

Application Number	Date of Appln	Committee Date	Ward
130356/FO/2021 and 130357/LO/2021	11th May 2021	29th Jul 2021	Ancoats & Beswick Ward

Proposal Creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works

And

Listed Building Consent for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works

Location Ancoats Dispensary, Old Mill Street, Manchester, M4 6EB

Applicant Great Places Housing Group Ltd, C/o Agent

Agent Mr John Cooper, Deloitte LLP, The Hanover Building, Corporation Street, Manchester, M4 4AH

EXECUTIVE SUMMARY

The proposal is for planning and listed building consent for the creation of 39 apartments within the retained and refurbished facades of Ancoats Dispensary.

2 letters of support and 1 objection have been received.

Key Issues

Principle of the proposal and the schemes contribution to regeneration The development is in accordance with national and local planning policies, and the scheme would bring significant economic, social and environmental benefits. This is a brownfield site which contains a grade II listed building which forms a local landmark. The building has been in decline for a number of years and is currently being supported by a significant amount of scaffolding which now obscures the building from view.

Located close to existing public transport, walking and cycle routes, the proposal would provide 39 affordable homes which would be available for social rent. The development would be car free with the exception of 2 bays for disabled people.

Economic 250-300 Jobs would be created during the construction process. There would also be indirect construction jobs. This project would represent a £7.8 million investment and would reinstate and repair a listed building.

Social A local labour agreement would ensure that Manchester residents are prioritised for construction jobs. The 39 homes for social rent would help meet identified housing need in this area. The scheme would stabilise and repair the listed building and introduce natural surveillance.

Environmental This would be a low carbon development in a highly sustainable location. It would be highly efficient and meet a significant amount of its energy needs through renewable technologies. There are no unduly harmful impacts on traffic and local air quality. Where impacts do arise, these can be mitigated. The ground conditions are not complex or unusual and drainage has been considered to minimise surface water run off.

The height, scale and appearance would be appropriate and respect the setting of the listed building. Secured by Design principles would ensure the development is safe and secure. Waste management would prioritise recycling to minimise the amount of waste going to landfill.

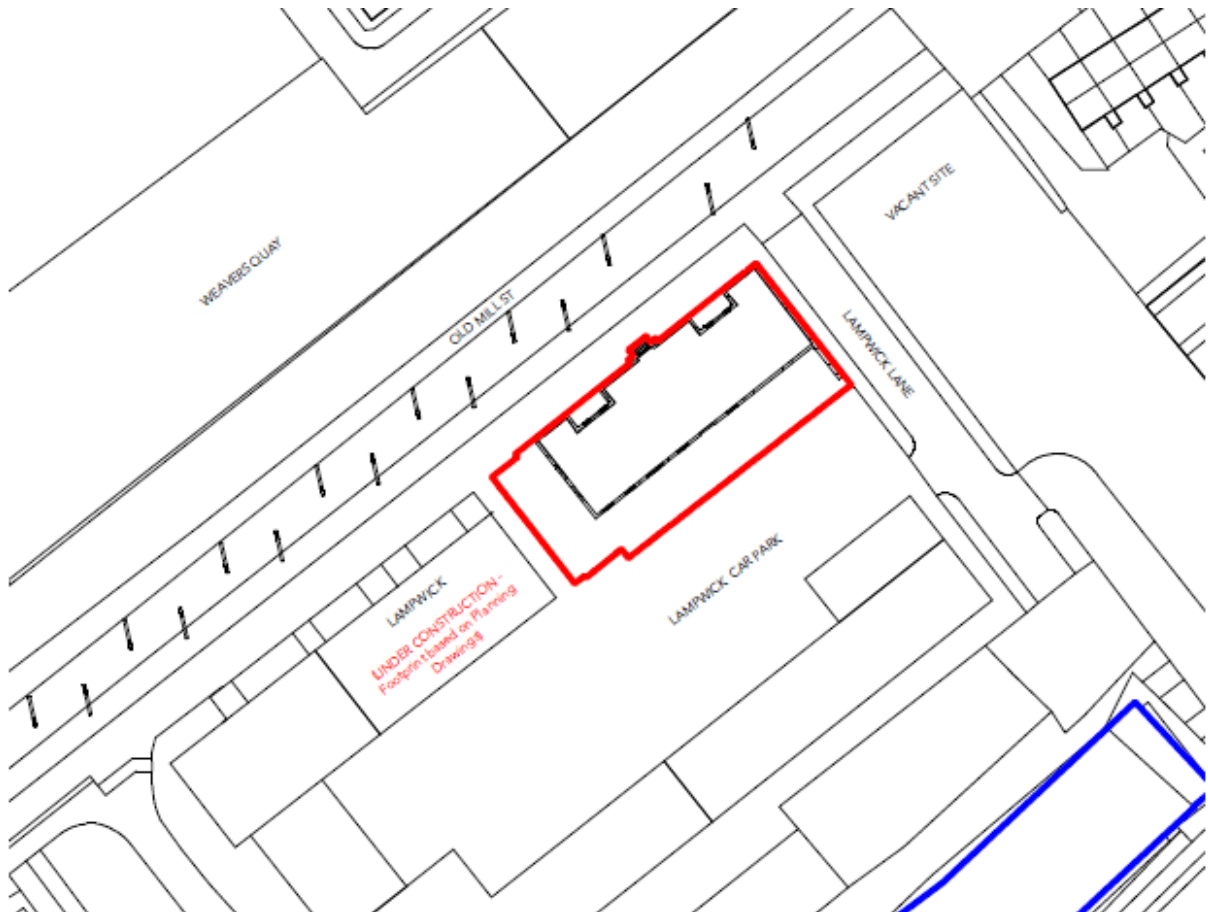
Impact on the historic environment The proposal represents a viable and deliverable scheme, however, this would result in substantial harm to the significance of the listed building. A clear and convincing justification has been presented in order to justify the level of harm caused to the building along with identified public benefits of the scheme. This is considered in detail in the report.

Impact on local residents and local businesses The impact on daylight/sunlight and overlooking are considered to be acceptable in this context. Construction impacts would not be significant and can be managed to minimise the effects on local businesses. Noise outbreak from plant and the commercial unit would meet relevant standards.

A full report is attached below for Members consideration.

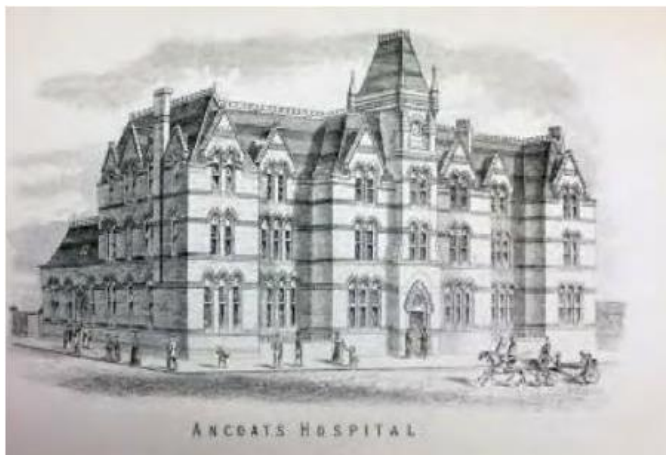
Description

The site comprises a three storey gothic style Grade II listed building known as Ancoats Dispensary located on the corner of Old Mill Street and Lampwick Lane.



Location Plan

The building was constructed in 1874 and was used as a hospital until it closed in 1989. It has since been empty and has become increasingly unstable and derelict.



Ancoats Hospital, 1885



Ancoats Dispensary in 1975

Images of the building when in use

The building occupies the entire site with the exception of a small areas of hardstanding along Old Mill Street and an area to its western and southern facades. The building now comprises the internal and external load bearing walls. The first and second floors have collapsed and other walls deemed to be at risk of collapse have been reduced in

height. All roof structures and coverings and the central tower have been removed due to structural and safety concerns. The central tower is in safe storage. All other structures at the Hospital site have been demolished and the site redeveloped for residential purposes.

The building is open to the elements and highly vulnerable to further deterioration. It is secured by a significant amount of scaffolding in the interest of safety and to prevent further structural deterioration.

The area around the site contains medium to high density buildings. A residential development is under construction immediately to the south for a part 10, part 6, part 5 storey building for 209 apartments. To the south of this development is the CHIPS. Beyond this is the Ashton Canal and towpath which provides pedestrian and cycle links to the city centre and east Manchester.

Stubbs Mill, a former textile mill on the opposite side of Lampwick Lane, has been converted into offices. Planning permission exists on the site to the east of Lampwick Lane for a 6 storey residential building. Weavers Quay on the opposite side of Old Mill Street contains 201 apartments available for rent. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities for the area.

The site is not in a conservation area but the Ancoats Conservation Area is 350 metres to the north west. The Grade II listed Ashton Canal Lock Number 3 is within 150 metres. Other listed buildings within 300 metres are: Ashton canal lock number 1 (Grade II), Cooperative Warehouse (Grade II), Ashton Canal towpath bridge over junction with Islington Branch canal west of lock number 2 (Grade II), Ashton Canal lock keepers cottage (Grade II), Ashton Canal lock number 2 and 3 (Grade II) and Hope Mill (Grade II).

The site is in Flood Zone 1 and in a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor.

This is a highly sustainable location. Piccadilly Station and New Islington tram stop are nearby.

The applicant is a Registered Provider of affordable accommodation and tenancy services in the North West and Yorkshire. They, Manchester Life and the City Council are bringing forward strategic sites in Ancoats and New Islington to implement the Neighbourhood Development Framework (NDF). Sites will be brought forward for owner occupied residential accommodation as well as affordable housing, and other public benefits.

This application is being brought forward alongside a number of other proposals by the partnership to realise the above benefits. These applications are:

- Eliza Yard (130354/FO/2021) for the erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle

parking provision, hard and soft landscaping, access, servicing and other associated works

- Ancoats Mobility Hub (130627/FO/2021) for the erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures
- 130390/FO/2021 for the erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works

The above planning applications are being considered together in order to realise the public benefits of these schemes being brought forward at the same time.

All of the development are considered to be brownfield site and in the case of Ancoats Dispensary involve bring a vacant and declining Grade II listed building back into use.

Overall, during the construction phase there will be approximately 540 FTE jobs would be created across the four schemes, generating a GVA of circa £32million. There are also a number of indirect benefits in the local supply chain as a result of the construction phase which will result in an addition of approximately 816 jobs off-site and a GVA of circa £49 million. Once in operation the proposals will provide circa £15million in Council Tax revenue over a ten year period, and it is estimated that each year the residents will spend circa £26m, a majority of which will be spent within Manchester. These schemes provide significant social, environmental economic benefits together with contributing towards the continued regeneration of this part of east Manchester.

