

Application Number	Date of Appln	Committee Date	Ward
121487/FO/2018	19th Oct 2018	13th Dec 2018	Hulme Ward

Proposal Erection of 5 storey digital arts building (Use Class D1) with enclosed roof-top plant and integrated LED light wall to provide digital innovation laboratories, media exhibition space, seminar rooms, studios, production suites and office accommodation together with associated storage, WCs, mechanical plant, operational floorspace, service access and hard and soft landscaping. 17 car parking spaces to be lost with 2 fully accessible spaces being relocated on-street.

Location Land To The Rear Of The Students Union Including The Car Park And Higher Chatham Street, Manchester

Applicant Mrs Helen Hatcher , Manchester Metropolitan University, C/o Agent,

Agent Mrs Nicole Roe, Barton Willmore, Tower 12, 18/22 Bridge Street, Spinningfields, Manchester, M3 3BZ

Description

The site is located on Higher Chatham Street within the All Saints Campus of Manchester Metropolitan University (MMU). Boundary Street West and Rosamund Street West run to the north and south of the site respectively. It is adjacent to MMU's School of Art in the Benzie Building, the new Students Union and the Salutation public house. The Royal Northern College of Music is on the opposite side of Rosamund Street West. There are MMU halls of residence nearby at Cavendish, Cambridge and Sir Charles Groves Halls.

The site is 0.2 hectares and comprises highway land (Higher Chatham Street) and a surface level car park. It is used by University staff and also contains a waste storage area and cycle parking shelter. There are trees along the southern boundary. The area forms part of 'Corridor Manchester' which is a knowledge innovation district that runs along Oxford Road. The Salutation public house is not listed but is a non-designated heritage asset. The nearest listed building is the Grade II listed Righton Building which is 80m away on Lower Ormond Street. The site is not within a conservation area. The Northern half of the site is currently adopted Highway and would require a Stopping Up Order.

Planning permission is sought to erect a 5 storey digital arts building (Use Class D1) with enclosed roof-top plant and integrated LED light wall. It would provide digital innovation laboratories, media exhibition space, seminar rooms, studios, production suites and office accommodation together with associated storage, operational floorspace, service access and hard and soft landscaping. 17 car parking spaces would be lost. 2 fully accessible spaces would be relocated on-street.

The new building would be known as the School of Digital Arts or SODA. It was previously known as the International Screen School Manchester and is led by Manchester Metropolitan University. It would develop interdisciplinary talent to

support Greater Manchester's creative and digital industries. The new School would work closely with regional cultural and industry partners including HOME, Red Productions, the BBC and ITV to ensure Greater Manchester has the skills base urgently needed to support the continued growth of the digital arts sector. SODA would provide courses in film, animation, applied games, special effects, sound design, software design for screen, user experience design and immersive media content production for around 1500 students every year. Senior figures from film, media and commerce have already agreed to be part of the School's Industry Advisory Board and the group would be co-chaired by film director Danny Boyle and producer Nicola Shindler, founder of RED Productions. Some courses are currently being delivered from the Benzie building, such as photography and film, however these would be transferred into SODA when it opens. A lot of new digital courses are being created specifically for the new SODA.



The University recently published an updated Estate Strategy that runs until 2027. It promotes a high quality, efficient and effective built environment and also the creation of a digital skills powerhouse within the campus that supports the growth of a priority

sector within the North of England and the country as a whole. SODA is key to this strategy creating a suite of specialist production and studio labs focused around motion capture, virtual reality, animation, special effects and digital music production.

The primary frontage would be on Boundary Street West with a secondary frontage on Rosamund Street West. It would create 2600 sq. m of floorspace on 5 floors. The ground level would predominantly be a public space housing a digital gallery, screening space, cafe and entrance area. The first floor would house digital innovation labs and general teaching spaces. A number of black box studio spaces that do not need quality daylight are proposed to be stacked on top of each other on the western side of the building. The remainder of the upper floors would be teaching space, served from a central circulation zone. The second floor would house a film studio so would have some additional height compared to the other floors. Main entrances are proposed on the north and south elevations.

The building would be approximately 27.9m high and its massing would be read in two parts. The front would be raised off the ground by columns that would over-sail a new area of public realm off Boundary Street West. This part of the building would contain studio spaces where darkness is needed. The rear part of the building would contain the majority of studio and work spaces and would accommodate windows on the eastern elevation. The front of the building would have an integrated LED lightwall.

The outdoor space to the side and beneath the front of the building would be treated as one landscaped space and would become a continuation/extension of the ground floor spaces. This could be used for external events and exhibitions. The front of the building would be raised up on columns so that the entrance would sit at the same height as the roofline of the Salutation pub so that views of the pub would not be compromised. The Salutation pub beer garden would be screened by a brick wall that would be built in the same brick and to the same height as the brick plinth to the proposed building.

The external elevations would predominantly be built of metal panels that would have varying reflectivities and textures and would be folded and/or perforated. The majority of panels would be folded with no perforations, but some would be perforated to add visual interest. The perforated panels would be lit from behind and provide ventilation paths for areas of plant that require ventilation through the façade. The panels are proposed to be of three differing reflectivities - polished, semi-gloss and satin. On the eastern elevation, the ground floor level would be fully glazed. A brick plinth would be in place at ground level on the southern and western elevations. There would be no polished panels on the southern elevation to avoid reflections into the residential properties opposite. The teaching spaces that would be grouped along the eastern end would be visible from outside the building, thereby allowing animation from within the building to the street. The building would also have additional interest by the installation of the LED digital display wall to the front of the building that would rise above the entrance.



