

Application Number	Date of Appln	Committee Date	Ward
121979/FO/2018	28th Jan 2019	17th Oct 2019	Deansgate Ward

Proposal Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation.

Location Blackfriars House, Parsonage, Manchester, M3 2JA

Applicant Mr Adam Tillis, Bruntwood Limited, Trafford House, Chester Road, Manchester, M32 0RS,

Agent Mr Mathew Giles, MgMaStudio Ltd, Oriel Chambers Suite 37, 14 Water Street, Liverpool, L2 8TD

Description



Site

This eight storey building is bounded by Parsonage, Blackfriars Street, the River Irwell and Alexandra House. It is in the Parsonage Gardens Conservation Area.

Blackfriars House is a substantial office building built in 1923 and its principal elevations are in Portland Stone. The building is not listed but is considered a non-designated heritage asset and makes a positive contribution to the conservation area. The building abuts the River Irwell, sitting on a retaining wall at sub-basement (waterline) level. Its flat roof houses various plant and service equipment, and a single storey structure in a poor condition.

The building is opposite the Grade II Listed Blackfriars Bridge **(1)**. Further along Parsonage lies the Grade II listed Century Buildings **(2)**, the Grade II listed Arkwright House **(3)**, also designed by Fairhurst, and Parsonage Gardens **(4)**. The Grade II listed 98-116 Deansgate **(5)** and Haywards Building **(6)** are also located nearby on Deansgate.



Surrounding uses include shops, offices, bars, restaurants, open space, and apartments.

Proposals

Alterations include the demolition of existing rooftop buildings to allow for a rooftop extension constructed from bronze coloured aluminium and curtain wall glazing, an associated roof terrace and a green roof. Alterations would be made to the service entrance at ground floor level on Parsonage, to provide access to the roof level. The rooftop extension would be for a restaurant (Use Class A3). There is also a proposed change of use of part of the ground floor from office space to a café (Use Class A3). Proposals would also include for the installation of louvres to the River Irwell elevation.

The proposals comprise the following external works:

- Installation of glazed façade behind historic gates to Parsonage elevation to provide step free access to the rooftop restaurant
- Screening of existing rooftop plant
- Demolition of existing rooftop service building
- Installation of rooftop extension to house proposed restaurant
- Creation of roof terrace and installation of green roof
- Installation of small louvred grills to far right River Irwell elevation windows

Waste and deliveries servicing would remain as existing, with access provided from the side elevation on Parsonage to an internal waste store. As part of the wider redevelopment of the building, cycle storage would be provided within the basement, alongside dedicated shower, changing and storage facilities. It is anticipated that this space would accommodate c.104 cycles.

Publicity

The application was advertised in the local press as affecting a conservation area and being in the public interest. A notice was displayed on site and letters were sent to surrounding occupiers. 43 objections and 1 representation have been received.

The 43 objections are summarised as follows:

Design issues

- Damage to heritage through installation of balcony
- Impact on landscape notably views down River Irwell from Blackfriars bridge as a result of proposed balcony
- Impact on architectural features to rear of Blackfriars house through introduction of balcony
- The proposal would impact on the character of the conservation area, the proposed works would not be in keeping with the age, type and size of adjacent properties.

Residential Amenity

- Impact on the environment through littering into River Irwell
- Impact on privacy of residents of buildings the other side of the River Irwell.

- The area is predominantly residential and the proposed development would overlook apartments. The development would also create a noise and odour nuisance.
- The impact of the proposal on adjacent residential at Century Buildings has not been considered.
- There would be significant noise transfer from the proposed roof terrace closes to Century buildings.
- Noise from ventilation units on the roof, and from the louvres proposed to the River Irwell elevation would cause a nuisance to nearby residents.
- Noise nuisance caused by open windows overlooking the terrace.
- There would be increased littering in the area due to the introduction of the news uses.
- The proposed roof terrace would impact on privacy of residents of the Century buildings, allowing overlooking into residents' habitable rooms.
- The proposed evening use would create nocturnal noise disturbance causing sleeping issues for local residents.
- Concerns if patrons of the restaurant were leaving the venue at later than midnight as the venue would not be able to control noise created by their customers.
- Would like to see more detail around how the venue would approach noisy close-down procedures in order to minimise sleep disturbance to residents i.e. tipping glass bottles into recycling.
- The proposed use would increase noise in the area through the playing of live music, DJs, amplified music, and people drinking.
- There would be increased anti-social behaviour as a result of the proposed use.
- Fumes from cooking in the restaurant use will result in smells polluting the vicinity.

Principle of the use

- The roof terrace closest to Century Buildings should not be open to Restaurant patrons as a terrace.
- The area doesn't need another late night bar.
- There is no need for the proposed use in this area
- The proposal would further the creep of the city centre restaurant and bar area into more residential areas.

Traffic

- Increased traffic would be caused by deliveries to the restaurant, and taxi drop off. This would create additional noise nuisance in the area, increasing congestion and pollution in the area, and could create a safety issue.
- In theory delivery strategy is fine, providing drivers aren't parked up with their engines running as this could cause significant disturbance to local residents. Also, provided that they are gaining access to Parsonage Lane via Blackfriars and not by driving along St Mary's Parsonage as increased night time traffic along St Mary's Parsonage would also cause significant disturbance.
- There would be increased pollution to the nearby Parsonage Gardens.

- The transport statement is inaccurate with regards the width of Parsonage and the number and type of parking spaces on Parsonage.