Planning History

067655/FO/NORTH2/03: Mixed use development surrounding proposed canal arm comprising 340 Residential Units, 1110 sqm Class B1 work space and live work accommodation and 1287 sqm retail/ leisure uses Approved 29 Mar 2004

067657/LO/NORTH2/03: LISTED BUILDING CONSENT Demolition of extensions to the original dispensary building to allow construction of proposed buildings Approved 29 Mar 2004

074453/FO/2005/N2: Mixed use development, comprising 12 residential units, together with 437 metre square of commercial space (A1 retail, B1 business, A3 food and drink) in two units on the ground floor (in conjunction with previous approval 067655/FO/NORTH2/03 Approved 13 May 2005

074454/LO/2005/N2: LISTED BUILDING CONSENT Alterations to listed building in conjunction with redevelopment for 12 residential units and commercial space at ground floor including removal of 4 chimneys, alterations to feature tower and installation of roof lights Approved 13 May 2005

096729/LL/2011/N2: LISTED BUILDING CONSENT for demolition of existing building
Withdrawn 17 June 2013

107983/LO/2015/N2: Reconstruction, restoration, reconfiguration and elevational alterations to former dispensary building to height of 3-storeys above a basement with re-instatement of a central tower and incorporation of dormer windows to roof in connection with the formation of internal community use, exhibition space and community café at ground floor and managed office space on 1st and 2nd floors (sui generis use) with new access arrangements, formation of an external service / court yard, mini-bus and cycle parking, bin storage areas and boundary treatments Not progressed any further. Finally disposed of 7 Feb 2018.

116666/LO/2017: LISTED BUILDING CONSENT relating to the reconstruction, restoration, reconfiguration and elevational alterations to former dispensary building to height of 3-storeys above a basement with re-instatement of a central tower and incorporation of dormer windows to roof in connection with the formation of internal community use, exhibition space and community café at ground floor and managed office space on 1st and 2nd floors (sui generis use) with new access arrangements, formation of an external service / court yard, mini-bus and cycle parking, bin storage areas and boundary treatment Not progressed any further. Finally disposed of 7 Feb 2018

The Proposal

This proposal would provide 39 affordable homes available for social rent and refurbish an important local listed landmark. 25 one bedroom apartments and 14 two bedroom apartments would be provided.

Some parts the of the listed building would be demolished but the facades to Old Mill Street and Lampwick Lane which are of the highest significance would be retained, repaired and windows reinstated

The remaining structure, including internal walls, would be removed and replaced with a new structural steel frame. The south and west facades would be re-built 4 metres beyond the footprint of the original building to increase the amount of available floorspace and make the scheme viable. The harm caused to the listed building is considered in detail within the report.

The central tower, which was previously removed due to structural concerns, would be reinstated using materials from the original tower which are currently in storage. New materials to match existing would be used where necessary and appropriate. The reinstatement of the central tower has implications for overall viability but represents a significant heritage benefit.

The entrance steps on Old Mill Street would be removed and the ground floor lowered. The decorative archway would be repaired and a new entrance door proposed within the recessed archway.

Additional floor space is required in the roof space to ensure viability. A two storey roof top extension is proposed that would be clad in a contrasting material to the

predominately brick main facades. This would step back from the original roof line to be subservient to the listed building and vertical fins would add interest.

There would be no on site car parking but there would be 39 secure cycle spaces. There would be a designated for a disabled person. There would be an external refuse store to recycle waste.



Image of the refurbished building including retained and repaired façade (including central tower) together with roof top and rear extension

The Planning Submission

This planning and Listed Building applications have been supported by the following information:

- Design and Access Statement;
- Accommodation / Apartment Schedule;
- Planning and Public Benefits Statement;
- Statement of Consultation;
- Viability Report;
- Heritage Statement;

- Conservation Strategy;
- Archaeological Desktop Study;
- Geo-Environmental Phase 1 Desk Study;
- Drainage Strategy;
- Energy Strategy;
- Environmental Standards Statement;
- M&E Statement;
- Structural Statement;
- Condition Survey;
- Condition Report;
- Tower Re-Construction Pallets Survey;
- Waste Management Strategy;
- Affordable Housing Statement;
- Residential Management Statement;
- Daylight / Sunlight Assessment;
- Ecology Survey, including Bat Survey;
- Crime Impact Statement;
- Travel Plan Framework;
- Transport Assessment;
- Phase 1 Desktop Geo-environmental Assessment;
- Television and Radio Reception Impact Assessment;
- Broadband Connectivity Assessment;
- MEP Statement, including Ventilation and Extraction;
- Local Labour Agreement;
- Construction Management Statement, including a Construction Waste Management Plan;
- Outline Demolition Methodology;
- Noise Impact Assessment;
- Air Quality Assessment; and
- Topographical Land Survey.

Land Interest Members are advised that the City Council has an interest in the site as landowner and are therefore reminded that they must disregard this and exercise their duty as Local Planning Authority only.

Consultations

The proposal has been advertised as a major development, as being of public interest, as affecting the setting of a Listed Building and listed building consent. A Site notice was displayed and a notice placed in the local press. Notification letters have been sent to an extensive area of local residents and businesses. Two letters of support have been received.

Glad to see that the Council are going to refurbish a listed building; Support for new housing in the area. Disabled residents in Weavers Quay opposite should not be affected during the building process particularly access to the car parking area.

One letter of objection has been received on the basis that there has been continuous disruption and noise from the construction sites over the past few years which is having a negative impact on residents. There are thousands of flats left empty in Manchester right now. There is no need to build more flats.

Highway Services the location is highly sustainable with access to public transport. The proposal is unlikely to place any pressure on the highway network. Servicing and deliveries on Lampwick Lane is acceptable. A travel and construction management plan are required.

Environmental Health recommends conditions regarding construction management, lighting and control of glare, glazing specifications, plant and acoustic insulation of the building. The waste management strategy and air quality assessment are acceptable. Further ground investigations are required including a verification report on completion of the development.

Works and Skills Team recommend a local labour scheme condition.

Flood Risk Management details of a surface water drainage scheme should be submitted for approval together with a management regime and verification report.

Environment Agency consultation should take place with the Council's contaminated land advisors in terms of ground condition risks.

Greater Manchester Ecology Unit the building has low potential to supporting roosting bats. Works should also avoid bird nesting season. Any new lighting should consider the impact on nocturnal wildlife and biodiversity improvements are required.

Historic England have no objection to the application on heritage grounds provide that the Council is comfortable with the conclusions drawn in the viability report and structural survey. The site has failed to secure a viable use since it ceased its hospital function in 1989, and this has contributed fundamentally to its continued deterioration. It is positive to see the development for its reuse, particularly as the applicant has given consideration at an early stage to the significance of the building. Their role is to consider the extent of demolition. A considerable amount of the building's envelope and interior would be lost. However, much of this occurred during the building's lack of occupancy.

The extent of demolition does, however, raise concerns. In particular, the retention of only a small element of the building's historic fabric which would have a considerable

impact on the ability to appreciate the historic form, character and arrangement of the listed building. This will inevitably have a considerable impact on its special historic and architectural interest.

However, the important principal façade would be retained which is currently unstable. The central tower would be retained which is an important element in defining the historic architectural character of the building. These elements will have heritage benefit, as they will better reveal the significance of these elements of the listed building. They conclude that the proposed works will result in the considerable loss of historic fabric, which will remove the ability to fully understand the full envelope of the building, or much of its internal layout. However, they note that a concerted attempt has been made to retain the principal façade, which includes reinstating the historic central tower.

They also note that the building currently presents considerable issues in relation to its structural integrity and its future viability. These issues are interrelated, and the applicant has provided a detailed evidence base to support their conclusions. As such they believe there to be some heritage benefit in the fact that the scheme would allow for the restoration of parts of the building, and that it would provide the building with a viable new use. As such, while the extent of demolition would be a cause for concern, they accept that the applicant has proposed the current scheme based on a sound evidence base and a sensible philosophy, subject to a review of the viability work.

Ancient Monuments Society consider that the former hospital building is in a poor state of repair, having lost its roof and most of the internal floors and walls. The rebuilding and refurbishment of the building, and bringing it back into active use, is welcomed. In particular, the reinstatement of the central tower with the original building materials. There is some concern about the two storey roof extension and whilst the tower does much to enhance the special architectural and historic interest of the listed structure, the bulky, block design of the extension greatly diminishes the tower's dominance and presence. The fourth floor wraps around its base and the first floor, though slightly set back, dominates views of the tower from Old Mill Street. The blocky design of the extension is also at odds with the existing angular design features on the building including tapering tower roof, the gables and the voussoirs to the main elevation. A single mansard roof style addition would be better.

Victorian Society object to the application. They strongly support the principle of this development given the recent history of the Ancoats Dispensary has been an extremely regrettable one, and the building is now in such a state of dereliction that an intervention of the sort proposed would seem to be the only way to preserve any of its significance. Given the condition and extent of the remaining fabric and the relative significance of its parts, and although it will cause harm to significance through loss of fabric and total loss of the surviving plan form, they consider the proposed degree of demolition is broadly acceptable. The construction of a new building behind the retained façades to Old Mill Street and Lampwick Lane will ensure that the surviving parts of the dispensary with the most architectural interest are preserved and given a viable future.

The proposals to reconstruct the central tower is also supported. This tower was a key architectural feature of the former dispensary and a crucial part of the historic

streetscape; its reconstruction will go some way to restoring both the impact of the building in this streetscape and the integrity of the composition.

They object to the quality of the proposed design. Although the repair work to the retained façade and the reconstruction of the tower would act to sustain the remaining significance of the Dispensary, the additions will cause a great deal of harm to this significance through the use of inappropriate and low-quality materials, and through the addition of substantial and extremely poorly designed new elements. Even given the severe viability constraints, the low quality of the proposals cannot be justified.

The treatment of the main entrance is particularly unfortunate. This portal has high value, both aesthetically and communally—as a principal entrance of the local hospital it is still remembered by many as an important part of their lives. The insertion of a powder-coated aluminium-framed highly glazed single door into the opening is very insensitive, and fails to respond to the special character of the historic design. The same applies to the new windows, but this insensitivity is more generally representative of the whole approach. The design of the roof extension has been developed with progressive and explicit disregard for the historic form of the roofscape and, more broadly, for the various stylistic cues offered by other parts of the historic design.

The collision of the two unrelated styles is extremely clumsy and actively harms the significance of the surviving historic work through the intrusion of alien forms and materials. The surviving historic fabric has lost much of its structural integrity; these proposals will almost entirely destroy its architectural integrity as well.

Greater Manchester Archaeology Advisory Service (GMAS) the site lies within an area that was exploited through the first half of the 19th century as brickfield where clay was extracted for the manufacture of bricks. Bricks were likely fired in clamp kilns on the site of each brickfield and any physical remains would be of some archaeological interest and a basic scheme of archaeological investigation and recording would be required.

Design for Security at Greater Manchester Police a condition should require the development to be carried out in accordance with the Crime Impact Statement.

Policy

The Development Plan

The Development Plan consists of The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995). The Core Strategy is the key document in Manchester's Local Development Framework and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives - The adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

SO1. Spatial Principles –The proposal would deliver high quality affordable homes in a highly sustainable location in a strategic regeneration area.

