Application Number/s: 132633/JO/2022 & 132634/JO/2022

Applicant: Allied London Fire Station Limited

Agent: Zerum

Location: Former London Road Fire Station, 50 London Road, Manchester

Proposal: Application to vary Condition 2 (Approved Plans) to previous applications 127817/JO/2020 (Full) and 127818/JO/2020 (LBC)

Ward: Piccadilly Ward

Description of Site and Surrounding Area

The application relates to the former London Road Fire Station, a Grade II* Listed former police and fire station within Manchester City Centre. Historic England's description:

Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry. Four and 3 storeys, with attics, 3:1:4:1:4:1:3 bays to London Road, symmetrical, with 4-storey 11-bay centre flanked by 3-storey 3-bay wings, banded terracotta ground floor, modillioned eaves cornice. The 4-storey main range has a giant round-headed central archway with banded surround and inner lintel lettered "FIRE AND POLICE STATION", large square windows at ground floor, coupled windows at 1st floor, a giant colonnaded screen to the 2nd and 3rd floors with coupled columns on pedestals, round-headed windows to 2nd floor and coupled windows to 3rd floor, plain frieze and moulded cornice, a balustraded parapet with central upstand lettered "ERECTED ANNO DOMINI MDCCCCV", and end turrets finished with Baroque cupolas which have life-sized terracotta statues seated at the corners. The 3-bay wings, in similar style, have (inter alia) central windows with elaborate architraves including balconies at 1st floor, a domed turret to the left and a corner tourelles to the right. The very long facades to Fairfield Street (left return) and Whitworth Street (right return) are in generally similar style (without the colonnade and cupolas), but including 4 open-pedimented bays (segmental in Whitworth Street) and with a series of round-headed arched fire-engine doorways to Fairfield Street; and the narrow west end is slightly simpler. The inner courtyard has (inter alia) iron balconies to 3 levels of the 3 main ranges (serving domestic accommodation), with standards in Art Nouveau style. An ambitious building with much good detail of the period, in unusually complete condition.

The building is located within the Whitworth Street Conservation Area.

London Road Fire Station is on an island site, with the A6 to the north, beyond which is midrise apartment buildings and a hotel, to the east is London Road, beyond which is Manchester Piccadilly Rail Station. To the south is Fairfield Street and former warehouse buildings. To the west is Minshull Street West and a former warehouse building.

Description of Proposal

The applications have been submitted in order to vary Condition 2 (Plans and Documents) to previously approved applications 127817/JO/2020 (Full Planning Permission) and related 127818/JO/2020 (Listed Building Consent).

The amended plans have been submitted with the following amendments:

- Increase of hotel room provision from 42 bedrooms to 61 bedrooms, made up of 6 additional rooms to each floor. This will result in a corresponding reduction in workspace/office provision.

Publicity LBC

Site Notice/s Posted and Dates: Posted 02/02/22, Expired 23/02/22

Press Adverts Published and Dates: Published 01/02/22, Expired 22/02/22

Neighbour Notification: Notified 26 January 2022.

Representations Received: 1

Comment in Objection

- Ongoing construction noise during the day.

Consultations

Design and Conservation

Upon review of the application with the Urban Design & Conservation Officer, no comments were made.

Historic England

No comments to make.

National Amenity Societies

No response received.

Highway Services

No comments to make/no objection.

Environmental Health

No comments to make/no objection.

Greater Manchester Police

No response received.

Archaeology

No comments to make/no objection.

Greater Manchester Ecology Unit

No comments to make/no objection.

Discharged Conditions

Since the original planning permission 125712/FO/2019 and listed building consent 125714/LO/2019 applications and prior to the subsequent variation of condition applications 127819/JO/2020 (full planning permission) 127818/JO/2020 (listed building consent), the following discharge of condition applications have been received and processed:

CDN/20/0328 – Partial Discharge of Condition 14 (Heritage Fixtures and Fittings) to Listed Building Consent 125714/LO/2019

Since the previous variation of conditions applications (full planning application 127817/JO/2020 approved on 30 September 2021 and listed building consent application 127818/JO/2020 consented on 30 September 2021), the following discharge of condition applications have been received and processed:

CDN/21/0053 – Discharge of Conditions 3a (Materials, 29 (Balcony Supports), 30 (Canopies) and 37 (Internal Walls) to Full Planning Permission 127817/JO/2020

This application discharged 3a (Materials), 29 (Balcony Supports), 30 (Canopies) and 37 (Internal Walls).