Other

- There are inconsistent references to licensing times in the planning documents.
- The submitted Noise study is inaccurate, a 'city centre pub' is not an appropriate comparison as the surrounding area around the proposed site is residential in nature. Also, the hours of opening in the study are contradictory.
- The proposed rooftop extension and restaurant use will impact badly on the value of nearby residential properties.
- There was no pre-consultation carried out with residents of Century Buildings.
- The proposed development would impact on the tranquillity of Parsonage Gardens.
- The applicant has sought to address some of the objections raised through the removal of the terrace closest to Century Buildings, however the changes would not resolve the issues discussed in the report relating to overlooking and noise.
- There should be no door access to the area where Terrace B was originally proposed
- Objectors have not had sufficient time to fully review the amendments and make representations
- The significant number of objections that have been made shows the considerable strength of feeling against the proposals

Councillor William Jeavons objects to the creation of a roof-top restaurant and its ground floor entrance at the southern corner of Blackfriars House.

He understands the need to keep the office accommodation commercially competitive, this application aims to maximise lettable space and financial returns. It would create 500 sqm. and generate income to the detriment of the local area and local residents. 200 residents including families with teenage, primary school and pre-school children live in Century Buildings are active in the local community and support both the immediate environment and charities and work in local businesses.

The new restaurant entrance would be less than 35m from the nearest Century Building Apartment. Alexander House which separates the buildings is stepped back at both front and rear and is shorter than adjacent buildings. This means that there is no physical or visual barrier at the front, back and levels 8 and above.

Numerous references are made in the supporting documents to the commercial buildings, business users in the area and residents across the river. But there is no reference to the residents in Century Buildings. Adjustment was made to the orientation of the proposed roof-top restaurant to respond to residential at The Edge in Salford which is further away than the nearest residents in Manchester. There was no pre-consultation with residents at Century regarding this change.

The Heritage Design & Access Statement states that Parsonage Gardens is mainly comprised of large commercial buildings whereas at least 25% of the buildings around Parsonage Gardens are residential. It states that the proposal would benefit

the wider business community and support the predominantly commercial users and refers to the closest residential properties as across the river. No reference is made to Century which is closer.

It also states that the roof terrace is in excess of 40m from the closest residential properties across the River Irwell. Notwithstanding this significant distance, the open roof terrace areas have been designed on the opposite side of the roof, so as to minimise any possibility of disturbance to residents. No consideration has been made to the residential properties at Century. No regard has been taken of the impact of the proposed development on local residents at Century, especially from the proposed smaller restaurant terrace at the left of the elevation, as referred to in the application.

Specifics of objection:

1. Loss of Privacy and overlooking

Customers of the rooftop terraces and bar would be able to look directly into flats including Century, with a loss of privacy for residents. Alexandra House provides very little physical or visual barrier and customers would be able to look directly into flats with floor to ceiling glass (a mixture of bedrooms and living rooms) and with balconies.

2. Noise and Disturbance

The rooftop bar and outside terraces will generate noise and disturbance from music, people chatting and on their phones; all exacerbated after a few drinks. The Noise Impact Assessment does not consider the impact on Century House which is closest affected. There would be disturbance at street level especially at night from comings and goings. An operator has not been identified therefore references in the application to noise and volume from customers and/or from music are academic. The nature of the operator would determine the clientele which impacts on noise and nuisance to local residents.

There would be an increase in noise from the emptying of bins and glass into skips and waste collection which is already an issue in the area to the extent that MCC has monitored anti-social noise and behaviour from existing operators.

3. Ventilation /Plant/Services

The roof top ventilation, plant and extraction system will produce smells and noise causing nuisance and pollution. The designs show extraction points at the south and west corners nearest to residents balconies.

4. Traffic Management and Pollution

St Mary's Parsonage is already used as a "rat-run" to avoid Deansgate congestion especially at night and rush hour with complaints of speeding, tight pavements and parking constraints with people forced into the highway to walk. The proposal would increase congestion, noise and pollution. The Road is narrow with many tall

buildings. Additional traffic will increase pollution in the area, including Parsonage Gardens, one of the few open public gardens in the City Centre.

Impact assessments, pre-consultation has been inconsistent and ignored the nearest residential building. The opening hours from 6 am to 3 am would increase antisocial behaviour, noise, pollution, traffic congestion and a loss of privacy for local residents.

Further representation was made by the councillor noting that the changes proposed do not go far enough to resolve issues of overlooking, noise, traffic, pollution and disturbance from patrons leaving the premises. Councillor also noted that more than 40 objections have been made which demonstrates the considerable strength of feeling against this application, including more than 20 from residents of Century Building where it is felt that little consideration has been made.

Councillor Marcus Johns also objects to the proposals. The councillor notes that the proposed amendments and conditions would not sufficiently address issues of overlooking, privacy, noise, traffic, litter or anti-social behaviour from customers. The councillor also recognised the considerable number of objections to the proposals.

Consultees

Head of Regulatory and Enforcement Services (Environmental Health) - no objections and have recommended conditions to: limit servicing hours; limit the opening hours for terraced area and for restaurant; agree a scheme for the acoustic insulation of the commercial uses and the associated plant and equipment; implementation of the waste management strategy; agree a scheme for fume extraction.

City Centre Regeneration - No comments received.

Highway Services – no objection and recommended a condition to regulate servicing.

Greater Manchester Ecology Unit – no objection, recommended a condition to assess the site for bat populations

Canal and Rivers Trust – no objection

Greater Manchester Police (Design for Security) – recommended implementation of security recommendations in submitted Design and Access Statement

Environment Agency – no response received

Flood Risk Management – no objection to the application, no conditions recommended

Issues

Relevant National Policy

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

"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

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

Section 6 – (Building a strong and competitive economy) – The proposal would support economic growth and create jobs and prosperity through construction and through the operation of the uses.

Section 7 (Ensuring the Vitality of Town Centres) - The overall proposal would maximise the use of the building and increase the City Centre Food and Drink offer.