SO2. Economy – High quality affordable homes in this sustainable location would support economic growth. The construction would create local job opportunities,

SO6. Environment – The development would be low carbon and highly sustainable using up to date energy efficiency measures in the fabric and construction. There would be a travel plan and 100% cycle provision.

Policy SP1 ‘Spatial Principles – The proposal would improve visual amenity and the character of New Islington through the retention and refurbishment of this listed building which is a local landmark. This would contribute positively to the street scene and complement existing and recent development in the area.

Policy EC3 ‘The Regional Centre’, Primary Economic Development Focus (City Centre and Fringe and Policy CC8 Change and Renewal– The proposal would provide affordable homes close to all forms of sustainable transport.

Policy CC9 Design and Heritage – The proposal provides a high quality building in New Islington through the refurbishment and extension of a local heritage landmark.

Policy CC10 A Place for Everyone – The proposal would complement the ongoing regeneration of New Islington. There are constraints due to this being a listed building. However, level access is gained from Lampwick Lane with all ground floor apartments being fully accessible. A parking bay for a disabled person would also be provided to Lampwick Lane.

Policy T1 ‘Sustainable Transport’ – There is access to all public transport modes including New Islington tram stop.

Policy T2 ‘Accessible areas of opportunity and needs’ - A transport assessment and travel plan demonstrate that the proposal would have minimal impact on the local highway network and would encourage the use of sustainable transport.

Policy H1 ‘Overall Housing Provision’ – This is a high-density development on a previously developed site in a highly sustainable location. The range of accommodation sizes and tenure is appropriate in this instance given the constraints of the listed building. Amenity spaces and cycle and waste management arrangements would ensure this is a sustainable and high quality development.

Policy H2 'Strategic Housing Location' – The proposal would develop a brownfield site in New Islington and deliver good quality affordable accommodation in a highly sustainable area. The fabric would be efficient with sustainable features such as photovoltaics and sustainable drainage are included.

Policy H4 'East Manchester' – The proposal would provide high density homes for social rent. The homes would be one bedroom accommodation which would cater for smaller households in the applicant's portfolio.

Policy H8 'Affordable Housing' – The proposal would provide 39 affordable homes available through social rent.

Policy EN1 'Design principles and strategic character areas' - This high quality scheme would enhance the regeneration of the area.

Policy EN3 'Heritage' - The impact on the historic environment would be acceptable and this is considered in further detail in the report.

EN4 'Reducing CO₂ emissions by enabling low and zero carbon development' – The proposal would have energy efficient fabric. A travel plan and cycle provision is proposed. The fabric would be energy efficient to minimise energy demands.

Policy EN5 Strategic Areas for low and zero carbon decentralised energy infrastructure The development has a robust energy strategy. There are no plans for district heating or other infrastructure in the local area.

Policy EN6 'Target framework for CO₂ reductions from low or zero carbon energy supplies' - The buildings functions would reduce overall energy demands. The building fabric would be high quality and energy costs should remain low.

Policy EN9 'Green Infrastructure' –The constrained nature of the site means there would be no opportunity for significant areas of green infrastructure.

Policy EN14 'Flood Risk'- A scheme to minimise surface water runoff would be agreed. The design would not exacerbate existing flood risk and the risk to residents has been minimised.

Policy EN15, 'Biodiversity and Geological Conservation' – The site has low potential for bats and the impact on birds can be mitigated.

Policy EN16 'Air Quality' The impact on air quality would be minimised through careful control of construction activities. Other measures to minimise the impact of the operations of the development include a travel plan and 100% cycle provision.

Policy EN17 'Water Quality' - Water saving measures would minimise surface water runoff. The sites historic means that below ground contamination could impact on ground water. Remediation measures are required to minimise any risk to below ground water quality. Air quality would not be worsened subject to mitigation.

Policy EN18, 'Contaminated Land' – Ground conditions can be addressed. The former use of the site require extensive remediation and conditions would protect ground water and ensure the site is appropriately remediated.

EN19 'Waste' – The waste management strategy incorporates recycling principles.

Policy DM1 'Development Management' - Careful consideration has been given to the design, scale and layout of the buildings along with associated impacts on residential amenity from loss of privacy and daylight and sunlight considerations.

For the reasons given above, and within the main body of this report, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved Policy DC7 'New Housing Developments' – The proposal represents a high quality accessible development.

Saved policy DC19 'Listed Buildings' – The impact on the listed building is considered in detail in the report.

Saved policy DC20 Archaeology states the Council will give careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. This is discussed in detail below.

Saved policy DC26, Development and Noise - The impact from noise sources would be minimised and further mitigation would be secured by planning condition.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;

Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.

Paragraph 2.14 advises that new development should have an appropriate height having regard to the location, character of the area and specific site circumstances. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations.

Paragraph 2.17 states that vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises.

Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;

Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

Manchester Residential Quality Guidance (2016)

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

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;
- Make it practical;
- Make it future proof;
- Make it a home; and
- Make it happen.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Ancoats and New Islington Neighbourhood Development Framework (2014, 2016)

The Neighbourhood Development Framework (NDF) was originally adopted by Manchester City Council's Executive in October 2014 and an updated version was

adopted in December 2016. The 2016 NDF highlights Ancoats and New Islington's excellent location within the City Centre and sets out that the area will play a critical role in terms of meeting the city's housing needs.

The 2016 NDF identified six-character areas across Ancoats and New Islington, providing further development principles for these character areas alongside the neighbourhood wide development and urban design principles proposed within the original NDF. The Site falls within the Ashton Canal Corridor Character Area as described within the 2016 NDF, which is considered a positive setting for new higher density residential development given it is city centre context with excellent access to public transport.

Eastlands Regeneration – A New East Manchester (2008, 2011, 2017)

The Site forms part of the Eastlands Regeneration Framework ("ERF"). The area has been promoted for strategic development since the 'New East Manchester: A New Town in the City' was first published. This was eventually superseded by 'The East Manchester Strategic Regeneration Framework 2008 – 2018'.

Significant new development around Eastlands has either been delivered or is planned, including the recent approval of the game-changing Co-op Live Arena, which will be a world-leading venue delivered by OVG. In addition, Planning Permission for a new world-class workplace campus for small and medium-sized businesses to form, scale and thrive and set within 1.5 acres of green public realm amenity, has been approved by Manchester City Council earlier this year in relation to a site at Pollard Street.

The ERF provides recommendations for future regeneration activities that will enable new social, community, commercial and development initiatives in and around the Etihad Stadium, with the emphasis on guiding development activity westwards along the Ashton Canal Corridor to connect the Etihad Campus with the established eastward expansion of the city centre, building on its ongoing regeneration momentum.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to "*shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England*".

It should also be noted that the strategic plan approved by the Executive also endorsed an extended boundary of the City Centre upon which the strategic plan is based. This extended boundary includes the application site and the wider Ancoats and New Islington area.

Manchester Strategy (January 2016)

The strategy sets the long term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

National Planning Policy Framework (2019)

The revised NPPF was adopted in July 2018 and re-issued in February 2019. The document states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. The document clarifies that the *'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'* (paragraph 7).

In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 5 *'Delivering a sufficient supply of new homes'* states that *a sufficient amount and variety of land should come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'* (paragraph 59).

Para 64 states that at least 10% of housing is for affordable homeownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

This proposal would see the redevelopment of a brownfield site in a key regeneration area for 39 new homes all of which would be affordable and available for social rent. One bedroom accommodation would be provided which meets the needs to residents in the area.

Section 8 *'Promoting Healthy and Safe Communities'* states that *planning policies and decisions should aim to achieve healthy, inclusive and safe places* (paragraph 91).

The proposal has been carefully designed to be safe and secure. Cycle provision is well catered for at the site. Disabled residents would have access to an on street parking bay. The application site is also located in a highly sustainable area with access to amenity provision including the New Islington Marina and canal towpaths.

Section 9 *'Promoting Sustainable Transport'* states that *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health'* (paragraph 103).

In assessing applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 108).

Developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 109).

Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. (paragraph 110)

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (paragraph 111).

The site is well connected to a range of public transport modes which would encourage sustainable travel to the site. There would be no unduly harmful impacts on the traffic network. A travel plan and operational management would be secured as part of the conditions of the approval along with secure cycle provision.

Section 11 '*Making effective use of land*' states that '*planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*' (paragraph 117).

Planning decisions should:

- a) encourage multiple benefits from urban land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land. (paragraph 118)

Decisions should support development that makes efficient use of land, taking into account: the identified need for different forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. (Paragraph 122)

Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Paragraph 123 (c) states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

The site is close to sustainable transport infrastructure. A travel plan, together with enhancement measures, would encourage the use public transport, walking and cycle routes to the site.

Onsite parking would be provided as part of the overall sustainable transport strategy, with the overall objective being to reduce car journeys to the site as well as being supported by electric car charging technology supporting the shift away from petrol/diesel cars.

Section 12 '*Achieving Well Designed Places*' states that '*the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this*' (paragraph 124).

Planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

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

The design for the buildings would be highly quality and complement the distinctive architecture within this part of the city centre. The buildings would be designed to a high level of sustainability resulting in a low carbon building and biodiversity and water management measures included within the public realm and place making.

Section 14 '*Meeting the challenge of climate change, flooding and coastal change*' states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (paragraph 148).

The buildings fabric would be highly efficient and it would predominately use electricity. Efficient drainage systems would manage water at the site.

Section 15 '*Conserving and Enhancing the natural environment*' states that planning decision should contribute and enhance the natural and local environment by protecting valued landscapes, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of sol, air, water or noise pollution or land instability and remediating contaminated land.

The high performing fabric of the building would ensure no unduly harmful noise outbreak on the local area.

Section 16 '*Conserving and enhancing the historic environment*' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 189).

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness. (Paragraph 192)

In considering the impacts of proposals, paragraph 193 states that the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

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

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

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

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

The proposal would result in substantial harm and this is considered against the relevant tests within the report.

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 and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning Policy Guidance (PPG)

The relevant sections of the PPG are as follows:

Air Quality provides guidance on how this should be considered for new developments. Paragraph 8 states that mitigation options where necessary will be locationally specific, will depend on the proposed development and should be proportionate to the likely impact. It is important therefore that local planning authorities work with applicants to consider appropriate mitigation so as to ensure the new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.

Examples of mitigation include:

- the design and layout of development to increase separation distances from sources of air pollution;
- using green infrastructure, in particular trees, to absorb dust and other pollutants;
- means of ventilation;
- promoting infrastructure to promote modes of transport with low impact on air quality;
- controlling dust and emissions from construction, operation and demolition; and
- contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development.

Noise states that Local planning authorities’ should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;

- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

Health and well being states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);

Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Heritage states that Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the Proposed Development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

Public benefits may also include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

- Reducing or removing risks to a heritage asset;
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken.

The nature of the proposal falls outside of the threshold within "Urban Development Projects" which is 150 residential units. Nevertheless, a Screening Opinion has been adopted which confirms that the environmental effects of this development are not significant to warrant an EIA.