The LED light wall could display static images and videos and would act as a sign to SODA and display digital work prepared by students. The light wall would be active during the opening hours of the building which is Monday to Friday, 8:00am-10:00pm, during term time only. The light wall would be behind the matt black metal rainscreen cladding so that when not in operation, it would not be seen as a blank screen. This would enable patterns and video to be displayed which would allow viewing in the daytime. The screen would wrap around the front of the building and under the entrance soffit to the building.



Higher Chatham Street is currently open to traffic but would be stopped up and built over. A gap of 7.5m would be retained between the eastern elevation of the new building and the School of Art and Design in the Benzie Building which would be used as a pedestrian and cycle route. A landscaped public realm area would run between Boundary Street West and Rosamund Street West which would be consistent with the University's wider campus masterplan which prioritises pedestrian and cycle connections. Concrete pavements would match those in front of the School of Art and Design. Stone benches with integrated planting, served by an irrigation system, are proposed along its length. There would be lighting bollards within the planters to ensure the space would be well lit during darkness to ensure safety. The 7.5m gap to the School of Art and Design would ensure adequate daylight into both buildings. There would be space adjacent to the Students Union, to allow single way servicing access, and also between the new building and the Salutation pub for fire protection on the adjacent facades.



Two delivery/drop off bays are proposed, one on Boundary Street West for refuse vehicles accessing the shared refuse store for SODA, the Students Union and the Salutation public house. It would also be used for vehicles dropping off supplies for the SODA cafe. Wooden seating used by the Students Union would be relocated to avoid any conflict. A further delivery bay is proposed on Rosamund Street West, intended for equipment deliveries into the building where easy access to the lift core is available.

The shared refuse store would be secured by two separate gated access points. There would be daily general refuse collections and five recycling collections every fortnight. Refuse would be taken to a compactor facility in All Saints South. Following the implementation of the development, the store would house 17 no. 1100l Eurobins, 3 no. 240l food bins and 7 no. 140l glass bins which the central refuse storage area can accommodate.

The site is highly accessible via different transport modes, including on foot and by bike. Oxford Road has heavy bus flows and Oxford Road train station is approximately 900m away. The Metrolink service at St. Peters Square is approximately 1.3km from the site.

The row of trees along the southern boundary would have to be removed to facilitate the development, but soft landscaping is proposed within the public realm that would surround the building. Additional tree planting would be planted across the wider campus to compensate for the loss of trees. A masterplan is currently being

progressed by the University and this would detail the public realm improvements across Campus.

A staffed reception would be located on the ground floor during normal working hours. Outside of these hours, the building would be entered via access control to the entrance door. The building will be served by internal and external CCTV. Outside of SODA's opening hours, the building's security would be managed by MMU's full time security team.

Full access would be available to all parts of the building.

The site is within Flood Zone 1.

Consultations

The application has been advertised in the Manchester Evening News as: a major development; affecting the setting of listed buildings; in the public interest and affecting a right of way. Site notices have been displayed and the occupiers of nearby properties have been notified. No representations have been received.

Highway Services - The relocation of the 2 no. fully accessible car parking spaces is welcomed. The facility is unlikely to generate any significant increase in vehicle trips. The stopping up of Higher Chatham Street is supported. The site is highly accessible. Submission of a full travel plan prior to occupation should be provided. The introduction of new public realm areas is welcomed. Retractable bollards should be considered to ensure pedestrian safety in the public realm/landscaping location. The proposed delivery and servicing locations are accepted by Highways. A swept path analysis should be provided and servicing should take place outside of peak hours to reduce congestion on the local highway network. A construction management plan should be submitted.

Environmental Health - Recommended conditions relating to delivery and servicing hours, fume extraction, construction management plan, construction hours, hours of opening, lighting glare, external plant insulation and waste management.

Neighbourhood Team Leader (Arboriculture) - No representations received

Oliver West (Sustainable Travel) - No representations received

MCC Flood Risk Management - Recommended conditions regarding a surface water drainage scheme and its associated adoption, management and maintenance.

City Centre Regeneration - No representations received

Greater Manchester Police - No representations received

United Utilities Water PLC - Conditions recommended. Foul and surface water shall be drained on separate systems. A surface water drainage scheme shall be submitted, based on the hierarchy of drainage options in the National Planning Practice Guidance. A public sewer crosses this site and we may not permit building

over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer.

Greater Manchester Archaeological Advisory Service - The submitted desk based archaeological assessment recognises that the site was formerly occupied by a series of late Georgian to mid-nineteenth century worker's houses. Remains of the buildings will survive below ground so the proposals would mean damage to or destruction of any such remains, however none are thought to be of national significance evidence. Locally significant worker's housing could contribute to research objectives established at a regional level. This heritage asset should be evaluated by trial trenching to assess the condition of any surviving remains. Where any significant remains are found, they should be subject to a subsequent programme of recording by excavation. A condition is recommended.

Environment Agency - No representations received

The Theatres Trust - Do not wish to make any comments as the building does not contain a venue for live performances.

Greater Manchester Ecology Unit - No significant ecological issues identified. The trees to be removed are low risk to nesting birds. They are small and immature. Adequate mitigation should be provided for the loss of the existing trees within the soft landscaping of the site. An informative is recommended in relation to the discovery of any bird nests during works.

Greater Manchester Pedestrians Society - No representations received

Issues

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. The proposed development would comply with the following policies or parts thereof:

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

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that:

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

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

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

Section 7 - Ensuring the Vitality of Town Centres - promotes competitive town centres. The proposal would develop a key site and help to create a neighbourhood that would attract and retain a diverse labour market. This would support Greater Manchester's growth objectives and help meet the demands of a growing economy and population. It would be in a location that is well connected and would therefore help to promote sustained economic growth.

