any external lighting;
(iii) The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;
(iv) The landscaping proposed for the roof terraces;
(v) A strategy for the planting of street trees within the pavements/public realm adjacent to/within the site, and/or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

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

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory landscaping scheme and ecological enhancements for the development are carried out, in accordance with saved 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.

8) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City 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 City 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.

9) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- an evaluation through trial trenching
- dependant on the above, more detailed excavation (subject to a separate WSI)

2. A programme for post investigation assessment to include:

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - In accordance with NPPF Section 12, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

10) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Practice Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for

Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

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

- A verification report providing photographic evidence of construction as per design drawings. This must include flow controls and attenuation storage;
- As built construction drawings (if different from design construction drawings).
- Management and maintenance plan for the lifetime of the development to secure the operation of the sustainable drainage scheme throughout its lifetime. The party responsible for management and maintenance of the drainage system shall be clearly identified. A schedule of tasks and frequencies shall be devised. This shall include all components in the drainage system and shall be aligned with manufacturer's instructions and best practice.

Reason - To manage flooding and pollution, to ensure that a managing body is in place for the sustainable drainage system and to ensure there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy.

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

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

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

13) Before any unit within the development requiring fume extraction is first brought into use, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves

level and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems', dated September 2018. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

14) No commercial unit within either the Kendals or Fraser Buildings shall become operational until the opening hours for each unit have been submitted to and approved in writing by the City Council as Local Planning Authority. Each commercial unit shall operate in accordance with the approved hours thereafter.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC26 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

15) The external roof terrace areas within the Kendals and Fraser Buildings shall not be used until the hours of use for each terrace and details of their management and how they would be used have been submitted to and approved in writing by the City Council as Local Planning Authority. The roof terraces shall be used in accordance with the approved hours and details thereafter.

Reason - In order that the local planning authority can achieve the objective of protecting the amenity of local residents in accordance with saved policy DC26 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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

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 any structurally adjoined residential properties (if applicable) in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Where any Class E (restaurant, cafe or gym) or sui generis drinking establishment use is proposed, before development commences on this use, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been

submitted to and approved in writing by the City Council as Local Planning Authority. The scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. Any scheme approved in discharge of this condition shall be implemented in full before the use commences.

b) Upon completion of the development and before the new use becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the new use becomes operational.

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

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

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

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

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

18) Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed Piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

19) Full detailed designs (including the introduction of traffic regulation orders and other potential traffic measures if required) of all on and off-site highways works, including the provision of new on-street disabled parking spaces, shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to any works to the highway commencing. The highway works shall be implemented in accordance with the approved details prior to any part of the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

20) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

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

21) The development shall be carried out in accordance with the submitted waste management strategy, 74729-CUR-00-XX-RP-TP-003, Rev V04, received by the Local Planning Authority on 5 February 2021.

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

22) In terms of air quality, the development shall be carried out in accordance with the following reports:

- Air Quality Assessment by Cundall, ref. 1024866-RPT-AQ-003, Revision C, dated 17 November 2020

- Air Quality Assessment by Cundall, ref. 1024866-RPT-AQ-004, Revision C, dated 17 November 2020

The operational assessment recommends that clean air intakes are positioned at a high level of the Fraser Building and ISO PM10 / PM2.5 filters are to be installed. Confirmation is required as to where these would be installed and a maintenance and replacement plan shall be submitted to include frequency of cleaning and replacement of filters. This information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the fit out works relating to the air quality measures.

Appendix E includes construction mitigation measures to control fugitive dust emissions from site during enabling and construction works. These measures shall be implemented into the contractors Construction Management Plan under the Control of dust' section.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

23) a) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective.

b) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered under part a) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be kept in operation at all times thereafter.

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

24) The different cycle parking areas shown on the approved plans shall be made available at all times whilst the site is occupied.