Heritage Significance

The Ancoats Dispensary (listed as The Ardwick and Ancoats Hospital) is a Grade II Listed Building. Constructed of brick between 1879 and 1891 to serve the people of Ancoats, the building had conservable architectural merit, particularly in the symmetrical principal elevation, which was enlivened with polychromatic bands, a projecting four stage tower and steeply pitched hipped slate roofs.

The building is currently in a very poor state of repair, as large sections of the interior have been completely lost, along with the roof and elements of the external envelope.

The significance of the Dispensary is related to its medical facility use serving generation of Ancoats residents. Built in the nineteenth century in the one of more overcrowded areas of Manchester, it also offers considerable evidence of Victorian responses to sanitation, health provision and social care.

The principal elevation is still legible, albeit heavily obscured by scaffolding and hoardings, and the central tower has been deconstructed. While the building still retains notable architectural interest, this has been diminished by the scale of loss. The buildings historical context has also been largely lost due to the physical changes in its immediate setting losing both its later additions as well as the 19th century townscape which has now largely been replaced by modern developments. Nevertheless, the building is considered to be of considerable historic interest.

Architectural interest/artistic interest or aesthetic value – externally the buildings form is a good example of the type of Neo-Gothic design favoured by municipal buildings of the late Victorian period. Its red brick stone dressings and slate roof were characteristics of the area.

Although not designed by a notable architect or considered to be of innovative design, the building would have once been considered to be one of the most unusual and architectural striking buildings in the local area. although adaptations to the building were made, the basic layout of the 19th and early 20th century is still legible. This is most evident from the original configuration of the loadbearing partitions and spine walls.

Gothic archways within the main corridors to the ground, first and second floors, some with decorative capitals, are of significance. The near loss of all other fixtures, fittings and decorative fabric has reduced the buildings significance that if they had remained intact. Low aesthetic value is assumed due to its condition being derelict and supported by the extensive scaffolding system.

Communal value or artistic value – The buildings use by the community since 1828 to the late 1980s mean it has strong communal value. This is also represented in the campaigns to save the building from demolition.

Significance of elevations and individual spaces within the building – The front elevation is considered to be architecturally the most important. The eastern elevation has had some intrusive interventions to the ground floor windows but retains a large amount to its original and decorative features. Th cruciform and central circulation spaces to each floor is also considered to be of significance.

Issues

Principle of the redevelopment of the site and contribution to regeneration

Regeneration is an important planning consideration. The City Centre is the primary economic driver in the City Region and is crucial to its longer-term economic success. There is a crucial link between economic growth, regeneration and the provision of new homes and, as the City's economy recovers post-pandemic, more homes are required to fuel and complement it.

The Ancoats and New Islington NDF identifies housing as part of regenerating the area. The site is identified in the Manchester Strategic Housing Land Availability Assessment (SHLAA) as a site which could come forward for housing.

Manchester's population has increased by 19% since 2001, with the city centre population growing from a few thousand in the 1990s to 24,000 by 2011. The population will increase considerably by 2030, and this, together with trends and changes in household formation, requires additional housing. This proposal would contribute to this need. Providing the right quality and diversity of housing for the increasing population is critical to maintaining continued growth and success.

This development would deliver 39 homes for social rent which would be attractive to smaller households, in a well-connected location. This would enhance the housing stock for those with specific accommodation requirements. The development includes 25 one bedroom apartments and 14 two bedroom apartments which would be suitable for smaller households and those looking to downsize in the applicants property and waiting list portfolio. The space standards would be consistent with the City's adopted space standards.

The site is a long-standing regeneration and heritage priority. There have been several failed attempts to develop the site over the last 20 years. However, this applicant is now in a position to do so along with its strategic partners. Evidence provided in this submission, which has been independently tested, shows that the scheme is viable and deliverable and offers the optimum viable use to bring the site forward. This would result in harm to the heritage asset which is considered in further detail in this report.

The applicant would prioritise local labour through the construction programme and this would be secured as a condition.

The socio-economic benefits associated with the development are significant and would support economic and population growth, create jobs and increase local spending and taxation. The low carbon design and sustainable drainage would deliver environmental benefits and improve the appearance of the area. These matters are considered further in the report.

The new homes would be consistent with growth priorities and regeneration frameworks for this area and as part of meeting the policies SP1, H1, H4 and EC3 of the Core Strategy. These homes would meet the demands of a growing economy and population on a well-connected, highly sustainable brownfield and contribute towards carbon reduction objectives.

Affordable Housing

Policy H8 establishes that new development should contribute to the City-wide target for 20% of new housing being affordable and 20% is the starting point for calculating affordable housing provision. Developers should provide homes that are available for social or affordable rent or affordable home ownership, or provide an equivalent financial contribution.

The amount of affordable housing should reflect the type and size of development as a whole and should take into account factors such as an assessment of local need, any requirement to diversify housing mix and the need to deliver other key outcomes, particularly regeneration objectives.

The proposal would provide 39 affordable homes (100%) available for social rent. This is in excess of the 20% requirement required by policy H8.

The affordable housing would be secured through the City Council's land interest in the site to ensure the development remains compliant with the policy. The provision of socially rented accommodation is appropriate as part of meeting identified housing needs in this part of the City.

Climate change, sustainability and energy efficiency

The proposal would be a low carbon development in a highly sustainable location with excellent access to public transport. The site is close to amenities in Ancoats and the New Islington Marina. The New Islington Tram stop is nearby.

Sustainability principles would be incorporated into the construction process and waste would be minimised and recycled, vehicle movements would be efficient and sourcing and use of materials.

A travel plan would encourage residents to use public transport and reduce vehicle trips from the site.

A number of passive design measures would optimise the thermal performance of the building envelope. The building services would be energy efficient including LED lighting installations, heat recovery, sensory controls and low energy mechanical ventilation systems. Photovoltaic panels would be installed to the roof extension providing a source of renewable energy.

These measures would achieve a site wide reduction in CO₂ over Part L (2013) of the Building Regulations of 11%. This reduction exceeds the requirements of policy EN6 which seeks to achieve a 9% reduction in CO₂ on Part L (2013) Building Regulations. This would decrease further as the grid decarbonises. A post construction review would form part of the planning conditions to verify that this reduction has been achieved.

Impact of the historic environment and cultural heritage

The site is the remaining structure of the Grade II listed Ancoats Dispensary. The site is not within a conservation area. There are a number of listed buildings in the local area but these are not viewed in the same context as the Dispensary and therefore would not be materially affected by the development.

The applicant has provided a heritage statement, a detailed design and access statement and structural report which examines current condition and impact of the proposal on the significance of the listed building.

The front elevation is architecturally the most important and has a high level of significance. The repair, refurbishment and reinstatement of previously removed and stored elements, such as the central tower, would further strengthen the significance of this elevation.

The southern elevation has been significantly altered by previous extensions which have resulted in openings being created which have damaged the original design. The eastern and western proportions of this elevation have been judged to be low and medium significance respectively.

There are intrusive interventions to the ground floor windows on the eastern elevation. However, the remainder is largely intact retaining many of its decorative features and window arrangements and is of high significance. The western elevation is much plainer but remains largely unchanged from when it was built and has medium significance.

The internal spaces, to each floor, are formed by a cruciform central circulation space which is of high significance and the radial corridors of medium significance. There are four central rooms at the ground floor which are of medium significance. These spaces have historical value in terms of their use as hospital rooms however but do not contain any architectural features. At the second floor, the floor plan is more open reflecting their use as ward spaces. The significance of the spaces is judged to be low or medium.

Notwithstanding the significance, the Dispensary is in a state of disrepair and is secured from further collapse by significant scaffolding. The Dispensary must be brought back into an active and viable use to secure its long term conservation. The proposal seeks to do this through its refurbishment, redevelopment and extension.





Roofscape before 2010



Rear elevation 2009



North East corner 2004



North East corner 2021

Current condition of the building including remaining decorative elements

The applicant has undertaken an options appraisal and viability review to determine what form of development would be viable.

A number of uses were considered, namely offices, hotel, market residential (standard and higher value product), community/leisure and affordable housing. For all the scenario an extension of 4 metres, to increase the footprint of the building, and a 1.5 storey roof extension was assumed to take account of the known conservation deficit and need to create a viable footprint.

The appraisal identified that affordable housing represents the only viable use because of the range of grant funding solutions which are available and offers a sustainable long term use of the building that would allow for the retention of the most significant elements of heritage value.

The options and appraisal and viability review has been independently assessed on behalf of the City Council. This has determined that the assumptions within the applicant's review are reasonable and that the affordable housing use, and associated interventions, would represent the optimum viable use for this site.

In order to deliver the optimum viable use, the building would require significant refurbishment. The southern and western facades, which are judged to be of low to medium significance, and the internal wall structures (which vary in significance) would be demolished. This would facilitate a safe construction process and allow an increase in floorspace to make the proposal viable.

The increased footprint, would also accommodate an increase in height to deliver the 39 new homes. Without the increase in floorspace, an additional 7 storeys would be required which would have a greater impact on the significance of the listed building.

Unless the southern and western facades are removed, the proposal would not be viable and the building would continue to decline. This could be considered to be an exceptional circumstance and that the harm caused is outweighed by bringing the site back into an active use to secure its long term conservation of the listed building.

The new southern and western facades would be constructed from a smooth red brick to match the existing with a clear separation between the existing Lampwick faced and the proposed extension through use of glazed curtain walling.

The applicant outlines that it is not possible to reinstate the original roof due to the need to deliver the required level of accommodation. A new contemporary roof is proposed to listed building and would be set back from the retained main façade to reveal the prominence of the historic facades and reinstated central tower. Various roof configurations were considered with the preferred option being as outlined in this report. The roof extension would be clad in panels along with vertical fins to add depth and interest to the elevations.

The façade retention would require the construction of a new steel frame in the footprint of the building to tie the masonry and provide permanent restraint to the historic facades.

The central tower, which was previously removed due to structural safety concerns, would be rebuilt using the original materials including the reintroduction of the steeply pitched roof along with its turrets and detailing. Whilst some of the materials are missing, the intention is to match the new materials to the existing. The reinstatement of the tower places a significant pressure on the overall viability of the scheme. Whilst the front and sides would be reinstated, it is not possible to reinstate the rear elevation of the tower in full.

The main entrance and steps on Old Mill Street would be removed. The decorative writing and archway above the entrance would be repaired and a new entrance door is proposed to be recessed into the archway.

New slim profile aluminium windows are proposed in the retained facades and would follow the arched shape window openings along with the addition of decorative terracotta air vents installed adjacent to the windows.

The internal layout of the building has either been removed or disintegrated and now forms rubble within the basement and ground floor. Some of the walls forming the cruciform layout are still in situ and these have been identified as having higher

significance. To facilitate an appropriate and viable internal layout, the internal walls would be removed to accommodate the new internal layout.

These works would result in *substantial harm* to the grade II listed building and therefore the tests set out in paragraph 195 of the NPPF apply.