Section 8 - Promoting healthy and safe communities – this recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would incorporate active street frontages, and would be safe and accessible. It would be fully integrated into the wider area and would relate well to and complement other similar nearby developments.

Section 9 - Promoting Sustainable Transport – The development would help to focus development in a sustainable location that limits the need to travel and offer a choice of transport modes to contribute to sustainability and health objectives.

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

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

Section 14 - Meeting the challenge of climate change, flooding and coastal change – planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is a highly sustainable location and would aim to secure a BREEAM Excellent accreditation. It is in Flood Risk Zone 1.

Section 15 - Conserving and enhancing the natural environment – advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity. The application has considered the potential risks of various forms of pollution,

including ground condition and noise. It is considered that the proposals, with appropriate mitigation measures, would not have any significant adverse impacts on the natural environment.

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

Relevant Local Policy

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1, H1, H8, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC10, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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, 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 therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy - The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location. The development would help to support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO5. Transport - The development would be highly accessible reducing the need to travel by private car and making the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

S06. Environment - The development would provide a high quality environment, protecting and enhancing the natural and built environment and ensuring the sustainable use of natural resources.

Policy SP1 Spatial Principles - The development would be highly sustainable providing high quality teaching accommodation. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and contribute to the creation of a neighbourhood where people choose to be. It would enhance the built and natural environment, create a well-designed place that would enhance and create character and reduce the need to travel.

Policy CC1 Primary Economic Development Focus: City Centre and Fringe - The City Centre is a strategic location for economic development and employment growth where a variety of high quality accommodation types, sizes and foot-plates are encouraged to boost investment by local, national and international businesses. The provision of a range of economic development uses such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre is supported to promote the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre. The proposal would bring under-used buildings back into full use as a residential-led mixed-use development within a mixed-use area.

Policy CC4 Visitors - Tourism, Culture and Leisure - The City Centre is seen as the focus for culture and leisure in the City Region. The proposal would support this policy by adding a further facility to support tourism and leisure due to the public space within the building and the new public realm externally.

Policy CC5 Transport - The proposal would be accessible by a variety of modes of transport and would help to improve air quality.

Policy CC6 City Centre High Density Development - The proposals would be a high density development and involve an efficient use of land.

Policy CC7 Mixed Use Development - The City Centre presents the most viable opportunities for mixed-use development and active ground floor uses (shops, food and drink and leisure) are appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. The proposal would add to the mix of uses in an area that has an established public function helping to maintain the vibrancy of the City Centre, and would therefore be in keeping with this policy.

Policy CC8 Change and Renewal - The proposal would make a significant contribution to the City Centre's role in terms of education, employment and improve its accessibility and legibility.

Policy CC9 Design and Heritage - The proposal would represent a high quality bespoke educational building that would be a high standard in terms of appearance and function.

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Policy T1 Sustainable Transport - The proposal would encourage a modal shift away from car travel to more sustainable alternatives.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and the development would enhance the character of the area and the overall image of Manchester. The positive aspects of the design are discussed in more detail below.

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

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

Policy EN8 Adaptation to Climate Change - An energy statement sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN14 Flood Risk – The site is within Flood Zone 1 so a Flood Risk Assessment is not required.

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.

Policy EN17 Water Quality - The development would not have an adverse impact on water quality.

Policy EN18 - Contaminated Land and Ground Stability - A desk study identifies possible risks arising from ground contamination has been submitted with the application.

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

Policy DM1 - Development Management - This policy sets out the requirements for developments in terms of Code for Sustainable Homes 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

DC19.1 Listed Buildings - It is considered that the proposal would not have a detrimental impact on any listed buildings as the nearest listed building is 80m away from the site. This is discussed in more detail later in the report.

Policy DC20 Archaeology - The site has an archaeological interest and a scheme of investigation is proposed.

DC26.6 Development and Noise - The development control process will be used to reduce the impact of noise on people living and working in the City and developments likely to result in unacceptably high levels of noise will not be permitted in residential areas. It is considered that, subject to the recommended conditions, the proposal would not have a detrimental impact on the amenities of nearby residents and occupiers of buildings. The application is supported by acoustic assessments and it would be adequately insulated to protect the amenity of the occupiers of the development and those of nearby buildings in terms of noise breakout. This is discussed in more detail later on in this report.

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

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

Strategic Plan for Manchester City Centre 2015-2018

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

The site of the current planning application falls within the area designated as the Corridor. It states that the successful development of Corridor Manchester is

fundamental to driving future economic growth and investment in the Manchester City Region. The development is therefore a regeneration priority for the city which it is intended will provide a high-quality, vibrant, mixed-use area that will create a new and distinctive neighbourhood, taking advantage of the location's unique attributes. The Proposed Development forms an integral part of the regeneration of this area, taking full advantage of the site's locational attributes to contribute towards a vibrant new mixed-use area.

Central Manchester Strategic Regeneration Framework

This Strategic Regeneration Framework sets a spatial framework for Central Manchester within which investment can be planned and guided in order to make the greatest possible contribution to the City's social, economic and other objectives. The plan lists key objectives for Central Manchester, including promoting a dynamic economy that supports the long term prosperity of the many communities, opportunities for all, new and improved housing, a renewed physical environment and flourishing communities that are safe and well managed. It is considered that the application proposals would contribute significantly to achieving several of the key objectives that are set out in the Framework, including creating a renewed urban environment and making Central Manchester an attractive place for employer investment.