Section 8 (Promoting healthy and safe communities) – The restaurant and café would provide new uses in the area and would be safe and accessible. They would be fully integrated into the wider area and would relate well to and complement the nearby uses within the Deansgate and Parsonage Gardens area.

Section 9 (Promoting Sustainable Transport) – This site is close to railway stations, Metrolink and Metroshuttle Services and bus routes. The works would provide 104 cycle racks in the building. This would be sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 11 (Making Effective Use of Land) - The proposal would maximise the use of the building and use it effectively.

Section 15 (Conserving and enhancing the natural environment) - With appropriate mitigation measures, the proposal would not have any significant adverse impacts on the natural environment and includes measures to protect and enhance the natural environment.

Section 16 (Conserving and Enhancing the Historic Environment) - The site is within the Parsonage Gardens Conservation Area and would affect the setting of the Grade II Listed Blackfriars Bridge. The impact on the setting of the Grade II Listed Blackfriars Bridge, the Parsonage Gardens Conservation Area would be acceptable and this is discussed in more detail below.

Local Policy

Core Strategy

The Core Strategy Development Plan Document 2012-2027 was adopted in July 2012 and is the key document in the Local Development Framework. It sets out the long term strategic planning policies for Manchester. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. (Spatial Principles) – The development would be in a highly accessible location and reduce the need to travel by private car and would therefore support sustainable growth and help to halt climate change. The proposal would create level access into and throughout the building.

SO2. (Economy) – The scheme would provide construction jobs along with permanent employment in a highly accessible location. The restaurant and café would support the City's employment function as part of a mixed use environment.

S05. (Transport) – The development would be highly accessible, reducing the need to travel by private car and would make the most effective use of public transport. The proposal would increase the level of cycle infrastructure within the building and improve sustainable transport.

SO6. (Environment) – The development would use the building effectively. It would improve recreational opportunities; and ensure that the City is attractive to residents, workers, investors and visitors. A green roof would be provided.

Policy SP1 (Spatial Principles) – The development would be sustainable and would deliver economic and commercial development in the Regional Centre. It would be close to sustainable transport, maximise the City's public transport infrastructure.

Policy EC1 (Land for Employment and Economic Development) - The proposal would develop a City Centre site and provide uses that generate employment. The site is close to transport infrastructure and the use would promote walking, cycling and public transport use.

Policy CC1 (Primary Economic Development Focus (City Centre and Fringe)) - The development would complement existing uses in the area. The development also leads to the more intensive use of employment land.

Policy CC4 (Visitors – Tourism, Culture and Leisure) – The restaurant and cafe would improve facilities for visitors and contribute to the quality and variety of the City's food and drink offer. The proposals would improve the appearance of, and access to current facilities at the building.

Policy CC5 (Transport) - The proposal would improve pedestrian safety by providing secure accommodation and increasing natural surveillance. The development would

help to improve air quality and reduce carbon emissions by being accessible by a variety of modes of transport.

Policy CC7 (Mixed Use Development) - The use would provide for a mixed use development that would use land efficiently. The ground floor café use and side entrance would incorporate active frontages, create activity and increase footfall. It would provide services for visitors and residents and would complement the retail core area that the site sits in.

Policy CC9 (Design and Heritage) – The design would be appropriate to its context. The scale, height, massing, alignment, material and use are acceptable and would not harm the setting of surrounding listed buildings nor the Parsonage Gardens Conservation area.

Policy CC10 (A Place for Everyone) – Level access would be provided into the building and full access would be provided to all facilities on all levels via passenger lifts. The alterations would provide direct and level access from street levels to all floors of the building, including the roof level, an improvement on the current access provision at the building. The site is in a highly accessible, sustainable location.

Policy C10 (Leisure and the evening economy) – The impact of the proposal would be acceptable subject to the imposition of conditions.

Policy T1 (Sustainable Transport) – The proposal would encourage modal shift away from car travel to more sustainable alternatives through its city centre location and the provision of cycle parking spaces. The proposals would facilitate modes of transport such as cycling and public transport, that reduce carbon emissions.

Policy T2 (Accessible Areas of Opportunity and Need) – The proposal would be accessible by a variety of sustainable transport modes. The proposal has regard to the need for cycle parking, disabled parking is already provided within the vicinity. The proposal has included a proportionate Traffic Impact Assessment.

Policy EN1 (Design Principles and Strategic Character Areas) - The proposal involves a high quality design which would enhance the character of the area. The design responds positively at street level with the provision of active street frontages.

Policy EN3 (Heritage) - There is an opportunity to enhance the architectural qualities of the site given the cluttered nature of the rooftop. The development would have a positive impact on the character and appearance of the site. The non-designated heritage asset would be retained, refurbished and extended improving its appearance and securing the future of the building.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The proposal would reduce the need for energy use at the building through more energy efficient HVAC equipment.

Policy EN8 (Adaptation to Climate Change) - This proposed development is in a highly sustainable location. The site is in flood risk zone 1 and generally has a low

risk of flooding. The proposal would involve the installation of a green roof which can reduce the urban heat island effect and have benefits in offsetting carbon emissions.

Policy EN9 (Green Infrastructure) – The proposal includes for the provision of a landscaped rooftop terrace including a green roof with shrubs and herbaceous plants.

EN15 (Biodiversity and Geological Conservation) – The green roof would improve biodiversity on site. A condition would require an assessment and protection of any bat habitats.

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

Policy EN17 (Water Quality) - The development would not have an adverse impact on water quality. The provision and implementation of a Construction Management Plan will be attached to any approval and include requirement to consider the adjacent River Irwell.

Policy EN19 (Waste) - The development would be consistent with the principles of waste hierarchy and an appropriate Waste Management Strategy has been submitted.