Historic England have raised no objections to the proposal on heritage grounds. They note that the extent of demolition would have an impact on the heritage asset, but acknowledge that the important principal façade would be retained along and the central tower reinstated which they consider to be an important element defining the historic architectural character of the building. They consider these elements to have heritage benefits and would better reveal the significance of the listed building and consider that the proposal is based on sound evidence and a sensible philosophy.

The proposal is an opportunity to secure an optimum viable use for a listed building which has been in decline for a number of years and would continue to decline if a scheme is not brought forward. The extent of demolition would cause harm to the significance of the listed building. In addition, the increased footprint and roof extension would affect the visual appearance of the listed building in the street scene. These elements would cause harm.

However, the repair of the retained facades, which are judged to be of high significance, along with the reinstatement of the central tower would be heritage benefits. This would allow the important aspects of the listed building to be appreciated by the local community. The proposal would deliver affordable housing in the city centre. These matters are considered in further detail below.

The proposal would result in substantial harm as defined by paragraph 195 of the NPPF, to the listed building. As directed by paragraphs 194 and 195 of the NPPF, any harm to, or loss of, significance of a grade II listed building, in this instance from its alteration or destruction, would require clear and convincing justification together with achieving substantial public benefits that outweigh the harm. The public benefits of the scheme against this criteria is considered below:

Assessment of Heritage Impact

The proposal would result in substantial harm to the heritage assets as defined by the NPPF. In instances of substantial harm, the NPPF directs that a clear and convincing justification must be provided together with substantial public benefits to outweigh the harm. The following criteria which must be met in full:

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

In assessing the public benefits, consideration has been given to paragraph 8 of the NPPF which outlines the three dimensions to achieve sustainable development: economic, social and environmental.

Paragraph 015 in the PPG also noted that harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset notwithstanding the loss of significance caused, and provided the harm is minimised.

The redevelopment and regeneration of this brownfield site is in line with Council policy and would restore and refurbish a locally important grade II listed building in a highly accessible location. The condition of the building precludes it from being appreciated locally. Scaffolding covers the main facades and the building is likely to deteriorate further if a viable use cannot be found.

a) the nature of the heritage asset prevents all reasonable uses of the site

An options appraisal has explored a number of potential uses for the Dispensary building (including office, hotel, market residential (standard and higher value residential use), community/leisure and affordable housing). This considered the impact of the proposal in terms of heritage, architecture and commercial context and market, to determine whether each use would be viable.

The affordable housing use represents the only viable use because of the range of grant funding solutions that are available to deliver the scheme and undertake the necessary works to conserve the more significant aspects of the building.

The options and viability has been independently tested on behalf of the City Council. This concurs with the applicants review that the affordable housing use is the optimum viable use and the level of intervention to realise the scheme is necessary and appropriate in this instance to ensure that the scheme is deliverable and viable.

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation

The current condition of the building precludes it from use. The redevelopment of the site is only viable in this instance due to the applicant's ability to access grant funding to support the retention and refurbishment of the listed building.

Previous owners have sought to bring development forward, however, these options have never been implemented due to the on site conditions and the associated conservation deficit. It is therefore concluded that there is no viable use of the Dispensary in the medium terms through marketing of the site.

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible

The planning history has demonstrated that grant funding or some form of not for profit, charitable or public ownership has not been able to bring development forward.

The applicant has demonstrated that there are limited external funds available for market residential schemes. In addition, previous grants that were obtained for this site by the Ancoats Dispensary Trust were not successful as the grant was not large enough and match funding could not be found.

The proposal is only viable because of the range of grant funding solutions that are available to deliver affordable housing schemes. Grants identified by the City Council and the Greater Manchester Combined Authority via their brownfield housing fund are further critical pieces of funding to bridge the buildings conservation gap.

d) the harm or loss is outweighed by the benefit of bringing the site back into use

The scheme proposed would take a heritage led approach to its restoration, retaining and restoring the highly significant facades to Old Mill Street and Lampwick Lane and the reinstatement of the central tower. The scheme would prevent further decline of the historic fabric and allow this local listed landmark, to be appreciated by the local community as well as contributing positively to the regeneration of this area.

The retained and refurbished façade, would enable the building to be appreciated in the local area alongside Stubbs Mill which is one of the few remaining historical buildings in this part of New Islington.

The southern and western facades and internal walls which range from low, medium and high significance would be lost. These interventions are required to secure the optimum viable use for the building in order to allow the extension of the floor plan and an increase in height which is vital to accommodating the 39 new homes which make the scheme viable.

The extension would be contemporary addition to the building offering a clear separation between old and new and a setting back of the roof extension to best reveal the highly significant parts of the building. The southern and western facades would be constructed from red brick which would complement the retained facades whilst the roof extension would be in a contrasting cladding material. Both elements are considered to be high quality and would be designed in a way which best reveals the significance of the retained façade and central tower.

The affordable homes for social rent would meet identified housing needs. An active use for the Dispensary building would remove a public safety risk due to its instability as well as increased natural surveillance following its occupation.

The proposal also represents an important project within the Covid recovery programme for the city. Realising a scheme of this nature would form an important component creating up to 250-300 full time construction jobs for this £7.8 million investment. Indirect construction jobs would also be created which would support the local economy. Local labour would be prioritised as part of this process.

The 39 new homes would also generate a Council tax receipt in the region of £58,600 and the residents of the homes would contribute the spending locally.

The homes would also be sustainable and minimise its carbon emissions through the re-use of building materials and sourcing of other materials locally. The building has been designed to have a highly efficient building envelope and the introduction of photovoltaic panels means that there would renewable energy generated on site.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the listed buildings as required by virtue of S66 of the Listed Buildings Act, and paragraph 194 and 195 of the NPPF, whilst the harm caused would be substantial, it would be substantially outweighed by the public benefits of the scheme and meet the requirements set out in paragraph 195 of the NPPF in that it has been demonstrated that there are no other uses which would be viable, that there would not be a medium term use found through marketing, that granting funding other than that secured by the applicant, would not bring development forward together with the harm to the listed building being outweighed that the substantial public benefits outlined in this report.

Notwithstanding the above conclusions, it is noted that the Victorian Society have raised an objection to the proposal. It is considered that although the proposal would cause substantial harm to the listed building, the relevant test have been satisfied within the national land local guidance, and that substantial public benefits exist, including heritage benefits, which outweigh the harm caused allowing the building to be brought back to use. In line with the arrangements for handling heritage application, the application should be referred to the Secretary of State to determine whether they wish to call the application in for their consideration.

Impact on Archaeology

There archaeological interest relating to the 19th century Titanic Steel Works, which was replaced in the early 20th century by St Vincent's Home, a Magdalen Laundry run by the Sisters of Charity. Greater Manchester Archaeology Advisory Service (GMAAS) consider that further investigations are required prior to the commencement of any ground works associated with the development. This would satisfy the requirements of policy EN3 of the Core Strategy and saved UDP policy DC20.

Layout, scale, external appearance and visual amenity

Works to the listed building involve an extensive programme of repair and re-instatement and extensions and alterations.

One of the key elements of work is the reinstatement of the central tower and reinstatement of roof tiles in this part of the building to match the original where possible. The original front dormers would be re-interpreted as part of the extension using sympathetic materials. Lead work would be used at junctions with the dormers and brick work. Cast iron rainwater goods would be reinstated to replicate the original fixtures of the building.

Repair work to the masonry and stone work is required as there is evidence of erosions, open mortar joints, cracks and fracturing. Conditions are required as part of the listed building consent to agree these details.

The windows in the retained listed façade would be double glazed with slim profiled framing in white. These would originally have been time sash windows. The new windows would be moulded to fit within the arch of the opening and would be as slim as possible to ensure that they are visually appropriate.

The main entrance off Old Mill Street would be remodelled and the steps removed to deal with some of the internal level changes. A new door would be provided.

The demolition works involve the removal of the southern and eastern external walls and removal of all internal walls and basement areas.

The reinstatement of the central tower, enlargement of the footprint of the building and rebuilding of the external walls and roof (to form a 5 storey addition to the building) would allow a new structure to be put in place



Images showing the various stages of demolition and new build

Five floors of residential accommodation would be created. An external bin and cycle store would be create to the west.



Ground floor layout including bin and cycle store

The amount of development has been dictated by the need to deliver a viable scheme whilst respecting the grade II listed building. This has guided the scale of the roof alteration and rear extension. Retaining the original footprint would have required a significantly larger roof addition which would not be appropriate.

The rear extension would be 4 metres deeper than the original footprint. This is considered to be acceptable. The rear extension appears in proportion with the original building and does not appear an overly large or bulk addition.

The Dispensary would still appear as a relatively modest building in the context of the much larger and denser developments which have been built around the listed building over the past few years.

The roof extension would increase the height of the Dispensary by 1.5 storeys. Various massing options were considered including explicating the original pitch roof. However, in order to accommodate 39 apartment the roof would have needed to have been extended above the existing ridge line and the prominence of the tower would be lost together with significant challenges regarding windows and ventilation because of the internal layout.

A second option was replicate the original roof pitch and form up to the former ridge line. This would have been set back from the façade to retain the prominence of the tower. However, this compromised window position and daylight into the rooms.



Discounted roof design options

The preferred option is a contemporary two tiered roof form which seeks to replicate the gables to give the retained façade an apparent depth and ensure that full height windows are maintained on the retained elevations. Rooflights provide a further separation between the old and new. The tiered roof would be subservient and provide space to the retained façade and retain the prominence of the central tower.



Preferred roof design options

The scale and massing of the extension is considered to be acceptable. Although the increased footprint and height of the new extension would enlarge the building beyond its original parameters, it would be a sensitive and considered addition that respects the listed façade and is viable. The materials for the extended elements of the building have to complement and contrast with the highly decorative elements of the retained listed façade.

The extended walls and rear elevation would be constructed from red masonry, to match the tone of the retained façade and align with the existing parapet height. A brick recess would mark the transition from the retained listed façade to the new elements. The windows would be vertical, deeply recessed and arranged in a simple group. Window vents would be positioned discretely within the window head.

The roof element would have a more delicate light weight feel to the masonry extension and not compete with the decorative façade and central tower. The aluminium cladding would have vertical fins and a warm bronze colour.



View looking at South West Elevation from Old Mill Street



Proposed front elevation



View looking at South East Elevation from Lampwick Lane

View along Old Mill Street looking towards Great Ancoats Street (left) and proposed rear elevation from Lampwick Lane (right)

The layout and scale would complement the character, scale and order of surrounding development and retain the most significant and highly decorative parts of the facade.

The design of the extended elements would be an individual and distinctive piece of architecture appropriate to the listed building. The materials deliver a simple and effective façade treatment. Conditions of the planning approval will ensure that the materials are appropriate and undertaken to the highest standard.

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

The constrained nature of the site means there is limited opportunity for amenity space. Footpaths would be improved and reinstated as part of the works. The boundary treatment would respect the listed building. Residents would be able to access the New Islington Marina on the opposite side of Old Mill Street and other green spaces and connections provided by the proximity to the canal towpath.