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life. The proposed development of the application site would clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

Manchester Green and Blue Infrastructure Strategy

The Manchester Green and Blue Infrastructure Strategy (2015) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. The proposal should exploit opportunities to enhance Green and Blue Infrastructure and these are discussed in more detail below.

The Corridor Manchester Strategic Vision to 2025

The Corridor Manchester Partnership brings together Manchester City Council, the University of Manchester, Manchester Metropolitan University and the Central Manchester University Hospitals NHS Foundation Trust with the aim of generating further economic growth and investment in the knowledge economy for the benefit of the City Region.

The Corridor is considered to be one of the City Region's principal assets that has great opportunities to grow and diversify its economic basis. It is home to an exceptional group of knowledge intensive organisations and businesses, 70,000 students and a workforce of 60,000 people. The area provides an estimated contribution of £3 billion GVA per annum, consistently accounting for 20% of Manchester's economic output over the last 5 years. The area's economic base is strongly focused on high value added and high growth sectors and as such it accounts for a large proportion of highly skilled jobs within the City Centre.

Over the next ten years, committed and planned investment in Corridor Manchester will further reinforce its status as one of the most distinctive and remarkable innovation districts in Europe. Between 2015 and 2025, committed and planned investment of the major institutions alone is estimated at £2.6 billion.

Corridor Manchester's Strategic Vision to 2025 is for this area to be:
"Manchester's cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe's leading cities"

At the same time, Corridor Manchester is on course to become one of the top five innovation districts in Europe. To do so, it will continue to compete at a global level and will act as the epicentre of the Northern Powerhouse. It must set its standards by the world's most effective innovation districts and knowledge-leading institutions, the continued growth of the private sector and the strengthening of Corridor Manchester as a place to live, visit and work for students and knowledge workers across the world.

The 2025 Vision for Corridor Manchester is that there will be an additional 14,000 jobs in the area, potentially rising to 20,000 new jobs should investment opportunities be realised. There will also be an average of 400 new homes completed each year, in addition to new or refurbished student accommodation.

The Manchester Corridor Strategic Vision to 2025 identifies the former BBC site as the largest development site within The Corridor and a significant opportunity for the ongoing regeneration and development of the area for a commercially-led mixed use development that brings business together with the traditional University and Hospital focus on the Corridor.

The proposed development will also support Corridor Manchester in achieving the desire to become a place to live, visit and work for students by providing well-designed accommodation with good accessibility to public transport nodes.

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 a protected characteristic.

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

Environmental Impact Assessment - The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2015 and an Environmental Impact Assessment is therefore not required for this proposal.

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

Regeneration is an important planning consideration. Over the past twenty years the City Council has successfully regenerated large areas of the City Centre and Piccadilly, Spinningfields, the commercial core, Manchester Central, Northern Quarter and Castlefield are good examples of this. However, much remains to be done, particularly in the southern part of the City Centre. The City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. Given this, it is essential for the City Centre grow across a range of sectors, including education, in order to improve the region's economic performance.

The proposal would complement the ongoing regeneration in the area and the growth of the MMU campus. The Royal Northern College of Music is bringing forward a new masterplan that will see the western end of their site being developed with new facilities. The University of Manchester's investment continues throughout Corridor Manchester and their new MECD Campus is close to the site. Further north is Circle Square which will provide facilities for creative/university linked businesses. The proposal would contribute to the vision for Corridor Manchester and support the University's role within the expanding digital and creative arts sector in the city region.

The proposal would deliver another bespoke building to the MMU campus that would complement other recent additions including the Business School and Student Hub, Birley Fields Academic and Residences Building for the Faculty of Education and Faculty of Health, Psychology and Social Care, The Benzie Building adjacent to the site houses the Manchester School of Art and the Students Union that have all been completed in the last 6 years. All these buildings have been high quality and efficient

and the University wishes to see continued development of bold and vibrant buildings within its area. The proposed building would add to this vision.

Given the above, it is considered that the proposal is consistent with sections 6 and 7 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC4, CC6, CC8, CC10 and EN1.

Heritage Impact and Archaeology

Sections 66 and 72 of the Listed Building Act 1990 provide 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, and in determining 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.

Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 189 identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets importance, sufficient to understand the potential impact of the proposals on their significance. Harm to heritage assets can either be substantial or less than substantial. Where a development proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals.

Core Strategy Policy EN3 'Heritage' highlights that the City Council will encourage development that complements and takes advantage of the distinct historic features of its districts and neighbourhoods. New developments must be designed so as to support the City Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets are encouraged where they are considered consistent with the significance of the heritage asset.

The proposal would not affect any conservation areas. The nearest designated heritage asset to the Site is the Grade II Listed Righton Building, located approximately 80m to the north east of the Site on Lower Ormond Street. The Righton Building forms part of a wider cluster of Grade II listed University buildings on Lower Ormond Street and Higher Chatham Street. This includes the Grosvenor Building, the Former Town Hall Façade to the Mabel Tylecote Building and the Ormond Building. The Grade II Listed Roman Catholic Church of St. Augustine is also located on Higher Chatham Street. Given the 5 storey height of the SODA building, the distance between the application site and the nearest listed buildings, and the presence of intervening buildings between the site and these heritage assets, their setting would remain unaffected.