Reason - To ensure that there is adequate cycle parking for the residential and commercial aspects of the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

25) Within 3 months of first occupation of each building, written evidence shall be provided to the City Council as local planning authority that the development has been built in accordance with the recommendations contained within the submitted Crime Impact Statement, ref. 2020/0366/CIS/02, Version A, dated 17/08/20, and that a secured by design accreditation has been awarded for the development.

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.

26) The development hereby approved shall achieve a post-conversion/extension/construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' at the Kendals Building and 'Excellent' at the Fraser Building. A post conversion/extension/construction review certificate shall be submitted to and approved in writing by the City Council as local

planning authority within 6 months of Practical Completion of the development/buildings hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

27) No externally mounted telecommunications equipment, except that relating to the servicing of the buildings hereby approved, shall be mounted on any part of the building, including the roof.

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

28) Within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, a new television signal survey shall be submitted to the City Council as Local Planning Authority that shall identify any measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Television and Radio Reception Impact Assessment by GTech Surveys Limited, dated 20/22/2020, received by the Local Planning Authority on 5 February 2021. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To assess the extent to which the development during construction and once built will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, in the interests of residential amenity, as specified in policy DM1 of Core Strategy.

Application 129252/LO/2021

Recommendation APPROVE

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Conditions to be attached to the decision

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

Reason - Required to be imposed pursuant to Section 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:

Kendals drawings

- 6273-SRA-KE-00-DR-A-00810 Ground Floor Plan - Existing P01
- 6273-SRA-KE-00-DR-A-01810 Ground Floor Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-20810 General Arrangement Ground Floor Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-21840 King Street West / Southgate Reception Entrance Study P01
- 6273-SRA-KE-00-DR-A-21841 Deansgate / St Mary's Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21842 Deansgate / King Street West Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21843 St Mary's Street / Southgate Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21844 Southgate Elevation Study P01
- 6273-SRA-KE-00-DR-A-22810 Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-00-DR-A-35810 Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-00-DR-A-35830 Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-35850 Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-42810 Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-43810 Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-00811 First Floor Plan - Existing P01
- 6273-SRA-KE-01-DR-A-01811 First Floor Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-20811 General Arrangement First Floor Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-22811 First Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-01-DR-A-33801 Raised Access Floors - First Floor Plan P01
- 6273-SRA-KE-01-DR-A-35811 First Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-01-DR-A-35831 First Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-35851 First Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-42811 First Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-43811 First Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-00812 Second Floor Plan - Existing P01
- 6273-SRA-KE-02-DR-A-01812 Second Floor Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-20812 General Arrangement Second Floor Plan - Proposed P01

- 6273-SRA-KE-02-DR-A-22812 Second Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-02-DR-A-33802 Raised Access Floors - Second Floor Plan P01
- 6273-SRA-KE-02-DR-A-35812 Second Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-02-DR-A-35832 Second Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-35852 Second Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-42812 Second Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-43812 Second Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-00813 Third Floor Plan - Existing P01
- 6273-SRA-KE-03-DR-A-01813 Third Floor Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-20813 General Arrangement Third Floor Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-22813 Third Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-03-DR-A-33803 Raised Access Floors - Third Floor Plan P01
- 6273-SRA-KE-03-DR-A-35813 Third Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-03-DR-A-35833 Third Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-35853 Third Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-42813 Third Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-43813 Third Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-00814 Fourth Floor Plan - Existing P01
- 6273-SRA-KE-04-DR-A-01814 Fourth Floor Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-20814 General Arrangement Fourth Floor Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-22814 Fourth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-04-DR-A-33804 Raised Access Floors - Fourth Floor Plan P01
- 6273-SRA-KE-04-DR-A-35814 Fourth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-04-DR-A-35834 Fourth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-35854 Fourth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-42814 Fourth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-43814 Fourth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-00815 Fifth Floor Plan - Existing P01
- 6273-SRA-KE-05-DR-A-01815 Fifth Floor Plan - Demolition P01 S2 - Planning