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

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

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Saved Unitary Development Plan Policies

Policy DC10.1 (Food and Drink Use) – The proposal would provide a café at ground floor and a restaurant at roof level which is considered appropriate in this location. The effect on the amenity of neighbouring residents has been considered and

appropriate conditions have been attached to control this. The availability of safe and convenient arrangements for car parking and servicing have been considered and deemed acceptable by Highways Services and will be subject to appropriate conditions. The proposal increases access into and throughout the building, and both the restaurant and café use would benefit from direct and level access. A waste management strategy has been provided which is acceptable and ensures the storage of waste in a segregated internal store.

Policy DC 10.4 (Food and Drink Use) – Conditions would be imposed in order to protect the amenity of nearby residents including limitations on the hours of opening, the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter.

Policy DC14.1 (Shop Fronts and Related Signs) - Appropriate locations for signage have been included on the elevations and would be subject to an application for advertisement consent where required.

Policy DC14.2 (Shop Fronts and Related Signs) - Level access would be provided through all entrances and exits, the alteration works to the side entrance would ensure step free access to the 8th floor and roof, which was not previously provided.

DC18.1 (Conservation Areas) –The visual impact of the proposal is considered below.

DC19.1 (Listed Buildings) –The impact on nearby listed buildings is considered below in the report.

DC26.1 and DC26.4 (Development and Noise) – Acoustic assessments have been submitted and appropriate conditions would be imposed to reduce the impact of noise on people living and working in, or visiting, the City. This would be achieved through the consideration of engineering, layout and management solutions.

Conservation Area Declaration

Parsonage Gardens Conservation Area

The Parsonage Gardens Conservation Area is bounded by Blackfriars Street, Deansgate (a common boundary with the St Ann's Square conservation area), Bridge Street (a common boundary with the Deansgate/Peter Street conservation area) and St Mary's Parsonage. The River Irwell forms the western boundary of the area along the line of the administrative border of the City of Salford.

It contains several Grade II listed buildings, including Blackfriars Bridge, but also contains a number of more recent buildings such as Alexandra House and Century Buildings (modern element). At the centre of the Conservation Area is Parsonage Gardens. The Gardens are bordered by large and impressive buildings. Most are in orange-red brick or terracotta, although one modern-style steel and glass structure merges well into its surroundings. The square of Parsonage Gardens itself is surrounded by a rich mixture of buildings of various ages and styles which are relatively harmonious in their relationships with one another.

The Grade II listed Arkwright House, designed by the same architect as Blackfriars House, and similarly dressed in Portland Stone, is a significant 7 storey office block in the conservation area.

Parsonage Gardens conservation area embraces a length of river frontage to the Irwell and this also includes part of the Grade II listed bridge on Blackfriars Street, half of which is in Salford. This heavy stone bridge was built around 1820 to replace a light timber footbridge of 1761. One of the three semi-circular arches is partly embedded in the river bank on the Manchester side. Despite this parallel stretch to the River Irwell, the buildings do not provide much scope for the development of a riverside walk.

The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Parsonage Gardens area and its use in new developments will therefore be encouraged.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built.

Legislative requirements

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

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

The Principle of the use.

Restaurant and café uses are clearly acceptable as part of a mixed use City Centre environment and economy. The growth of this type of activity has been a key part of the growth of the City Centres attractiveness as a leisure destination over the past 25 years. However, as the residential population of the City Centre has grown over the same period, tensions have emerged particularly in relation to the night time economy. This requires careful consideration when one is located close to the other but this does not mean that the relationship is unacceptable as in many ways it is inevitable and desirable.

The proposal would enable Blackfriars House to remain competitive within the modern office market, ensuring continued use and occupation of the building. The uses are compatible with the building and would ensure that this non-designated heritage asset is used effectively and efficiently. The rooftop terrace would deliver a unique feature and its optimum use. However, there are people living nearby and the impact of the use on them needs to be carefully considered. This is particularly the case with the rooftop restaurant as it has an external terrace.

The use could potentially cause noise and disturbance to local residents, but, subject to these being managed appropriately through conditions, the principle of the use is acceptable.

The development would be in keeping with the objectives of the City Centre Strategic Plan and would complement and build upon Manchester City Council's current and planned regeneration initiatives and as such would be consistent with the City Council's current and planned regeneration initiatives and, as such, would be consistent with Sections 6 and 7 of the NPPF and Core Strategy Policies SO1, SO2, SP1, EC1, CC1, CC4, CC7, CC8, CC10, EN1 and DM1

Impact on residential amenity

Overlooking - The City Centre generally contains high density development where buildings are taller and located closer to one another and as such amenity issues have to be dealt with in an appropriate way. The nearest residential properties to the building are The Edge (Salford) which is approximately 40ms away, and the Century Buildings which is approximately 45m away. The addition of a single storey roof top extension would not cause any issues in terms of loss of light or overshadowing.

It may well be that there is a line of sight from the terrace to homes at Century Buildings and The Edge. However, the nearest apartments are 40 and 45 m away which is significant in a City Centre context and the impact of this would not be such that permission should be withheld. There would not be any windows on the elevation facing Century buildings, and there are only 2no. windows, set back from the edge, on the elevation facing The Edge.

Original proposals included for a small terrace on the roof space adjacent to Century Buildings, however the applicant has agreed to remove this from the proposals to reduce the opportunity for overlooking of neighbouring residents of the Century buildings. The terrace on the other side of the building, overlooking Blackfriars street, would remain. The rooftop extension has been set back from the River Irwell

elevation to reduce the opportunity for overlooking into properties in the Edge Building.