The development may have an impact on archaeological features and a desk-based archaeological assessment (DBA) recognises that the site was formerly occupied by

a series of late Georgian to mid-nineteenth century workers houses. The site has been cleared but the DBA recognises that remains of the buildings may survive below ground and that the proposals would mean damage to or destruction of any such remains. The DBA goes on to look at the heritage significance that such remains might represent and concludes that whilst none are thought to be of national significance, locally significant worker's housing could contribute to research objectives established at a regional level. The DBA fulfils the requirements for such a document as set out in NPPF paragraph 189. The site could contain locally significant archaeological remains that would be damaged or destroyed by groundworks and it is recommended that this should be evaluated by trial trenching. A condition requires that a programme of archaeological works are undertaken prior to the commencement of any development related groundworks. This would ensure that the proposal would be consistent with section 16 of the NPPF and saved UDP policy DC20.

Urban design, appearance, height, scale and massing

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

SODA would sit within the context of the Salutation public house, the Students Union, Manchester School of Art, Cavendish Halls and Sir Charles Grove Halls which range from two to nine storeys in height. The building would be five storeys with an additional screened plant area on the roof. The height and mass is considered to be acceptable and appropriate and would sit well with surrounding buildings. It would not appear overbearing or out of scale. The front of the building would overhang the new public realm area and would begin 8m above ground. This height would ensure that enough natural light filters through to the landscaped area to make a pleasant environment for pedestrians and those wishing to sit within the landscaped space to the front of the building.

The proposal would form part of the setting of the Salutation pub which is a non-designated heritage asset. However, the public house already sits within the context of a heavily built up area and is surrounded by buildings of varying heights. The overhang from the front of the building would allow views of the Salutation pub to be retained from the east along Boundary Street West. The relationship of the proposal to the pub is therefore considered to be acceptable.

The applicant has provided a number of views of the site from around the City Centre. The top of the building would be slightly seen from various viewpoints around the City Centre including from Mancunian Way, however it would not be overdominant as it would not be higher than many buildings in the immediate area so would not look out of place or be overbearing.

The building would consist primarily of metal panels of differing reflectivities, although there would also be glazing and brick at ground level as well as windows on the upper floors. Glazing at ground floor level would allow pedestrians to see activity inside the building at street level. This would also provide an active frontage at street

level on the principal elevations of the building. The front of the building has an integrated LED light wall behind the black metal rainscreen cladding. The wall would be illuminated with imagery, videos and art installations to showcase student's activities which is welcomed as it would highlight the bespoke and distinct nature of the building. The contemporary materials would complement the range of old and new buildings in the immediate area. A condition requiring samples of materials and details of jointing and fixing, and a strategy for quality control should be attached to any permission granted. It is considered therefore, that the proposals would result in a high quality building that would be appropriate to its context.

The need for the facility

Greater Manchester's digital and creative sector is growing faster than anywhere else in the UK outside London and is in the top 20 European digital cities. The sector accounts for almost 8,000 digital and digital-intense creative businesses, employing more than 82,000 people and generating over £4.1 billion GVA per annum. Between 2014 and 2024, the Greater Manchester Forecasting Model estimates that almost 12,000 additional jobs will be created in the digital and creative arts sector, equating to growth of almost 19%. There is a recognised skills gap in specialist digital roles in the technology industry in the region and this needs to be addressed if Greater Manchester is to become a world-leading digital city region. Education providers therefore need to develop more relevant and up-to-date courses to meet this demand. The development of SODA is identified as a key priority as it would support the University's role within the digital and creative arts sector by investing in digital and media innovation, ensuring that Greater Manchester becomes one of the world's most competitive and inclusive digital cities by 2020. The development would also attract and retain graduates with digital skills.

Amenity and Effect on the Local Environment

Noise - the activities in SODA are noise sensitive but it is not close to the Mancunian Way or Oxford Rd. All spaces would be mechanically ventilated so windows would remain closed. However, rooms within the new building that require low internal noise levels such as music rooms and film studios typically would not have external windows. The building could be suitably insulated to prevent any significant noise break out subject to compliance with appropriate conditions. Appropriate insulation would also prevent unacceptable noise transference between the different uses within the building and prevent occupiers being disturbed from external noise sources.

Sunlight/daylight - It is not considered that there would be an adverse impact on neighbouring buildings in terms of loss of daylight/sunlight or overshadowing. The new building would only be 5 storeys in height so would not be overbearing within its context and would be smaller than many buildings within the immediate area. It is considered that it would not cause any undue overshadowing that would be to the detriment of any adjacent university buildings.

Overlooking and loss of privacy - The building has been designed to avoid overlooking onto the student accommodation to the north and south of the site and there are no facing windows proposed on these two elevations.

TV reception - A Television Reception Survey concludes that existing buildings should not suffer any adverse impact with regard to television signals for either digital terrestrial television or satellite television. However, a condition requiring a post-construction survey should be attached to any permission to check whether there has been an impact from the completed development and to ensure that mitigation measures are appropriately targeted if necessary.

Relationship to Transport Infrastructure

The site is in a highly accessible location directly to the west of Oxford Road which is a major bus and cycle route and the primary artery serving Manchester Metropolitan University, The University of Manchester, Central Manchester University Hospitals and beyond. The site is located 5 minutes walk from Oxford Road Train Station and 15 minutes from Piccadilly Train Station. It is also within 10 minutes walk of the St Peter's Square tram stop.

The site contains 19 car parking spaces. 17 would be lost, but the 2 fully accessible spaces would be relocated on-street adjacent to the site. The proposal is in line with the University's sustainability objectives to encourage staff and students to travel by alternative modes of transport. An existing cycle shelter would be lost but there are several other cycle parking facilities within the campus that could be used as an alternative. Additional cycle parking would be provided as part of ongoing masterplan works. Two delivery/drop off bays are proposed for the building. The proposal is considered to be acceptable in terms of its impact on the local highway network.