CDN/21/0054 – Discharge of Condition 3a, 4, 5 and 12 to Listed Building Consent 127818/JO/2020

This application discharged 3a (Materials), 4 (Balcony Supports), 5 (Canopies), 12 (Internal Walls)

CDN/21/0138 – Partial Discharge of Condition 39 (Room Inventory) to Full Planning Permission 127817/JO/2020

This application partially discharged Condition 39. The condition can only be fully discharged when full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development have been submitted to and approved in writing by the City Council as LPA.

CDN/21/0172 – Discharge of Condition 4 (Archaeology) to Full Planning Permission 127817/JO/2020

This application partially discharged parts 1 and 4 of Condition 4. The condition can only be fully discharged when information to satisfy all points within Condition 4 have been submitted to the LPA and found to be acceptable.

CDN/21/0307 – Discharge of Conditions 3 (Materials), 6a (Construction Route Survey), 13 (Contaminated Land), 14 (Surface Water Drainage), 17a (Local Labour), 31 (Ground Floor Entrances) and 38 (Ceiling Strategy) to Full Planning Permission 127817/JO/2020

This application discharged conditions 3, 6a, 14, 17a and 38.

Condition 13 (Contaminated Land) could not be discharged as part of this application.

Condition 31 (Ground Floor Entrances) was only partially discharged, with the LPA requiring final details of the substation entrance design be submitted to and agreed by the LPA in order to fully comply with Condition 31.

CDN/21/0308 – Discharge of Conditions 3 (Materials), 6a (Ground Floor Entrances), 13 (Ceiling Strategy) to Listed Building Consent application 127818/JO/2020.

This application discharged conditions 3 and 13.

Condition 6a (Ground Floor Entrances) was only partially discharged, with the LPA requiring final details of the substation entrance design be submitted to and agreed by the LPA in order to fully comply with Condition 13.

CDN/21/0546 – Discharge of Condition 5 (Construction Management Plan) to Full Planning Permission 127817/JO/2020.

This application is pending due to more information required from the applicant.

CDN/21/0717 – Discharge of Condition 4 (Archaeological Watching Brief) to Full Planning Permission 127817/JO/2020.

This application discharged Condition 4.

CDN/21/0739 – Discharge of Conditions 13 (Contamination Remediation) and 19 (Piling) to Full Planning Permission 127817/JO/2020.

This application discharged Condition 13 and 19.

Principle of Development

The overall principle of the proposal is accepted, having been originally approved under full planning application 125712/FO/2019 and listed building consent application 125714/LO/2019. The proposed development was then altered via Variation of Condition Applications 127817/JO/2020 (variation of full application) 126718/JO/2020 (variation of listed building consent). Therefore, the purpose of this assessment is based only on the proposed variation to the scheme.

Save Unitary Development Plan Policies:

- Conservation Areas (18)

The LPA shall give particularly careful consideration to development proposals within Conservation Areas. The LPA shall seek to preserve and enhance the character of its designated conservation areas by carefully considering a variety of issues, set out under saved UDP Policy DC18.1.

The proposed development would not impact the external appearance of the building. As a result, it is not expected that the proposed development would negatively affect the character or setting of the Whitworth Street Conservation Area and is acceptable. The principle of the development is already approved, with the internal alterations and changes to the quantity of hotel rooms having no visible impact on any conservation areas. The proposal thus accords with saved UDP Policy DC18.1

- Listed Buildings (19)

In determining applications for listed building consent, the LPA shall have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings, whilst protecting their general setting. DC19.1(b) states that the LPA shall not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building. DC19.1(c) states that the LPA shall not permit any external or internal alterations to a listed building that would, in its opinion, cause an adverse effect on its architectural or historic character.

The principle of the change of use of the building to a mixed-use office building and hotel has been approved and accepted in recent applications. The application submitted proposes a decrease in office space and an increase in hotel rooms. The proposed change of use is acceptable and would not have a detrimental effect on the character or appearance of the building, with minimal external changes and considered internal changes that have been approved or further details secured by way of conditions. The internal alterations would not, in the LPA's opinion, cause an adverse effect on its architectural or historic character. As such, the proposed variation of conditions applications accord with saved UDP Policy DC19.1

Core Strategy Policies:

- Spatial Principles (SP1)

All development within Manchester should make a positive contribution to neighbourhoods of choice, including by creating well designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community and protect and enhance the built and natural environment.

The alterations sought through the variation of conditions applications submitted would not include any external alterations. As such, the proposal remains well designed. The proposal would not unduly impact on health or safety and would be accessible. As such, the proposal continues to accord with Core Strategy policy SP1.

- Visitors – Tourism, Culture & Leisure (CC4)

Development in the City Centre which improves facilities for visitors will be promoted. Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New hotel development which contributes to the quality of the City Centre hotel offer will be supported.