Noise and odour - An acoustic report outlines how the premises would be acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation between different uses. These and further measures relating to the Restaurant would be controlled through a condition. The proposed uses are not anticipated to generate unacceptable levels of noise and disturbance, subject to the acoustic conditions mentioned. The application originally proposed a bar (A4 use) but this was subsequently changed to a restaurant (A3 use) to reduce potential for noise.

Therefore, subject to compliance with conditions in relation to servicing, hours of operation for the commercial uses and the roof terraces, the acoustic insulation of the rooftop extension and associated plant and equipment, it is considered that the proposal would not have an adverse impact through noise and vibration.

The operating hours for external terrace overlooking Blackfriars Street have been revised to be open no later than 23:00hrs and the restaurant at 00.00. Original proposals included for a small terrace on the roof space adjacent to Century Buildings, however the applicant has agreed to remove this from the proposals to reduce the opportunity for disamenity to neighbouring residents of the Century buildings. An Acoustic Report demonstrates that the mitigation measures proposed would be sufficient to ensure the proposal is within acceptable limits agreed with the Environmental Health Officers and a condition would require a post completion verification report.

A condition would require the submission and implementation of a strategy for dealing with fumes from kitchen cooking prior-to occupation of the café or restaurant.

Vehicle Movements - Highway Services have raised no concerns that the proposal would have a significant impact on vehicle movements. A Transport Impact Assessment states that the trip generation would largely be pedestrian and by public transport. The site is close to all forms of sustainable transport. Conditions are proposed to require the submission and agreement of a construction management plan, and compliance with servicing restrictions.

In view of the above the proposal is considered to be in accordance with Sections 9 and 15 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

Anti-social behaviour - The proposed uses would bring additional vitality to the area. The development would overlook two frontages and would enliven the street scene and help to provide natural surveillance. The opening hours would be restricted by a condition and the provision and implementation of a management strategy for external areas would be required by condition.

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

Impact on Heritage

The effect of the proposal on key views, listed buildings, conservation areas, and open spaces has been addressed.

Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 192 identifies that in determining applications Local Planning Authorities should take into account the following considerations:

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

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

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

A Heritage Statement and Design and Access Statement have been submitted along with a street level impact study.

The site is within the Parsonage Gardens Conservation Area. The Grade II listed Blackfriars Bridge is the nearest listed structure to the site. Other listed buildings within the immediate surroundings are the Grade II listed Century Buildings, the Grade II listed Arkwright House, also designed by Fairhurst, and Parsonage Gardens.

The key views are considered below:



View 1 Looking South-West at junction of Blackfriars St and Parsonage where the rooftop extension is visible. Blackfriars House dominates the view, and the cornice that runs around the building between 7th and 8th floor is a prominent feature. The South-East elevation of the extension would be visible, however it would mainly be glass, with linear frames in line with existing piers on the building. The expressed frame would reduce the mass of the structure at the roofline, minimising any views over the existing parapet. The proposals would be visible but its modest height and form does not change the ability to understand the setting of adjacent the heritage assets.



View 2 South-westerly direction from Victoria Bridge and viewed in the context of other large buildings along both banks of the River Irwell. These buildings form the setting of the Grade II listed Blackfriars Bridge. The distinct three arches of Blackfriars Bridge can be seen. The rooftop extension would be partially visible but the parapet, and the set back from this parapet, means only a small section would be visible. The dominant form of Blackfriars House means that the extension would be read as a minimal, subservient intervention.



View 3 Looking south from Salford approach along Blackfriars Street with Blackfriars House in the middle view. The rooftop extension would be visible but so too are the existing rooftop structures. The proposal would deliver a more uniform and less cluttered rooftop. The extension would be set back and the parapet would allow the distinct rear elevation of Blackfriars House to remain dominant. The extension would form an addition to the setting of the Grade II listed 10-12 and 14-16 Blackfriars Street, and the Grade II listed Crown Tavern, all in Salford. The extension would be appear as subservient to the original building, and would not project above the rooflines of the aforementioned listed buildings.



View 4 Looking North from Arkwright House across Parsonage Gardens which shows the proposal projecting slightly above the existing building. However it would remain subservient to other features on Blackfriars House roofscape. The principle elevation of the proposal would be lightweight glass and whilst it would be visible, it would be subservient to the existing building.

The Street Level Visual Impact Study demonstrates that the overriding cumulative impact when considered alongside the existing townscape, including the identified listed buildings and the Parsonage Gardens Conservation Area would be minimal. It would generally add a positive element to the setting and would generally be complementary to the character of the conservation area.

The impact on the significance of Parsonage Gardens has been assessed. The Gardens are not listed, however they are a significant feature within the Conservation Area. The proposed extension would impact on the setting of the Gardens. However the extension would only be partially visible, and the impact is considered to cause

less than substantial harm, which would be outweighed by the public benefits identified elsewhere in this report.

The subject building is considered to be a non-designated heritage asset as it has a good quality, confident design and is considered to be a typical example of inter-war distilled classicism. It was designed by Harry S Fairhurst who also designed the nearby Gd II listed Arkwright House. The building has also not been significantly altered from its original appearance and makes a positive contribution to the surrounding and adjoining conservation areas and the setting of the surrounding listed buildings.

The proposed works are considered to be beneficial to the character of the existing non-designated heritage asset. The extension has been designed in a sympathetic and contemporary way that has taken inspiration from the original building. The works to the rooftop would rationalise the existing cluttered situation caused by ad-hoc past additions. The installation of louvres to the River Irwell elevation has been reduced in number and design to minimise the impact on the building, whilst also allowing the building to retain occupancy through the provision of appropriate climate controls.