Crime and Disorder

A staffed reception would be located on the ground floor of the building during normal working hours. Outside of these hours, the building would be entered via access control to the entrance door. The building would have internal and external CCTV which would be recorded on site and fed back to MMU's main security hub. Outside of the main SODA opening hours, the building's security would be managed by MMU's full time security team.

The building needs to be largely void of light due to the studio space black boxes that would be present within it, however glazing would be provided at ground level. In addition, the upper floors of the eastern elevation of the building would contain windows which would provide natural surveillance over the pedestrian and cycle route along Higher Chatham Street that links Boundary Street West and Rosamund Street West.

The layout has been designed to avoid dark spaces where people could loiter. Security gates would be installed to secure the service point access from Boundary Street West and Rosamond Street West. Lighting is also proposed within the public realm to provide safe pedestrian and cycle routes across the site.

The proposed use would bring additional vitality to an underused site and the broader area. The development would overlook frontages, enliven the street scene and help to provide natural surveillance of the public realm. A Crime Impact Statement carried

out by Greater Manchester Police considers that the proposal is generally acceptable subject to the advice contained in the report being implemented. A condition is recommended which requires the development to achieve 'Secured by Design' accreditation. In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Landscaping and Ecology

The site largely comprises of an area hard standing used as a car park. It therefore has limited, if any, ecological value. However, a row of trees along the southern boundary would need to be removed to facilitate the proposal. An Ecological Appraisal confirms that the trees are suitable for nesting birds, however GMEU believe that the risk of this is low so have no objections to the removal of the trees. They have reminded the applicant that should any bird nests be found or suspected, all work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest.

New shrub planting would be provided within the new public realm, however no replacement tree planting would be carried out on the site. Instead, replacement tree planting would be incorporated into the wider public realm masterplan for the campus. The new shrub planting within the new public realm would include native species compatible with the urban environment so that they would require minimal maintenance in the future.

To encourage new habitats for bats, bat boxes would be provided on mature trees around Campus. The proposed shrub planting should also encourage new wildlife habitats for foraging animals and insects.

Access

Full access would be available to all parts of the building. The main doors would be large revolving doors which would be automated and large enough for a powered wheelchair. There is a similar arrangement at the adjacent new Students Union building. There would also be a passive door to the side of the revolving doors for fire evacuation.

Externally, the proposed new area of public realm would be accessible. The route would be at a consistent level and street furniture would be positioned to avoid the creation of obstacles, clutter or confusion.

S149 (Public Sector Equality Duty) of the Equality Act 2010

The proposed development would not adversely impact on any relevant protected characteristics.

Waste

The refuse area would be shared with other MMU buildings and would be located in between the Salutation pub, the SODA and the Students Union. The store would be

hidden from public view and would be secured by two separate gated access points. Dedicated delivery and refuse bays would be provided on Rosamond Street West and Boundary Street West for vehicles to stop and unload deliveries and load refuse

There would be daily general refuse collections and five recycling collections every fortnight. Refuse would be taken to a compactor facility in All Saints South. Following the implementation of the development, the store would house 17 no. 1100l Eurobins, 3 no. 240l food bins and 7 no. 140l glass bins which the central refuse storage area can accommodate.

Sustainability

MMU have an aspiration to be a sustainable campus and these aspirations form a key part of the development brief for SODA. A BREAM rating of Excellent is being pursued and MMU is investigating the implementation of a campus district heating scheme. The building could plug into the campus district heating when available. The building is currently designed to exceed 15% above the Part L 2010 standard (which is approximately 6% above the Part L 2013 standard). The energy strategy developed for SODA includes the following key design measures:

- Passive design optimisation (e.g. efficient fabric and solar control, allowance for thermographic study to test building envelope);
- Specification of high efficiency heat, cooling and hot water generation equipment (i.e. air source heat pump, chilled beams);
- Sensor controls to optimise delivery of lighting, heating and cooling to all occupied spaces; and
- Allowance for future integration of solar photovoltaics by MMU (benefitting the electric based strategy noted below).
- An all electric strategy with the potential for future plug in to district and local renewable energy sources evidences this.

Flood Risk and Drainage

The Site is under 1 hectare and not in a location that is at risk of flooding as it is within Flood Zone 1. Therefore a Flood Risk Assessment Is not required..

The surface water drainage system has been developed in line with the drainage hierarchy in the Building Regulations Part H 2010. This encourages a sustainable approach in order to mitigate the risk of development on the existing drainage infrastructure and the potential for increased risk of flooding to and from the proposal.

The foul water network along the western boundary of the site would be upgraded to cope with the increased flows from the new building and the alignment would be modified to avoid the proposed foundations. The drainage network would continue to convey flows from the Salutation public house and the Students Union. Foul water would discharge from the development into the same 900 x 550mm brick combined sewer as the existing connection, however the new connection point would be relocated approximately 4m upstream.

An outline drainage strategy has been submitted with the application, however the full details of the drainage strategy would be dealt with via condition.

Contaminated Land and Impact on Water Resources

As there is the possibility that some contamination may exist on the site, it is recommended that a condition be attached to any permission requiring a site investigation. In view of the above, the proposals would be consistent with section 15 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

Air Quality

An Air Quality Assessment considers that during the construction phase, site activities have the potential to affect local air quality due to increased concentration of dust and particulate matter. Mitigation measures are recommended in line with the Institute of Air Quality Management (IAQM) guidance, which will ensure that the impact on local air quality is not significant. Emissions during the operational phase from traffic, provision of new public realm, and the on-site heating system have been considered. The development would not provide car parking so trips by car would be minimal and the impact of emissions from traffic would be insignificant. The development is classed as low risk regarding air quality, however an appropriate worded construction management plan condition has been attached.