Impact on Ecology

An ecological appraisal assesses the potential impact of the development on local ecology and nature conservation. This is a key requirement of policies EN15 and DM1 which seeks to ensure that applicants identify, enhance and restore impacts on local habitats. No evidence of bat activity was found at the site. The demolition and removal of vegetation would likely lead to some disruption of bird habitats. Greater Manchester Ecology Unit advise that to minimise the impact on breeding birds, these works should avoid bird nesting season (March – August). An informative of the approval should include advise in the event bats are found during the course of the demolition works. Bat and bird boxes should be incorporated into the scheme in the interest of improving the biodiversity of the application site.

Effects on the Local Environment/ Amenity

(a) Sunlight, daylight, overshadowing and overlooking

An assessment has been undertaken to establish the likely significant effects on the amount of daylight and sun light received by properties which surround the site. Consideration has also been given to instances of overlooking which would result in a loss of privacy.

To assess the surrounding existing properties, the BRE guidelines have been used to provide a method for assessing daylight – Vertical Sky Component (VSC) and No Sky Line (NSL) methods. For the assessment of sunlight, the approach considers the Annual Probable Sunlight Hours (APSH) for a reference point on a window (i.e. if a window point can receive at least 25% APSH, then the room should still receive enough sunlight).

The following properties were assessed as part of the survey:

- Weavers Quay, Old Mill Street; and
- Lampwick Development, Old Mill Street.



Position of the Ancoats Dispensary with the Lampwick development to the west and south and Weavers Quay on the opposite side of Old Mill Street

In determining the impact of the development on available daylight and sunlight, consideration should be given to paragraph 123 (c) of section 11 of the NPPF which states that when considering applications for housing, a flexible approach should be taken in terms of applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Weavers Quay, Old Mill Street

Weavers Quay is a new build apartment building located to the north west of the site on the opposite side of Old Mill Street. The building has windows in the Old Mill Street elevation which directly overlook the site. These would have an outlook from these windows when the development is in place and are a combination of living/kitchen/dining rooms as well as bedrooms.

249 windows were assessed to 249 habitable rooms. 229 windows (92%) currently achieve the 27% VSC target and 20 windows (8%) do not. These are located on the ground floor and do not directly overlook the site.

All 249 windows would continue to either achieve the 27% VSC target or a reduction of less than 20% which is an accepted position by the BRE guidelines as it would not be noticeable by the occupant.

For NSL, all 249 rooms (100%) would pass the BRE's NSL test, either experiencing no reduction in NSL, or very minor reductions that would not be noticeable.

The sunlight, assessment notes that all 249 rooms have been sunlight appraised and currently achieve both the 25% Annual and 5% Winter APSH targets. The proposed development would result in a small number of isolated reductions in APSH. Notwithstanding these reductions, all 249 rooms would continue to achieve the BRE Winter and Annual sunlight targets.

The daylight and sunlight impact on Weavers Quay would not be unduly harmful.

Lampwick Development, Old Mill Street

The Lampwick development is under construction and is a residential led apartment building to the south west and south east of the site. An access road would separated the two developments. Lampwick has windows in its north west elevation which overlook the site directly. The proposal would be seen through these windows once constructed and are living/kitchen/dining rooms and bedrooms.

186 windows were assessed, to 186 habitable rooms. 134 (72%) currently achieve the 27% VSC target and 52 (28%) do not. These windows are predominately located either overlooking another part of Lampwick or are in a recess and flanked on both sides by other parts of Lampwick. The design has an impact on the capacity of these windows to receive direct daylight irrespective of any development at the site.

All 186 windows would continue to either achieve the 27% VSC target or a reduction of less than 20% which is an accepted position by the BRE guidelines as it would not be noticeable by the occupant.

177 rooms (95%) would pass the BRE's NSL test, either experiencing no reduction in NSL, or very minor reductions that would not be noticeable. 9 rooms (5%) would not. The change would be noticeable. 5 are living/kitchen/dining rooms and 4 bedrooms.

Lampwick does not have any windows which would be seen that face within 90 degrees of due south. On this basis, their sunlight amenity is not influenced by the application nor will it be impacted through the construction of the development.

The daylight and sunlight impact on Lampwick would not be unduly harmful to warrant refusal. There is a minor number of rooms which would not achieve NSL which would be noticeable, However, this would not warrant refusal.

The distances between the surrounding developments are considered to be acceptable in terms of overlooking. The proposal is separated from existing developments by either Old Mill Street or in the case of the Lampwick by the new access road and car parking area. This provides adequate separation distances.

(b) TV reception

TV reception survey has concluded that there would be minimal impact on digital television services or digital satellite television services. This would be closely monitored during the works and a condition would require of a post completion survey

to be undertaken to verify that this is the case and that no additional mitigation is required.

(b) Air Quality

An air quality report notes that the site is located in the Greater Manchester Air Quality Management Air (AQMA) (where there are exceedance of annual mean nitrogen dioxide) and roads that are also located in the AQMA are likely to be used by traffic associated with the construction and completed development. The site is vacant/derelict and close to existing homes and businesses. As the site is vacant any activity would be noticeable.

There are homes, businesses, primary schools and recreational areas which could be affected by construction traffic and when the development is complete. These are all highly sensitive for the purposes of considering air quality impacts.

The main contributors to air quality conditions would be from construction from dust, particulate matter and pollution concentrations generated on site, particularly from exhaust emissions from traffic, plant and earthworks.

Nearby homes are therefore likely to experience the effects of this during the construction period. There would be emissions from construction traffic which will enter the site via Old Mill Street from Great Ancoats Street.

The report concludes that the impact on human health would be low and would be further minimised by dust suppression measures and other good practices which must be implemented throughout the construction period which would be secured as part of the construction management plan condition.

When the development is occupied, the effect on local air quality conditions is likely to be negligible. There would be no car parking except an on street bay for a disabled person. Nevertheless, an assessment of the operational road traffic has been undertaken to consider the impact on nitrogen dioxide and particulate matter concentrations at sensitive receptor locations. The results demonstrated no exceedances of nitrogen dioxide and particulate matters from the development.

The report concludes that no specific mitigation is required for air quality when the development is occupied. However, the applicant intends to put in place 100% cycle provision and a travel plan to support sustainable travel choices and take advantage of excellent public transport links.

Environmental Health concur with the conclusions and recommendations within the air quality report. The mitigation measures would be secured by planning condition and the proposal would comply with policy EN16 of the Core Strategy, paragraph 8 of the PPG and paragraph 124 of the NPPF in that there would be no detrimental impact on existing air quality conditions as a result of the development.

Noise and vibration

A noise assessment identifies the main sources of noise during construction would be from plant, equipment and general construction activities including breaking of ground and servicing. Noise levels from construction would be acceptable provided that the strict operating and delivery hours are adhered to along with the provision of an acoustic site hoarding, equipment silencers and regular communication with nearby residents. This should be secured by a condition.

When the development is occupied, the acoustic specification of the apartments would limit noise ingress from the main sources of external noise, particularly nearby roads. This would be the subject of verification prior to occupation.

Provided that construction activities are carefully controlled and the plant equipment and apartments are appropriately insulated the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF

Waste management

The homes would require four 1100 litre bins: two for general refuse/organic matter, one for paper and card recycling and one for plastic, metal and glass. A bin store would be located to the west of the building. The building management team would take the bins to the collection area on Lampwick Lane on collection day and the return them to the bin store. Residents would segregate waste in their homes and take it to the refuse store, The refuse arrangements are acceptable to Environmental Health in order to satisfy policies EN19 and DM1.

Accessibility

The development would be accessible within the constraints of being a listed building. In accordance with the building regulations, the requirements of accessibility have to be balanced against preserving the listed building.

The limitations of the listed building means that achieving full complaint access to the building, dedicated car parking and access to all levels of the building would be challenging and affect the overall viability of the scheme. There are also level changes on Old Mill Street which make level access from the main entrance difficult without changing internal levels.

Level access would be from Lampwick Lane leading to a series of accessible ground floor homes. However, there would be no lift to the upper floors. There would be a parking space for a disabled person on Lampwick Lane.

Flood Risk/surface drainage

The site is in flood zone 1 'low probability of flooding' and in a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network. These areas are particularly sensitive to an increase in surface water run off and/or volume from new developments which may

exasperate local flooding problems. As such, policy EN14 requires development to minimise its impact on surface water run off in critical drainage area.

A drainage statement has been considered by the City Council's flood risk management team. Further details are required to complete the drainage strategy in order to satisfy the provision of policy EN14 of the Core Strategy which should form part of the conditions of the planning approval.

Impact on the highway network/car/cycle parking and servicing

A transport statement notes that all sustainable transport modes are nearby including New Islington tram stop which is 300 metre away. The proposal would have a minimal impact on the surrounding highway network due to this being a car free with the exception of a disabled bay on street and any servicing requirements.

A travel plan would encourage sustainable travel choices by residents. The applicant has also indicated that they would seek to understand travel circumstances as part of the tenant selection process to ensure that the accommodation is suitable. 100% secure cycle provision would be available.

Lampwick Lane would be used to service the building and necessary highways works to facilitate this would be secured by planning condition.

A construction management plan should be agreed to minimise the impact of construction activities on the highway network and nearby residents.

The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy

Designing out crime

A Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, recognises that the development would bring vitality to this area and more active frontage. It is recommended that a condition of the planning approval is that the CIS is implemented in full to achieve Secured by Design Accreditation.

Ground conditions

A ground conditions report details that the site is contaminated from previous uses and requires remediation prior to redevelopment. The ground conditions are not complex so as to prevent development provided a robust strategy is prepared, implemented and the works verified. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

Construction management

The current condition of the listed building, and the constrained nature of the site, requires a robust construction management plan. This would ensure that construction impacts (traffic, dust, noise etc) are minimised on those who live, work and access amenities locally.

The applicant has begun to work with their contractor to consider these matters and has prepared a draft construction management plan. The contractor is experienced and has work on other listed buildings in this part of the city centre.

The plan indicates that the building is currently unsafe to enter and the internal walls are showing signs of instability together with loose objects and unstable masonry. This requires a complex plan to keep workers and the community safe whilst the work is undertaken and ensure that the façade is protected and can be preserved.