The public benefits of the scheme include:

- Step-free levels access provided to 7th and 8th floor and roof level where it wasn't previously provided.
- The tidying and rationalisation of a cluttered roofscape
- The restaurant and café would complement and support City Centre businesses.
- The creation of jobs
- Provision of a green roof
- Providing a high quality development.

Officers consider that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets, and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

In view of the above, it is considered that the proposals would enhance the setting of the conservation area and the nearby listed buildings and would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.2, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Urban Design

The extension would integrate well with the fabric and design of the building. The bronze coloured aluminium frames would respond to the rhythm of existing window piers. The extension would replace an existing single storey rooftop building. The addition would be significantly lower than the highest existing point on the rooftop, Due to the design of sloped glazing on the Parsonage elevation, the extension would be seen as subservient to the building. The extension would not be out of scale in the

context of the dense urban environment and the scale of buildings within the Parsonage Gardens Conservation Area.

The new entrance to Parsonage and the louvres to River Irwell have been amended so as to be subservient to the existing building. The less than substantial harm caused by the alterations to Parsonage and River Irwell elevations, is considered to be outweighed by public benefit of increased access to the building, and ensuring the continued use of the historic building.

Given the above, it is considered that the proposal would be of a high quality that would be appropriate to its surroundings and is considered to improve the appearance of the non-designated heritage asset.

In view of the above, it is considered that the proposals would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.3, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Crime and Disorder

The proposal would bring a currently blank area of the Parsonage entrance back into use and provide additional activity and surveillance to the main building and the street. CCTV cameras would be linked to the centralised landlord security surveillance system, which operates at all times.

The main entrance doors would be compliant and certified with BS PAS 24 or LPS 1175 SR2, including a multi-point electronic lock permitted as part of the certification. Any curtain wall glazing and internal glazed screen would be compliant and certified with BS PAS 24 or BS 7590. Final details shall be confirmed via condition.

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

Waste and Recycling

Refuse from individual units would be taken down to the communal internal refuse store. An on-site building manager would take communal refuse containers for collection at the appropriate times, returning them to the store once collected. This strategy would ensure that no refuse bins are permanently stored on the highway. The proposed refuse strategy follows the same storage, presentation, and collection arrangements as the existing building.

Refuse would be collected 7 times per week. A condition would restrict the hours of delivery, servicing and collections. It should be noted that glass waste would be collected between 09:30-11:00 to protect the amenity of nearby residents.

Given the above, the proposal is in accordance with policies DM1 and EN19 of the Core Strategy.

Full access and Inclusive Design

Step-free access would continue to be provided for the ground floor café use. The proposal would provide level access from the street through the side entrance into the building and a lift would provide access to the seventh and eighth (roof level) floors. The proposals would improve current access provision at Blackfriars House allowing full access to all floors of the building and the roof.

The proposal would not adversely impact on any relevant protected characteristics in accordance with S149 (Public Sector Equality Duty) of the Equality Act 2010.

The proposals would therefore be consistent with sections 8 and 12 of the National Planning Policy Framework and Policies SO1, SO5, SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC14.2.

Relationship to Transport Infrastructure

This site is close to Victoria and Salford Central railway stations, Exchange Square Metrolink Station, Metroshuttle Services and bus routes on Blackfriars Street and Deansgate. The works include for the provision of 104 cycle racks. There are public car parks nearby.

A construction management plan and a servicing strategy would be required by condition.

The proposal would not, subject to compliance with conditions, have a detrimental impact on transport infrastructure. It will be necessary to keep construction impacts to a minimum and a condition would require the submission of a construction management plan. In view of the above, it is considered that the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

Green Infrastructure and Biodiversity

The proposals include for the installation of an intensive Green Roof to the roof terrace. The planted areas would consist of low-lying shrubs and herbaceous plants. A condition would be attached requiring an assessment of the presence of bats on the roof

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

Climate Change Mitigation

The scheme would have environmental sustainability benefits through the re-use and upgrading of space within an existing building. It would upgrade the ventilation system which would reduce energy consumption across the building.

Blackfriars House currently has no cycle storage and 104 cycles spaces together with a shower area, changing area and storage lockers are proposed. This would allow users and staff to cycle, reduce their carbon footprint and improve air quality. The site would be highly accessible by modes of public transport which are low impact in terms of CO2 emissions. The proposed green roof would contribute towards biodiversity and introduce 'Green Infrastructure' to allow for the adaption to climate change. This would be secured by conditions.

Overall subject to compliance with the above conditions it is considered that the proposals would aspire to a high level of compliance in terms of measures which can be feasibly incorporated to mitigate climate change for a development of this scale.

Conclusion

The proposed uses are acceptable in principle and would support the leisure offer in the City Centre. The impact on the settings of surrounding listed buildings, including the Grade II listed Blackfriars Bridge would be acceptable. It would enhance a non-designed heritage asset within a conservation area. There would be a degree of less than substantial harm but the proposals represent sustainable development and would deliver significant social, economic and environmental benefits.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the adjacent listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act within the context of the above, the overall impact of the proposed development including the impact on heritage assets would meet the tests set out in paragraphs 193, 196 and 197 of the NPPF and the less than substantial harm would be outweighed by the benefits of the development.

The impact on nearby residents has been carefully considered. The closest properties at The Edge are 40m away whilst the closest residents at Century buildings are 45 m away. The extension would have a solid wall facing residents at Century Building and the residents are separated from this site by Alexander House. Any potential adverse impacts from noise outbreak and hours of opening can be addressed via conditions.