- 6273-SRA-KE-05-DR-A-20815 General Arrangement Fifth Floor Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-22815 Fifth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-05-DR-A-33805 Raised Access Floors - Fifth Floor Plan P01
- 6273-SRA-KE-05-DR-A-35815 Fifth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-05-DR-A-35835 Fifth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-35855 Fifth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-05-DR-A-42815 Fifth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-43815 Fifth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-00816 Sixth Floor Plan - Existing P01
- 6273-SRA-KE-06-DR-A-01816 Sixth Floor Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-20816 General Arrangement Sixth Floor Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-22816 Sixth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-06-DR-A-33806 Raised Access Floors - Sixth Floor Plan P01
- 6273-SRA-KE-06-DR-A-35816 Sixth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-06-DR-A-35836 Sixth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-35856 Sixth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-42816 Sixth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-43816 Sixth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-00817 Seventh Floor Plan - Existing P01
- 6273-SRA-KE-07-DR-A-01817 Seventh Floor Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-20817 General Arrangement Seventh Floor Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-22817 Seventh Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-07-DR-A-33807 Raised Access Floors - Seventh Floor Plan P01
- 6273-SRA-KE-07-DR-A-35817 Seventh Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-07-DR-A-35837 Seventh Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-35857 Seventh Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-42817 Seventh Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-43817 Seventh Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-00818 Eighth Floor Plan - Existing P01
- 6273-SRA-KE-08-DR-A-01818 Eighth Floor Plan - Demolition P01

- 6273-SRA-KE-08-DR-A-20818 General Arrangement Eighth Floor Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-22818 Eighth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-08-DR-A-33808 Raised Access Floors - Eighth Floor Plan P01
- 6273-SRA-KE-08-DR-A-35818 Eighth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-08-DR-A-35838 Eighth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-35858 Eighth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-08-DR-A-42818 Eighth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-43818 Eighth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-00819 Plant Deck Floor Plan - Existing P01
- 6273-SRA-KE-09-DR-A-01819 Plant Deck Floor Plan - Demolition P01
- 6273-SRA-KE-09-DR-A-20819 General Arrangement Plant Deck Floor Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-22819 Ninth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-09-DR-A-42819 Nineth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-43819 Nineth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-00808 Basement Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-01808 Basement Plan - Demolition P01
- 6273-SRA-KE-B1-DR-A-20808 General Arrangement Basement Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-22808 Basement Plan Internal Walls - Proposed P01
- 6273-SRA-KE-B1-DR-A-35808 Basement Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-35828 Basement Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-35848 Basement Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-B1-DR-A-42808 Basement Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-43808 Basement Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-00809 Lower Ground Floor Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-01809 Lower Ground Floor Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-20809 General Arrangement Lower Ground Floor Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-22809 Lower Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-LG-DR-A-35809 Lower Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-35829 Lower Ground Floor Reflected Ceiling Plan - Proposed P01

- 6273-SRA-KE-LG-DR-A-35849 Lower Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-42809 Lower Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-43809 Lower Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-RF-DR-A-20820 General Arrangement Roof Plan - Proposed P01
- 6273-SRA-KE-XX-DR-A-00850 East Elevation, Deansgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00851 South Elevation, King Street West - Existing P01
- 6273-SRA-KE-XX-DR-A-00852 West Elevation, Southgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00853 North Elevation, St Mary's Street - Existing P01
- 6273-SRA-KE-XX-DR-A-01850 East Elevation, Deansgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01851 South Elevation, King Street West - Demolition P01
- 6273-SRA-KE-XX-DR-A-01852 West Elevation, Southgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01853 North Elevation, St Mary's Street - Demolition P01
- 6273-SRA-KE-XX-DR-A-20850 General Arrangement East Elevation, Deansgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20851 General Arrangement South Elevation, King Street West - Proposed P01
- 6273-SRA-KE-XX-DR-A-20852 General Arrangement West Elevation, Southgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20853 General Arrangement North Elevation, St Mary's Street - Proposed P01
- 6273-SRA-KE-XX-DR-A-20860 General Arrangement Proposed Sectional Elevations A-A P01
- 6273-SRA-KE-XX-DR-A-20861 General Arrangement Proposed Sectional Elevations B-B P01
- 6273-SRA-KE-XX-DR-A-21800 East Elevation, Deansgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21801 South Elevation, King Street West - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21802 West Elevation, Southgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21803 North Elevation, St Mary's Street - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21810 East Elevation, Deansgate - Fabric Analysis Proposed P01
- 6273-SRA-KE-XX-DR-A-21811 South Elevation, King Street West - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-21812 West Elevation, Southgate - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-21813 North Elevation, St Mary's Street - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-24800 Core B - Deansgate Stair East - Existing General Arrangement P01