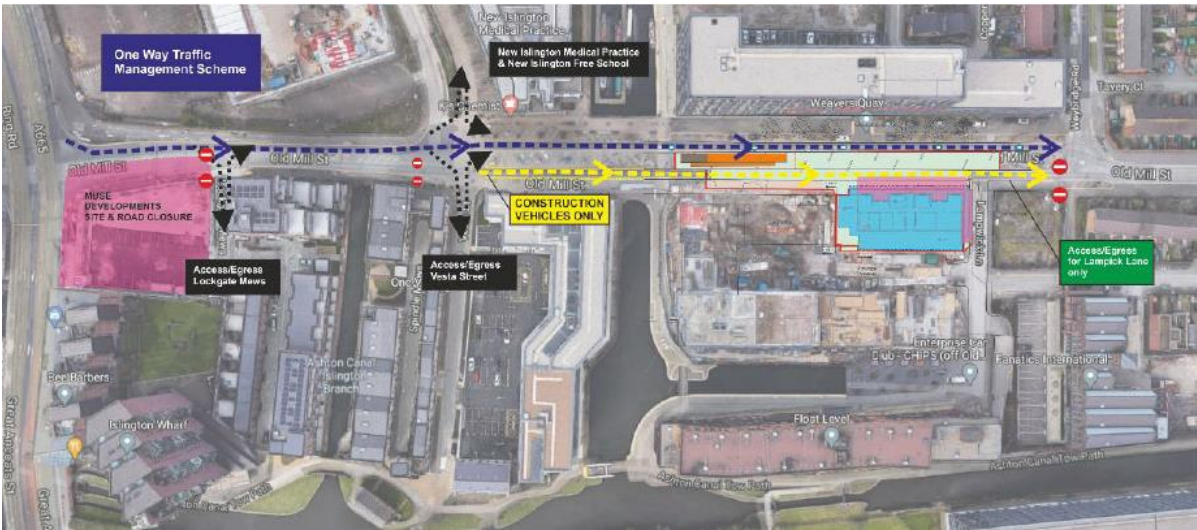
Work should take place between October 2021 and September 2023. The demolition is expected to commence at week 9 and last for 12 weeks. The second phase would be to construct the extensions and repair the façade.

Old Mill Street is a strategic route in the city centre. The plan indicates that peak times for deliveries would be avoided to minimise any traffic impacts on the network. A booking management system would be used to manage this.

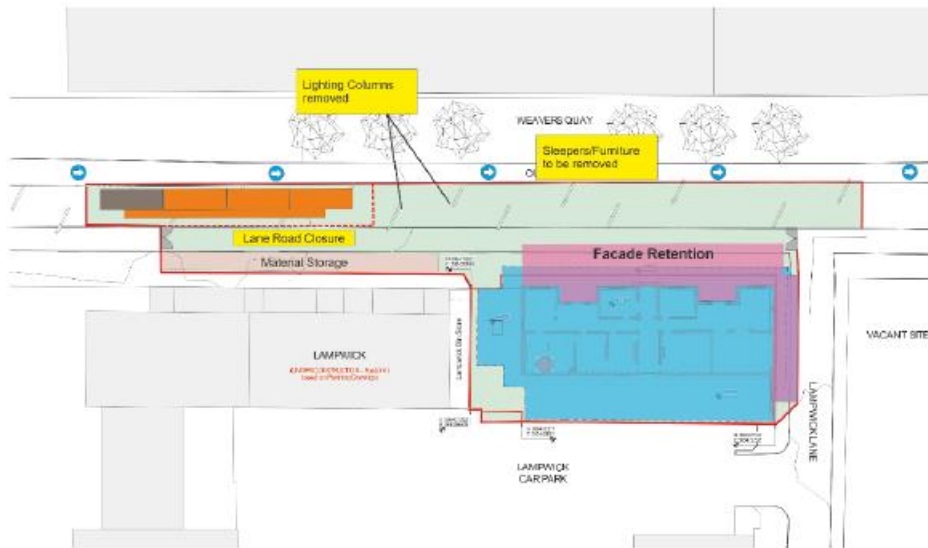
A traffic management system indicates that construction traffic would be directed in a one way system from Great Ancoats Street. Access to the Weavers Quay car park would remain available with no impact on the medical centre of New Islington Free School access road.

During the demolition phase Lampwick Lane would remain open to allow residents of the Lampwick and Stubbs Mills to gain access to car parks. The works would require a lane and central reservation closure on Old Mill Street to allow works to take place safely to the façades.

The removal of the West and South facades would be by hand from the scaffolding to ensure that no elements of the North and East elevations are damaged.



Routing strategy



Position of the hoarding line and land closure along Old Mill Street

Measures would be put in place to help minimise the impact of the development on local residents such as dust suppression, and use of screenings to cover materials. Plant would also be turned off when not needed and no waste or material would be burned on site. It would not be possible to site the compound/welfare facilities within the site boundaries due to the restricted size and this would need to be created locally and early indication indicated this would be in the highway.

There is unlikely to be any cumulative impact from the construction elements of the development. Whilst there is a large amount of activity in the area, the proximity to major roads would ensure such activities should not have a detrimental impact on the surrounding area.

The construction impacts can be managed and mitigated so that amenity or highway impacts would not warrant refusal. A planning condition would ensure that construction impacts are mitigated to maintain the operational effectiveness of the highway network, pedestrian safety and minimise impact on residential amenity.

Provided appropriate measures are put in place the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, it is recommended that a condition should require the final construction management plan is agreed to ensure the process has the minimal impact on surrounding residents and the highway network. The developer would also be encouraged to sign up to Membership of the Considerate Constructors Scheme and this would also be secured by planning condition.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable.

It is recommended that the permitted development rights that would normally allow the change of use of a property to a HMO falling within use classes C3(b) and C3(c) be restricted and that a condition be attached to this effect. This is important given the emphasis and need for family housing in the city.

Public Opinion

Comments have been received in support of this planning application. A resident of Weavers Quay has requested that access be retained to the Weavers Quay car park due to requiring access to their disabled car parking. The car park entrance would remain accessible at all times.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The re-use of the Dispensary is a long standing priority and a local landmark. The applicant has presented a robust case for the extent of demolition, extension and alteration to the listed building in order to determine the optimum viable which has been independently verified by the City Council. Historic England have raised no objection to the proposal.

39 new affordable homes available for social rent would be created in the city centre and would meet identified housing needs. The design would be low carbon meeting a high proportion of its energy demands through on site renewable energy.

Careful consideration has been given to the impact of the development on the local area (including residential properties, business, schools and recreational areas) and it has been demonstrated that there would be no unduly harmful impacts on noise, traffic generation, air quality, water management, contamination or loss of daylight and sunlight. Where harm does arise, it can be appropriately mitigated, and would not amount to a reason to refuse this planning application.

Construction impacts can also be appropriately mitigated to minimise the effect on the local residents and businesses.

The proposal would amount to substantial harm to the listed building but this is significantly outweighed by the substantial public benefits which would be delivered as a consequence of the development (socially, economically and environmentally as required by S66 meeting the criteria in paragraph 195 of the NPPF in full. There is a clear and convincing justification for the proposal and level of harm to the listed building which is accepted by Historic England (paragraph 194).

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

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

Planning Application 130356/FO/2021

Recommendation MINDED TO APPROVE : subject to referral to the Secretary of State in accordance with the Arrangement for handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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:

Drawings

8803-BA-EX-00-DR-A-(01)100-P1, 8803-BA-EX-00-DR-A-(01)101-P1, 8803-BA-EX-00-DR-A-(01)106-P0, 8803-BA-XX-XX-DR-A-(01)105-P1, 8803-BA-EX-00-DR-A-(01)102-P1, 8803-BA-EX-01-DR-A-(01)103-P1, 8803-BA-EX-02-DR-A-(01)104-P1, 8803-BA-XX-XX-DR-A-(03)102-P1, 8803-BA-XX-XX-DR-A-(04)202-P1, 8803-BA-XX-XX-DR-A-(04)203-P1, 8803-BA-XX-XX-DR-A-(04)204-P1, 8803-BA-XX-XX-DR-A-(05)103 P1, 8803-BA-XX-XX-SH-A-(09)003 P2, 8803-BA-XX-XX-DR-A-(31)102 P0, 8803-BA-XX-XX-DR-A-(21)400 P1, 8803-BA-XX-XX-DR-A-(21)001 P0, 8803-BA-EX-XX-DR-A-(20)00, 8803-BA-EX-XX-DR-A-(20)002 -1, 8803-BA-EX-XX-DR-A-(20)001 -0, 8803-BA-XX-XX-DR-A-(31)002 P0, 8803-BA-XX-XX-DR-A-(21)002 P0

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

8803-BA-XX-00-DR-A(04)102-P2, 8803-BA-XX-XX-DR-A(02)101-P2, 8803-BA-XX-XX-DR-A(02)102-P2, 8803-BA-XX-XX-DR-A-(03)101-P2, 8803-BA-XX-00-DR-A(04)103-P2, 8803-BA-XX-01-DR-A(04)104-P2, 8803-BA-XX-02-DR-A(04)105-P2, 8803-BA-XX-03-DR-A(04)106-P2, 8803-BA-XX-04-DR-A(04)107-P2, 8803-BA-XX-05-DR-A(04)108-P2, 8803-BA-XX-06-DR-A(04)109-P2, 8803-BA-XX-04-DR-A-(04)201-P2, 8803-BA-XX-04-DR-A-(04)205-P2, 8803-BA-XX-04-DR-A-(04)206-P2, 8803-BA-XX-04-DR-A-(04)207-P2, 8803-BA-XX-06-DR-A(04)200-P2, 8803-BA-XX-XX-DR-A-(05)201_P2, 8803-BA-XX-XX-DR-A-(05)202_P2, 8803-BA-XX-XX-DR-A-(05)101-P2, 8803-BA-XX-XX-DR-A(05)102-P2, 8803-BA-XX-XX-DR-A-(06)101-P2, 8803-BA-XX-XX-DR-A-(06)102-P2

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

Supporting information

Design and Access Statement prepared by Buttress; Accommodation / Apartment Schedule prepared by Buttress; Materials Schedule prepared by Buttress; Statement of Consultation prepared by Deloitte; Heritage Statement prepared by KM Heritage; Conservation Strategy prepared Buttress; Archaeological Desktop Study prepared by Salford Archaeology; Geo-Environmental Phase 1 Desk Study prepared by Applied Geology; Drainage Strategy prepared by Ridge; Energy Strategy prepared by Ridge; Environmental Standards Statement prepared by Ridge; M&E Statement prepared by Ridge; Structural Statement prepared by Ridge; Condition Survey prepared by Ridge; Condition Report prepared by Buttress; Tower Re-Construction Pallets Survey prepared by Buttress; Waste Management Strategy prepared by Buttress; Affordable Housing Statement prepared by Great Places; Residential Management Statement prepared by Great Places; Daylight / Sunlight Assessment prepared by Scanlan Hill; Ecology Survey, including Bat Survey prepared by ERAP; Crime Impact Statement prepared by Greater Manchester Police; Travel Plan Framework prepared by Ashley Helme; Transport Assessment prepared by Ashley Helme; Phase 1 Desktop Geo-environmental Assessment prepared by Applied Geology; Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd; Broadband Connectivity Assessment prepared by Watt; Local Labour Agreement prepared by Great Places; Local Labour KPI prepared by Eric Wright; Construction Management Statement, including a Construction Waste Management Plan prepared by Eric Wright; Outline Demolition Methodology prepared by Eric Wright; Noise Impact Assessment

prepared by dBx Acoustics Ltd; Air Quality Assessment prepared by Hilson Moran; 1 Bed Supporting memo prepared by Great Places; and Topographical Land Survey prepared by JLP Surveying.