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

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

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

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Conditions to be attached to the decision

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

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

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

Proposed basement floor plan 274_103 PL
Demolition Enlarged Basement Floor Plan 274_303
Received 28th November 2019

Location Plan 274_001 Rev B
Received 28th January 2019

Proposed Enlarged Ground Floor Plan 274_104 PL5
Ground Floor Side Entrance: Existing and Proposed Drawings 274_210 PL3
Proposed Ground Floor A3 Demise Area 274_701 B
Agent's Response to Comments Document
Received 25th July 2019

Heritage Design and Access Statement 274_805
Eighth Floor Proposed Railing Types and Location 274_8.504 A

dBx Noise Impact Assessment 18087-R01B
Agent's Response to Comments Document
Received 23rd August 2019

Revised Planning Statement 116_06
Blackfriars Roof Garden Planting Document
Received 29th August 2019

Detail: Typical Proposed Window Type 274_208 PL4
Demolition Enlarged Ground Floor Plan 274_304 A
Demolition Enlarged Eight Floor Plan 274_312 A
Demolition Enlarged Roof Plan 274_313 A
Eighth Floor Proposed Sections II 274_8.105 PL4
Reconfigured External Staircase From +7F: Existing and Proposed Section and Plan View 274_8.220 PL5
Received 3rd September 2019

Waste Proforma
Received via email 4th September 2019

274_704 Access Compliance Drawing
Received via email 5th September 2019

Email from Matthew Giles confirming the omission of Terrace B (adjacent to Century Buildings) from the proposals
Received via email 10th September 2019

Proposed: Enlarged Eighth Floor Plan 274_112 PL8
Proposed: Enlarged Roof Plan 274_113 PL7
Proposed Parsonage Elevation A 274_114 PL8
Proposed Elevations B&D 274_115 PL9
Proposed River Irwell Elevation C 274_116 PL8
Eighth Floor: Existing and Proposed Sections 274_211 PL6
Proposed Eighth Floor A3 Demise Area 274_702 B
Schematic Proposed Floor Plans and Section illustrating Risers, Locations of Equipment and Duct Work Routes 274_703 PL
Heritage Design and Access Statement 274_805
Eighth Floor Proposed Sections II 274_8.105 PL6
Eighth Floor Proposed Railing Types and Location 274_8.504 C
Technical note prepared by Vectos
Revised Planning Statement 116_06
Received via email 11th September 2019

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

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

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management. Along with the programme, a document shall be provided detailing the sustainable methods of construction and operation proposed for the development which could include the following:

- The use high efficiency lighting and automatic controls where appropriate.
- Use of sustainably sourced materials
- The new fabric of the building would be highly insulated.
- The use of low flush cisterns.
- New heat generating equipment selected to allow operation at high efficiencies.
- The use of heat recovery systems.

The document will be submitted to and approved in writing by the city council before part b of this condition can be discharged.

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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

4) Prior to the commencement of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Method Statements and risk assessments for construction and demolition works;
- *A scheme for scaffolding and/or hoarding arrangements in order to ensure the safe operation of the highway
- *Display of an emergency contact number;
- *Details of Wheel Washing where relevant;
- *Dust and dirt suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;

- *Sheeting over of construction vehicles;
- *Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works;
- *construction and demolition methods to be used; including the use of cranes
- *measures put in place to protect the river from accidental impacts from dust, debris and pollutants.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) No demolition of buildings shall take place until a bat assessment is provided for the structure to be removed, to investigate whether the buildings are inhabited by bats, and the assessment results passed to the local planning authority. . If the presence of bats is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority before work commences.

Reason - To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981.

6) The consent hereby approved shall only allow use of external areas within the application site in accordance with the submitted schedule of days and hours of operation submitted to the City Council as local planning authority detailed in dBx Noise Impact Study received 23rd August 2019. The hours are as follows:

Terrace A (Blackfriars Bridge):
 07:00-23:00 (Monday - Saturday)
 10:00-23:00 (Sundays and Bank holidays)

The external areas shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 of the Core Strategy and UDP Policy DC 26

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

In order to achieve this the scheme hereby approved shall be implemented in accordance with the recommendations in the submitted dBx Noise Impact Assessment received 23rd August 2019.

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

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

8) a) Notwithstanding the provisions of Condition 7, prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the Rooftop Restaurant and Ground Floor Café (A3 uses) to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied.

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

Reason - To secure a reduction in noise from equipment associated with the proposed uses in order to protect future occupiers and adjacent residents from noise nuisance, and ensure the proposed uses do not commence before the noise levels of the proposed plant has been assessed and approved pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

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

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency

bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

In order to achieve this the scheme hereby approved shall be implemented in accordance with the recommendations in the submitted dBx Noise Impact Assessment and the response from the applicant to EHO queries both received 23rd August 2019.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

10) Prior to the use commencing / practical completion and full/first occupation of the development the scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents:

Technical note prepared by Vectos
Received 25th July 2019

Heritage Design and Access Statement 274_805
Received 23rd August 2019

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

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

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

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

nearby properties. Any scheme should make reference to the Defra document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', particularly Annex B. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.

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

13) The development hereby approved shall not operate outside the following hours:-

Rooftop Restaurant (Class A3):
Monday to Saturday 07:00 to 24:00
Sundays and Bank Holidays 10:00 to 23:00

Ground floor café (Class A3):
Monday to Saturday 07:00 to 23:00
Sundays and Bank Holidays 10:00 to 23:00

Terrace A (Blackfriars Bridge):
07:00-23:00 (Monday - Saturday)
10:00-23:00 (Sundays and Bank holidays)

The external areas shall not allow for the use of amplified sound or any music in these external areas at any time.

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

14) All servicing, deliveries and collections for the proposed development shall be carried out in accordance with the following documents:

Technical note prepared by Vectos
Received 25th July 2019

Email sent by Matthew Ashton to LPA re. Servicing details
Servicing Detail Figure 1
Servicing Detail Figure 2
Received 20th August 2019

Heritage Design and Access Statement 274_805
Received 23rd August 2019

b) All reversing manoeuvres into Parsonage Lane associated with any vehicle size larger than a standard transit van shall be undertaken using banksmen.