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

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

Recommendation APPROVE

Article 35 Declaration

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

Conditions to be attached to the decision

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

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

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

Planning Statement - Barton Willmore - October 2018
Statement of Community Involvement - Barton Willmore - October 2018
Crime Impact Statement - Greater Manchester Police - 23rd August 2018
Air Quality Assessment (Revision 01) - Buro Happold Engineering - 11th September 2018
An Archaeological Desk Based Assessment - Dr Peter Arrowsmith - August 2018
Design and Access Statement - Feilden Clegg Bradley Studios - October 2018
Design Note (Drainage Design Strategy) - Buro Happold Engineering - 20th August 2018
Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Survey - Arbtech - 18th September 2018
Ground Engineering Desk Study Addendum (Revision 02) - Buro Happold Engineering - 16th October 2018
Site Investigation Report, Report on Preliminary Investigation - Ian Farmer Associates (1998) Limited - October 2012
Noise Assessment - SRL - 20th August 2018
Topographical Survey - Feilden Clegg Bradley Studios - September 2018
Transport Statement - Peter Brett Associates - September 2018
Baseline Television Signal Survey & Television Reception Impact Assessment - Gtech Surveys Ltd - 3rd September 2018
Ventilation Statement - Buro Happold Engineering - 28th August 2018
Wind Engineering Desktop Study - Buro Happold Engineering - 11th September 2018

Drawings

ISSM-FCBS-01-ZZ-DR-A-0001 Site Location Plan
ISSM-FCBS-01-00-DR-A-0200 Existing Site Plan
ISSM-FCBS-01-00-DR-A-0201 GA Plan- Level 00
ISSM-FCBS-01-00-DR-A-0202 GA Plan- Level 01
ISSM-FCBS-01-00-DR-A-0203 GA Plan- Level 02
ISSM-FCBS-01-00-DR-A-0204 GA Plan- Level 03
ISSM-FCBS-01-00-DR-A-0205 GA Plan- Level 04
ISSM-FCBS-01-00-DR-A-0206 GA Plan- Level 05
ISSM-FCBS-01-00-DR-A-0207 GA Plan- Level 06
ISSM-FCBS-01-00-DR-A-0220 Proposed Landscape Plan
ISSM-FCBS-01-ZZ-DR-A-0700 Proposed Section AA
ISSM-FCBS-01-ZZ-DR-A-0701 Proposed Section BB
ISSM-FCBS-01-ZZ-DR-A-0702 Proposed Section CC

ISSM-FCBS-01-ZZ-DR-A-0740 Existing Section AA
ISSM-FCBS-01-ZZ-DR-A-0741 Existing Section BB
ISSM-FCBS-01-ZZ-DR-A-0742 Existing Section CC
ISSM-FCBS-01-ZZ-DR-A-0800 Proposed Elevation - East
ISSM-FCBS-01-ZZ-DR-A-0801 Proposed Elevation - North
ISSM-FCBS-01-ZZ-DR-A-0802 Proposed Elevation - West
ISSM-FCBS-01-ZZ-DR-A-0803 Proposed Elevation - South
ISSM-FCBS-01-ZZ-DR-A-0851 Context Elevation - North and East
ISSM-FCBS-01-ZZ-DR-A-0853 Context Elevation - South and West
ISSM-FCBS-01-ZZ-DR-A-0860 Typical Façade Studies 1
ISSM-FCBS-01-ZZ-DR-A-0861 Typical Façade Studies 2
ISSM-FCBS-01-ZZ-DR-A-0862 Typical Façade Studies 3
ISSM-FCBS-01-ZZ-DR-A-0900 3D View 1
ISSM-FCBS-01-ZZ-DR-A-0901 3D View 2
ISSM-FCBS-01-ZZ-DR-A-0902 3D View 3

all received by the Local Planning Authority on 9 October 2018

The submitted waste management strategy

The agent's email of 26 November 2018 with regard to the limited cooking that would take place at the building

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

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

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

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

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

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

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

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

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

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

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

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

5) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this should include;

- Hours of site opening/operation
- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);

- Phasing and quantification/classification of vehicular activity
- Types and frequency of vehicular demands
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- Consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

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

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

6) Before the development hereby approved is first occupied, a Travel Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority. 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 residing, attending or employed within the building;
- ii. a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car
- iv. measures for the delivery of specified travel plan services
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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

Reason - To ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development.

7) Prior to development commencing, a local labour agreement relating to the construction phase of development shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development and shall be kept in place thereafter.

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

8) The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in accordance with the recommendations contained within sections 3 and 4 of the submitted Crime Impact Statement, ref. 2012/0819/CIS/02, dated 23 August 2018 , and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

9) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, the hierarchy of drainage options in the National Planning Policy Guidance, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, foul and surface water shall be drained on separate systems with only foul water draining to the public sewer and surface water draining in the most sustainable way. No surface water from the development shall discharge either directly or indirectly to the combined sewer network. Surface water shall discharge to a Sustainable Drainage System to meet the requirements of the NPPF. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.

10) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company;
- Arrangements for the inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime;
- A verification report providing photographic evidence of construction as per design drawings;

- As built construction drawings (if different from design construction drawings).

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

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

- 07:30 to 20:00, Monday to Saturday
- no deliveries, servicing and collections, including waste collections, on Sundays/Bank Holidays

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

12) The building shall not be open outside the following hours:-

- 08.00 to 22.00 Monday to Friday

The LED light wall shall also not be in operation outside of the above hours.