- 6273-SRA-KE-XX-DR-A-24801 Core B - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24805 Core C - Southgate Stair South - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24808 Core E - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24820 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24821 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24824 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24825 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24828 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24829 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24842 Second Floor - Core B Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24843 Second Floor - Core C Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24844 Second Floor - Lift Lobby Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24847 Second Floor - Core B Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24848 Second Floor - Core C Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24849 Second Floor - Lift Lobby Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-27860 Sixth Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27861 Seventh Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27862 Roof Top Extension / Existing Roof Interface Detail P01
- 6273-SRA-KE-XX-DR-A-27863 Roof Top Extension / Retailed Rear Elevation Interface Detail P01

Fraser Building / New Build drawings

- 6273-SRA-NX-00-DR-A-00810 Existing Carpark Ground Floor Plan P01
- 6273-SRA-NX-00-DR-A-01810 Demolition Plan P01
- 6273-SRA-NX-00-DR-A-20810 Proposed Ground Floor Plan P01
- 6273-SRA-NX-01-DR-A-00811 Existing Carpark First Floor Plan P01
- 6273-SRA-NX-01-DR-A-20811 Proposed Level 1 Floor Plan P01
- 6273-SRA-NX-02-DR-A-00812 Existing Carpark Second Floor Plan P01
- 6273-SRA-NX-03-DR-A-00813 Existing Carpark Third Floor Plan P01
- 6273-SRA-NX-04-DR-A-00814 Existing Carpark Fourth Floor Plan P01
- 6273-SRA-NX-07-DR-A-20817 Proposed Level 7 Floor Plan P01
- 6273-SRA-NX-08-DR-A-20818 Proposed Level 8 Floor Plan P01
- 6273-SRA-NX-09-DR-A-20819 Proposed Level 9 Floor Plan P01

- 6273-SRA-NX-10-DR-A-20820 Proposed Level 10 Floor Plan P01
- 6273-SRA-NX-B1-DR-A-00809 Existing Carpark Basement Plan P01
- 6273-SRA-NX-B1-DR-A-20809 Proposed Basement Plan P01
- 6273-SRA-NX-RF-DR-A-00815 Existing Carpark Roof Plan P01
- 6273-SRA-NX-RF-DR-A-20824 Proposed Roof Plan P01
- 6273-SRA-NX-XX-DR-A-20850 Proposed Elevation - East P01
- 6273-SRA-NX-XX-DR-A-20851 Proposed Elevation - South P01
- 6273-SRA-NX-XX-DR-A-20852 Proposed Elevation - West P01
- 6273-SRA-NX-XX-DR-A-20853 Proposed Elevation - North P01
- 6273-SRA-NX-XX-DR-A-20860 Proposed Section A-A P01
- 6273-SRA-NX-XX-DR-A-20862 Proposed Section B-B P01
- 6273-SRA-NX-XX-DR-A-20871 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20872 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20873 Proposed Bay Study One P01