The proposed variation of the previously approved applications calls for an increase in the number of hotel rooms as part of the proposed development. As such, it is considered that this proposal directly corresponds with the overarching aims and objectives of Core Strategy Policy CC4 and therefore should be supported.

- Design and Heritage (CC9)

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

This proposal would directly impact upon the Grade II* Former London Road Police and Fire Station. The proposed variation to previously approved scheme is acceptable, however, and would have no undue impact on the building and would continue to preserve and/or enhance the heritage asset. A number of amendments and conditions to the previous applications have been approved and will be duly carried over where applicable to this altered scheme.

- Heritage (EN3)

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposed development would allow the continued use/re-use of the Grade II* Listed former London Road Police & Fire Station. As such, the proposal continues to correspond with Core Strategy policy EN3.

- Development Management (DM1)

All development should have regard to a number of specific issues, as set out under Core Strategy policy DM1. In this instance, the proposal would not alter the design or appearance of the building. However, there is some potential for modest impact to future occupiers within the building, due to the change of some space from office to hotel space.

The proposed variation of the plans and increase in hotel rooms would not impact on the external walls or proposed windows of the building. it is not found that the proposed alterations would have undue impact on the quality of the proposed hotel accommodation, including on the additional rooms formed. As such, the proposal accords with policy DM1 of the Core Strategy in this regard.

National Planning Policy Framework Policies (NPPF):

The NPPF sets out the Government's planning policies for England and how these policies should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material planning considerations indicate otherwise. The NPPF must be taken into account and is a material planning consideration in planning decisions. The NPPF must be read as a whole.

The overarching aim of the planning system is to contribute to the achievement of sustainable development, including economic, social and environmental sustainability. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development.

Section 4 of the NPPF requires local planning authorities to approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure sustainable

development, improving the social, environmental and economic conditions of the area.

Section 16 of the NPPF requires the LPA, in determining applications, to require the applicant to describe the significance of any heritage assets affected. The level of detail shall be proportionate to the assets' importance. In turn, the LPA shall assess the particular significance and make use of relevant expertise. In determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets makes and the desirability of new development making a positive contribution to local character and distinctiveness.

The applications submitted are to vary Condition 2 of previously approved schemes. For both the applications, Condition 2 refers to the Specified Plans and Conditions. The proposed use of the mixed use scheme is changing, to incorporate more hotel rooms and less office space. The additional harm over any previously identified harm is not expected to be significant, with the previous approvals carefully balanced and weighed against any harm, with relevant planning conditions added that will be largely carried over to this application. As such, it is expected that the proposal would lead to less than substantial harm to the listed building, thus according with Paragraph 202 of the NPPF. The public benefits identified in previous iterations of the proposal would be retained and carried forward.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66.1 of the Act requires the LPA, in considering whether to grant planning permission, to 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. 66.2 goes on to say that an LPA shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

The application proposes to vary the conditions to a previously approved application. The proposal would not be expected to unduly impact on the historic setting or preservation of the building. The LPA has had special regard to the building as well as any relevant special architectural or historic interest.

Conclusion

The application proposes relatively modest internal alterations to the listed building. the proposed alterations would not be expected to cause undue harm to the building's status as a Grade II* Listed Building. In addition, the proposal would retain the character and appearance of the Whitworth Street Conservation Area and allow the re-use of an important heritage asset. The proposed alterations would also not be expected to have undue impacts to users or occupiers of the application property or nearby buildings. As such, the proposal both accords with an up to date development plan and the wider context of the National Planning Policy Framework. As the proposal represent sustainable development that accords with an up to date development plan, the proposal is recommended for approval and/or listed building consent.

RECOMMENDATION:

That planning permission be granted subject to the following planning conditions:

1. The development must be begun not later than the 17 April 2023.

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

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

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations

LRFS-PUR-01-ZZ-DR-A-2013 - Proposed London Road Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C

LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B

LRFS-PUR-01-ZZ-DR-A-1053 REV 21 - Basement Plan Downtakings & Alteration

LRFS-PUR-01-00-DR-A-1054 REV 21 - Ground Floor Plan Downtakings & Alterations

LRFS-PUR-01-01-DR-A-1055 REV 22- First Floor Plan Downtakings & Alterations

LRFS-PUR-01-02-DR-A-1056 REV 21- Second Floor Plan Downtakings & Alterations

LRFS-PUR-01-03-DR-A-1057 REV 21 - Third Floor Plan Downtakings & Alterations

240242-PUR-FS-A-1063 REV 2 - Minshull Street Downtakings and Alteration

LRFS-PUR-01-ZZ-DR-A-1064 - Whitworth St Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1065 - London Rd Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1066 - Fairfield St Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1067 REV 14 - Minshull St Courtyard Downtakings and Alterations