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

13) Any external lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To protect amenity, pursuant to policy DM1 of the Core Strategy

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

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

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

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

1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching
 - targeted open area excavation
2. A programme for post investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

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

16) Prior to the commencement of development a programme for the submission of final details of the landscape and public realm works shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- a. The proposed hard landscape materials, including the materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;
- b. The soft landscaping proposed with the public realm, including the type, number and size of species;
- c. The location and specification of benches and planters;
- d. Any external lighting within the public realm and around the building (location and specification);
- e. The replacement tree planting proposed within the wider MMU campus.

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

17) Before first occupation of the development, full details of a maintenance strategy for the areas of public realm adjacent to and around the new building including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

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

18) Within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, a new television signal survey shall be submitted to the City Council as Local Planning Authority that shall identify any measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Baseline Television Signal Survey & Television Reception Impact Assessment report by Gtech Surveys Ltd, dated 3 September 2018. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

19) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to, and approved in writing by the City Council as local planning authority, before the building hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy.

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

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

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: 121487/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:

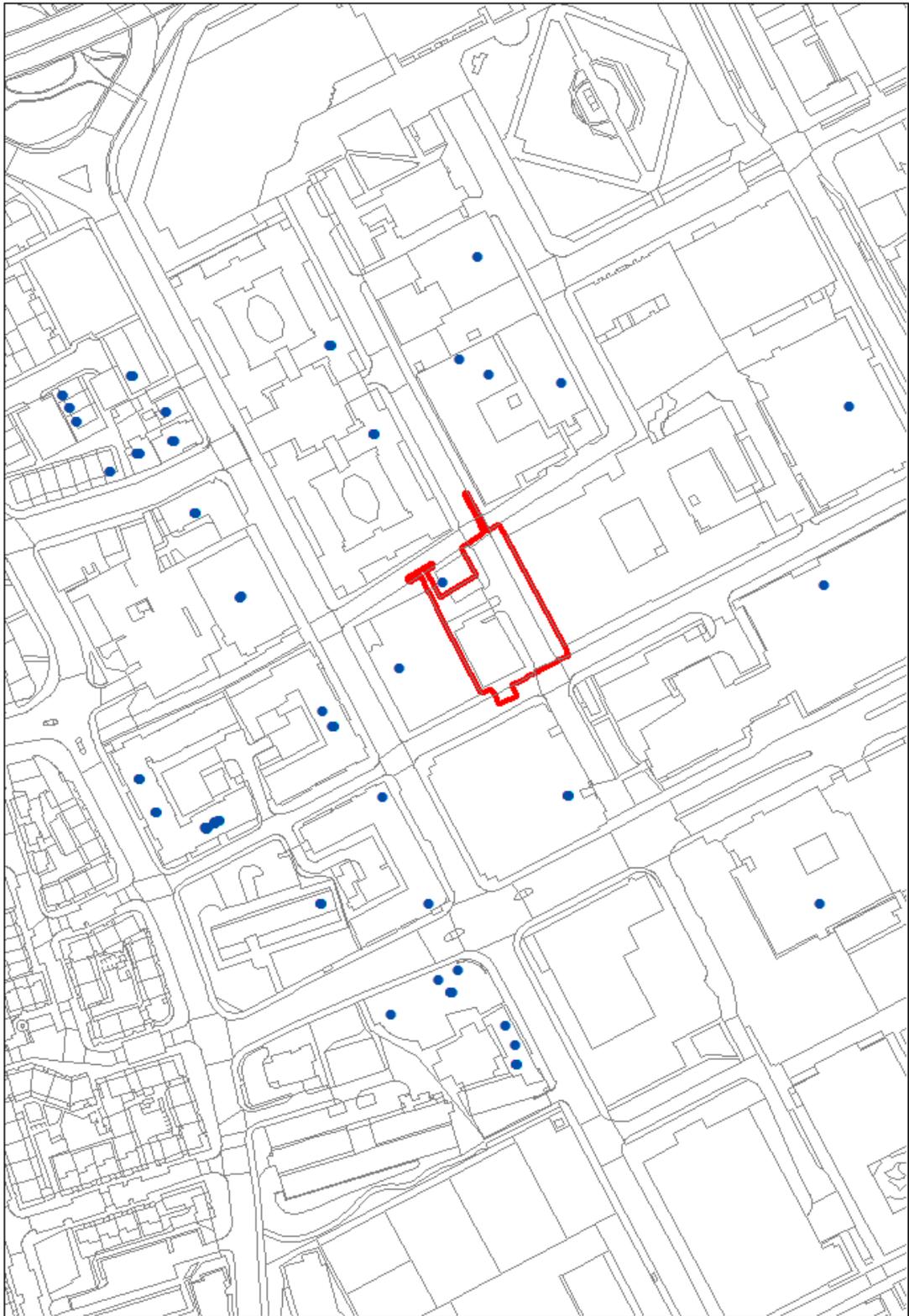
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Oliver West (Sustainable Travel)
MCC Flood Risk Management
City Centre Regeneration
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Archaeological Advisory Service
Environment Agency
The Theatres Trust
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society

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

Representations were received from the following third parties:

Highway Services
Environmental Health
MCC Flood Risk Management
United Utilities Water PLC
Greater Manchester Archaeological Advisory Service
The Theatres Trust
Greater Manchester Ecology Unit

Relevant Contact Officer : Carolyn Parry
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Email : c.parry@manchester.gov.uk



 Application site boundary  Neighbour notification
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