The above strategy shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policies T1 and DM1 of the Manchester Core Strategy.

15) Prior to the occupation of the hereby approved development the recommendations within the Crime Impact Statement in Section 4.12 of the submitted Heritage, Design and Access Statement (received by the LPA 23rd August 2019), shall be implemented in full and retained thereafter.

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

16) Prior to the first use and occupation of the proposed rooftop restaurant and proposed rooftop external areas, a detailed management strategy that includes information on how the proposed external areas would be managed in terms of potential noise and disturbance, additional movement and activity, security and litter dispersing of guests at closing time shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

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

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

18) The glazed ground floor entrance, fronting onto Parsonage shall be retained as a clear glazed opening at all times and views into the premises shall not be screened or obscured in any way.

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

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

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

20) The development hereby approved shall include for full disabled access to be provided to all publically accessible communal areas of the building and identified accessible areas via the main and side entrances and to the floors above via lifts.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

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: 121979/FO/2018 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

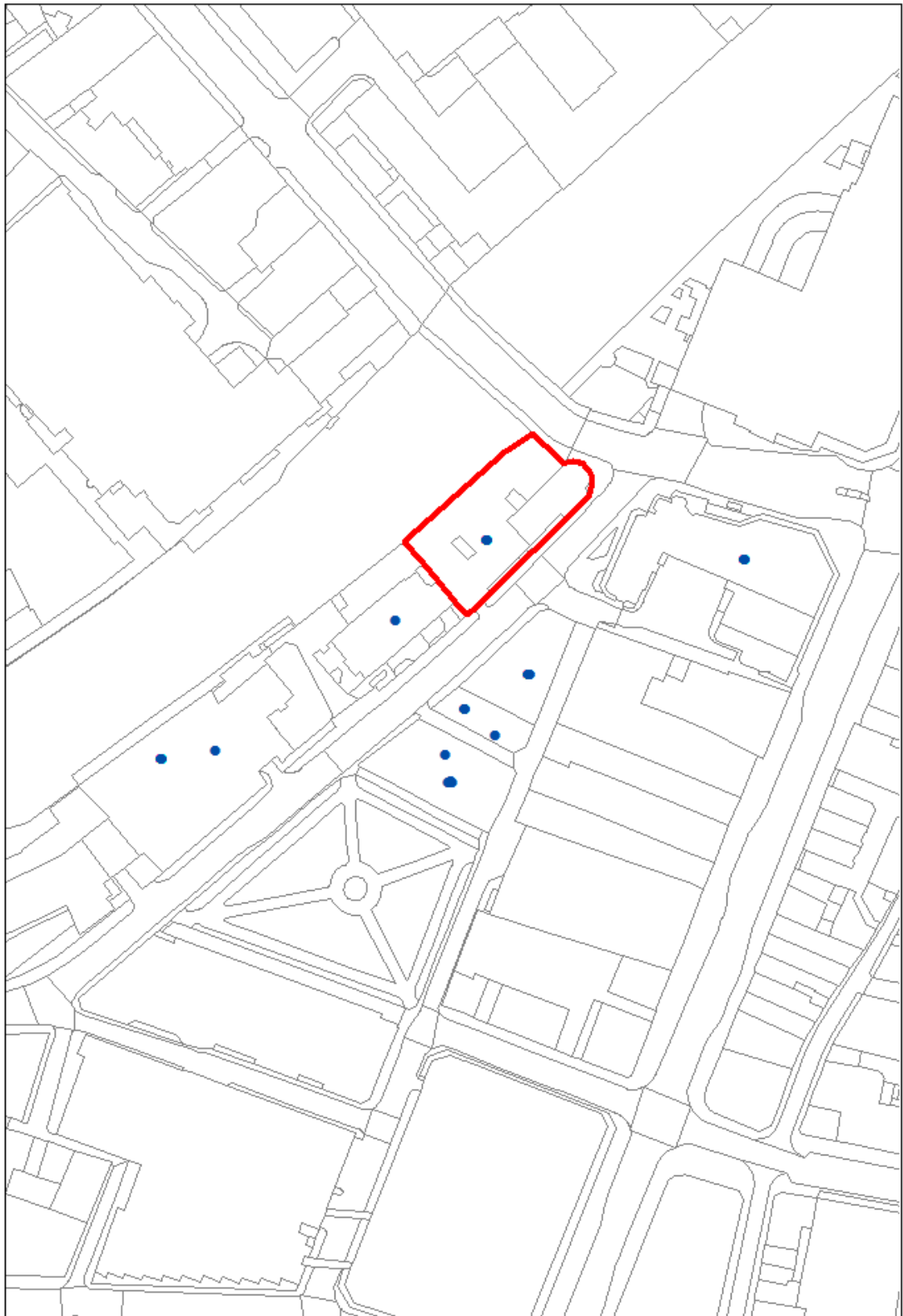
**Highway Services
Environmental Health
Canal & River Trust
City Centre Regeneration
Greater Manchester Police
Greater Manchester Ecology Unit
City Centre Regeneration
Environmental Health
Highway Services
Environment Agency
Greater Manchester Ecology Unit
Greater Manchester Police
Canal & River Trust
MCC Flood Risk Management**

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:

Environmental Health
Greater Manchester Ecology Unit
Canal & River Trust
MCC Flood Risk Management
GMP Design for Security
Highways Services

Relevant Contact Officer :	Joe Hobbs
Telephone number :	0161 600 8772
Email :	j.hobbs@manchester.gov.uk



 Application site boundary  Neighbour notification
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