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

Viability Report prepared by Lambert Smith Hampton stamped as received by the City Council, as Local Planning Authority, on the 28 May 2021

Updated Conservation Strategy; Updated Materials Schedule; Updated Waste Management Strategy; Updated Design and Access Statement; Updated Mock Up Sample Panel drawing; 8803-BA-XX-00-DR-A-(32)003 - Main Entrance Details; Updated Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

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) No demolition/vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

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

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

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

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

5) Notwithstanding the Updated Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021, (a) the development shall not commence (other than site clearance and demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- The total SW discharge rate into the UU combined sewer for the 1 in 100 year event plus 40% climate change should not exceed 7.5l/s. By having an overflow pipe for the 1 in 100 year event will cause the total discharge rate from the site to exceed 7.5l/s when considering a 40% allowance for climate change. Attenuation should be designed to store surface water on site during the critical 1 in 100 year event plus an additional 40% for climate change with a controlled outfall not exceeding 7.5l/s.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during the critical 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the proposed drainage system.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) No groundworks 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. Informed by the Updated North West Archaeological Research Framework, a phased programme and methodology of investigation and recording to include:

- an archaeological watching brief to be maintained during ground-breaking works.
- archaeological Building Survey (level 3)

2. A programme for post-investigation assessment to include:

- production of a final report on the significance of the below-ground archaeological interest.

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: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Notwithstanding Report on Desk Study at Ancoats Dispensary, Applied Geology, reference: AG3181-20-AL18-Issue 2, Dated: February 2021.1, the development shall not commence, other than demolition and site clearance works, until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of a Site Investigation and Risk Assessment Report;
- Submission of a Remediation Strategy

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 prior to the first occupation of the development.

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.

8) The development shall not commence until a detailed construction management plan outlining working practices during construction shall be submitted to and approved

in writing by the local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Dilapidation survey;
- o Consultation with local residents;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o A method statement to protect the Rochdale Canal from accidental spillages, dust and debris
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development and boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part the development.

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.

10) Prior to any above construction of boundary treatment, details of the siting, scale and appearance of any boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) The development hereby approved shall be carried out in accordance with the Energy Strategy prepared by Ridge; Environmental Standards Statement prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021. The development shall achieve a minimum of 11% in carbon on Part L 2013 Building Regulations.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

12) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) (a) prior to any above ground works, details of a hard and soft landscaping treatment scheme shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) (a) Notwithstanding the Noise Impact Assessment prepared by dBx Acoustics Ltd stamped as received by the City Council, as Local Planning Authority 11 May 2021, prior to any above ground work a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) Notwithstanding drawing 8803-BA-XX-XX-DR-A-(21)400 P0 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, prior to any above ground works, details of the siting, scale and appearance of the bin and cycle store shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented and made available for as long as the development is in use.

Reason – In order to ensure that the bin and cycle store is of a suitable appearance pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

17) The waste management arrangements for development hereby approved shall be carried out in accordance with Updated Waste Management Strategy and drawing 8803-BA-XX-00-DR-A(04)103-P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

18) The provision of 39 cycle spaces, as shown on drawing 8803-BA-XX-00-DR-A(04)103-P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021, shall be implemented and made available prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

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

19) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1, EN3 and DM1 of the Core Strategy.

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

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

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that the measures within the document have been implemented.

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.

22) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Resurfacing of existing footways and forecourt;
- Creation of any loading arrangements and disabled parking bay to Lampwick Lane

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

24) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021.

In this condition a Travel Plan means a document which includes:

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

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

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of the development hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

28) Notwithstanding the TV Reception Survey prepared by GTech Surveys Ltd, stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, within one month of the practical completion of the development, 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 study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which 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 interest of residential amenity, as specified in policy DM1 of Core Strategy.

Informatives

Whilst the buildings to be demolished have been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species(Amendment) (EU Exit) Regulations 2019it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat work employed to assess how best to safeguard the bat(s). Natural England should also be informed.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer.

Listed Building Consent 130357/LO/2021

Recommendation Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development and impact on the listed building. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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 demolition, extension and alteration Ancoats Dispensary shall not be undertaken before a contract for the carrying out of the building works have been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

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

Drawings

8803-BA-EX-00-DR-A-(01)100-P1, 8803-BA-EX-00-DR-A-(01)101-P1, 8803-BA-EX-00-DR-A-(01)106-P0, 8803-BA-XX-XX-DR-A-(01)105-P1, 8803-BA-EX-00-DR-A-(01)102-P1, 8803-BA-EX-01-DR-A-(01)103-P1, 8803-BA-EX-02-DR-A-(01)104-P1, 8803-BA-XX-XX-DR-A-(03)102-P1, 8803-BA-XX-XX-DR-A-(04)202-P1, 8803-BA-XX-XX-DR-A-(04)203-P1, 8803-BA-XX-XX-DR-A-(04)204-P1, 8803-BA-XX-XX-DR-A-(05)103 P1, 8803-BA-XX-XX-SH-A-(09)003 P2, 8803-BA-XX-XX-DR-A-(31)102 P0, 8803-BA-XX-XX-DR-A-(21)400 P1, 8803-BA-XX-XX-DR-A-(21)001 P0, 8803-BA-EX-XX-DR-A-(20)00, 8803-BA-EX-XX-DR-A-(20)002 -1, 8803-BA-EX-XX-DR-A-(20)001 -0, 8803-BA-XX-XX-DR-A-(31)002 P0, 8803-BA-XX-XX-DR-A-(21)002 P0

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

8803-BA-XX-00-DR-A(04)102-P2, 8803-BA-XX-XX-DR-A(02)101-P2, 8803-BA-XX-XX-DR-A(02)102-P2, 8803-BA-XX-XX-DR-A-(03)101-P2, 8803-BA-XX-00-DR-A(04)103-P2, 8803-BA-XX-01-DR-A(04)104-P2, 8803-BA-XX-02-DR-A(04)105-P2, 8803-BA-XX-03-DR-A(04)106-P2, 8803-BA-XX-04-DR-A(04)107-P2, 8803-BA-XX-05-DR-A(04)108-P2, 8803-BA-XX-06-DR-A(04)109-P2, 8803-BA-XX-04-DR-A-(04)201-P2, 8803-BA-XX-04-DR-A-(04)205-P2, 8803-BA-XX-04-DR-A-(04)206-P2, 8803-BA-XX-04-DR-A-(04)207-P2, 8803-BA-XX-06-DR-A(04)200-P2, 8803-BA-XX-XX-DR-A-(05)201_P2, 8803-BA-XX-XX-DR-A-(05)202_P2, 8803-BA-XX-XX-DR-A-(05)101-P2, 8803-BA-XX-XX-DR-A(05)102-P2, 8803-BA-XX-XX-DR-A-(06)101-P2, 8803-BA-XX-XX-DR-A-(06)102-P2

Supporting documents

Design and Access Statement prepared by Buttress; Materials Schedule prepared by Buttress; Heritage Statement prepared by KM Heritage; Conservation Strategy prepared Buttress; Archaeological Desktop Study prepared by Salford Archaeology; Structural Statement prepared by Ridge; Condition Survey prepared by Ridge; Condition Report prepared by Buttress; Tower Re-Construction Pallets Survey prepared by Buttress

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

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.

4) No groundworks 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. Informed by the Updated North West Archaeological Research Framework, a phased programme and methodology of investigation and recording to include:

- an archaeological watching brief to be maintained during ground-breaking works.
- archaeological Building Survey (level 3)

2. A programme for post-investigation assessment to include:

- production of a final report on the significance of the below-ground archaeological interest.

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: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the commencement of works to remove the following listed fabric, as indicated on drawings 8803-BA-XX-XX-DR-A-(04)202, 8803-BA-XX-XX-DR-A-(04)203 and 8803-BA-XX-XX-DR-A-(04)204 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, a detailed method statement shall

be submitted detailing how the fabric will be removed together how the remaining historic fabric will be protected and repaired once removal takes place.

This condition applies to the following works:

- Removal of external walls, internal walls and basement.

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of the extension to the listed building as approved under planning permission 130356/FO/2021, a detailed method statement and specification detailing how the development will be fixed/erected adjacent to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the interface of the development would be attached to the historic fabric, what historic fabric, if any, needs to be removed/altered and how the historic fabric will be repaired once the interface has been attached. The method statement should be supported by appropriate sections where necessary.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to attach the development to the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) Prior to the commencement of repair works to the interior and exterior masonry, a details method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and stonework and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

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

8) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the alteration to the doorway and installation of the proposed new door to the main entrance along Old Mill Street , as indicated on drawings 8803-BA-XX-XX-DR-A-(05)101-P2 stamped as received by the City Council, as Local Planning Authority, on 12 July 2021 a detailed method statement detailing how the door and alterations would be undertaken and abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the installation new windows within the existing listed façade, as indicated on drawings 8803-BA-XX-XX-DR-A-(05)202_P2 and 8803-BA-XX-XX-DR-A-(05)101-P2 stamped as received by the City Council, as Local Planning Authority, on 12 July 2021, a detailed method statement and specification of the windows (including how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local

Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the commencement of works associated with the repair, restoration and alteration of the central tower, as indicated on drawing 8803-BA-XX-XX-DR-A-(05)201 REV P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021 and drawings 8803-BA-XX-XX-DR-A-(21)001 and 8803-BA-EX-XX-DR-A-(20)002 P0 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. This shall include the following:

- Repair, restoration and alteration of brick and stone work to the tower;
- use of new or reclaimed material;
- Structural details.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the commencement of works to the rooflights and dormers, as indicated on drawings 8803-BA-XX-XX-DR-A-(05)201 REV P2 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 and drawing 8803-BA-XX-XX-DR-A-(05)201 REV P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. This shall include the following:

- Repair, restoration and alteration of brickwork;
- details of the lead flashing and sample of slate roof tile.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the commencement of works reinstate rainwater goods to the listed building, a detailed method statement, specification and location of rainwater goods shall be submitted for approval in writing by the City Council, as Local Planning Authority. The installation of the rainwater goods shall be shall be carried out in accordance with this method statement.

Reason - To ensure the rainwater goods are of an acceptable appearance and there is no resulting harm to the Listed building pursuant to policy EN3 of the Manchester Core Strategy (2012).

14) Prior to the commencement of works install the terracotta vents to the building, a detailed method statement, specification and location of vents shall be submitted for approval in writing by the City Council, as Local Planning Authority. The installation of the vents shall be shall be carried out in accordance with this method statement.

Reason - To ensure the rainwater goods are of an acceptable appearance and there is no resulting harm to the Listed building pursuant to policy EN3 of the Manchester Core Strategy (2012).

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 130356/FO/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:

**Highway Services
Environmental Health
Work & Skills Team
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
National Amenity Societies
Greater Manchester Ecology Unit
Ancoats Dispensary Trust**

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

Representations were received from the following third parties:

Relevant Contact Officer : Jennifer Atkinson
Telephone number : 0161 234 4517
Email : jennifer.atkinson@manchester.gov.uk