Site-wide drawings

- 6273-SRA-SI-00-DR-A-00803 Proposed Site Plan P01
- 6273-SRA-SI-XX-DR-A-00800 Site Location Plan P01
- 6273-SRA-SI-XX-DR-A-00801 Existing Block Location P01
- 6273-SRA-SI-XX-DR-A-00802 Proposed Block Location P01
- 6273-SRA-SI-XX-DR-A-00850 Existing Site Elevation East P01
- 6273-SRA-SI-XX-DR-A-00851 Existing Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-00852 Existing Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-00860 Existing Site Section A-A & B-B P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00861 Existing Site Section C-C & D-D P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00862 Existing Site Section E-E P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20840 Proposed Site Elevation East P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20841 Proposed Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-20842 Proposed Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-20845 Proposed Site Section A-A & BB P01
- 6273-SRA-SI-XX-DR-A-20846 Proposed Site Section C-C & DD P01
- 6273-SRA-SI-XX-DR-A-20847 Proposed Site Sections E-E P01

Reports

Planning and Regeneration Statement prepared by Deloitte Real Estate;
Design and Access Statement (including Landscaping Strategy) 6273-SRA-XX-XX-RP-A-00801 prepared Sheppard Robson and Layer, including a schedule of accommodation;
Statement of Consultation prepared by Deloitte Real Estate;
Public Benefits Statement prepared by Deloitte Real Estate;
Market Commentary prepared by OBI;
Energy Statement prepared by Cundall and Environmental Standards Statement prepared by Cundall;
Whole Life Carbon Assessment prepared by Cundall;
Ecology Survey (including Bat Survey) prepared by ERAP;

Crime Impact Statement prepared by Greater Manchester Police;
Interim Travel Plan prepared by Curtins and Transport Assessment prepared by Curtins;
Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
Waste Management and Servicing Strategy prepared by Curtins;
Archaeological Desk-Based Assessment prepared by Salford Archaeology;
Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
Broadband Connectivity Assessment prepared by GTech Survey Ltd;
MEP Statement (including Ventilation and Extraction) prepared by Cundall;
Local Labour Agreement prepared by MHBC Cumming;
Noise Assessment prepared by Cundall;
Outline Management Strategy prepared by AllPlus Management;
Air Quality Assessment (Construction) prepared by Cundall and Air Quality Assessment (Operation) prepared by Cundall;
Wind Microclimate Assessment prepared by Cundall;
Structural Report prepared by Fairhurst;
Environmental Statement: Volume 1 prepared by Deloitte Real Estate with reports from technical consultants including: Daylight, Sunlight and Overshadowing prepared by GIA; Built Heritage prepared by Stephen Levrant Heritage Architecture; Townscape and Visual Impact prepared by Layer; and Socio-Economic prepared by ekosgen; Environmental Statement Volume 2 - Technical appendices; and Environmental Statement - Non Technical Summary.

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

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

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development (on both the Kendal and Fraser Buildings), including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

The development shall be carried out in accordance with the approved materials.

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

4) a) Prior to the commencement of development, a programme for the submission of final details of the landscaping, lighting, ecological enhancements, public realm works and planting of street trees shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(i) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;
(ii) Any external lighting;
(iii) The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;
(iv) The landscaping proposed for the roof terraces;
(v) A strategy for the planting of street trees within the pavements/public realm adjacent to/within the site, and/or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

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

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory landscaping scheme and ecological enhancements for the development are carried out, in accordance with saved 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.

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 applications ref: 129251/FO/2021 and 129252/LO/2021 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:

Greater Manchester Archaeological Advisory Service
National Amenity Societies

Oliver West (Sustainable Travel)
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Strategic Development Team
City Centre Regeneration
Urban Design & Conservation
Environment Agency
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Transport For Greater Manchester
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Manchester Airport Safeguarding Officer
National Air Traffic Safety (NATS)
Civil Aviation Authority
Natural England
Planning Casework Unit
Sport England

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

Representations were received from the following third parties:

Greater Manchester Archaeological Advisory Service
National Amenity Societies
Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency
Greater Manchester Police
United Utilities Water PLC
Historic England (North West)
Manchester Airport Safeguarding Officer
Natural England
Sport England

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : carolyn.parry@manchester.gov.uk


Legend
Site Location
Neighbour notified
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N
1:2,293