LRFS-PUR-01-00-DR-A-2003 REV 20 - Proposed Ground Floor Plan

LRFS-PUR-01-01-DR-A-2004 REV 25 - Proposed First Floor Plan

LRFS-PUR-01-02-DR-A-2005 REV 23 - Proposed Second Floor Plan

LRFS-PUR-01-03-DR-A-2006 REV 22- Proposed Third Floor Plan

LRFS-PUR-01-B1-DR-A-2002 REV 22 - Proposed Basement Plan

LRFS-PUR-01-RF-DR-A-2007 REV 17 - Proposed Roof Plan

LRFS-PUR-01-ZZ-DR-A-2008 REV 2 - Whitworth Street Elevation

LRFS-PUR-01-ZZ-DR-A-2009 REV I - London Road Elevation

LRFS-PUR-01-ZZ-DR-A-2010 REV I - Fairfield Street Elevation

LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation

LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan

LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule

LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan

2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations

2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan

2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan

2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation

2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation

2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section

240242-PUR-FS-A-2020 REV 2 - Basement Waste Access & Servicing Strategy

240242-PUR-FS-A-2021 REV 3 - Ground Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2022 REV 3 - First Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2023 REV 3 - Second Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2024 REV 3 - Third Floor Waste Access & Servicing Strategy

LRFS-PUR-01-ZZ-DR-A-1060 REV 2 - Whitworth Street Downtakings and Alteration

240242-PUR-FS-A-1061 REV 2 - Downtakings and Alteration

240242-PUR-FS-A-1062 REV I - Fairfield Street Downtakings and Alteration

LRFS-PUR-01-ZZ-DR-A-1063 REV 2 - Minshull Street Downtakings and Alteration

060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section

60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation

1968-ME06 P3 Updated Roof Drawing

1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout

1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout

1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout

1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout

1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout

1968-ME27 P01 Proposed Workspace Mechanical Servicing

1968-ME29 P02 Ground Floor Engine Restaurant Servicing

LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations 1

LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2

LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3

LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4

LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5

LRFS-PUR-01-ZZ-DR-A-3105 Rev 06 - Proposed Minshull St- South Detail Elevations 1

LRFS-PUR-01-ZZ-DR-A-3106 Rev 07 - Proposed Minshull St- South Detail Elevations 2

LRFS-PUR-01-ZZ-DR-A-3107 Rev 07 - Proposed Minshull St- South Detail Elevations 3

LRFS-PUR-01-ZZ-DR-A-3108 Rev 06 - Proposed Minshull St- South Detail Elevations 4

LRFS-PUR-01-ZZ-DR-A-3109 Rev 06 - Proposed Minshull St- South Detail Elevations 5

LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details

LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail

LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower

LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile

240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;

Design and Access Addendum prepared by Purcell;

Fixture and Fitting Strategy prepared by Levitt Bernstein;

Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;

Structural Report including plans prepared by Curtins;

Flood Risk Assessment prepared by Curtins;

Phase 1 Ground Conditions Survey prepared by Curtins;

Phase 2 Ground Investigation Report;

Heritage Significance Statement prepared by Heritage Architecture;

Heritage Impact Statement prepared by Heritage Architecture;

Tenant Design Guide prepared by OBI;

Archaeological Desk Based Assessment prepared by Salford Archaeology;

Ecological Survey prepared by Tyrer Partnership;

Transport Statement prepared by Vectos;

Framework Travel Plan version 5 prepared by Vectos;

Waste Management Strategy prepared by Vectos;

Acoustic Assessment prepared by Sandy Brown;

Energy Statement prepared by Crookes Walker Consulting;

M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;

Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;

Operations Management Plan prepared by Allied London and All Work & Social;

Coroners Court Document prepared by Allied London;

Essential Fabric Repairs Schedule prepared by Allied London;

Construction Management Plan prepared by Allied London;

Visual Survey Document prepared by Levitt Bernstein;

Conservation and Repair Methodologies and Addendum by SLHA;

LRFS Soft Strip Survey by SLHA;

Canopy Design Proposal;

Façade and Balustrade Options Study by Purcell;

Workplace Design Concept by Allied London;

Outline Construction Management and Phasing Statement Rev 3;

Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

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. Planning Condition 3 (Materials), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021 and fully discharge under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

4. Planning Condition 4 (Archaeology), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0172 on 24 March 2021 and fully discharged under Discharge of Condition Application CDN/21/0717 on 12 November 2021.

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;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times
- Community consultation strategy.

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. When all construction/fit-out works are complete, the same carriageways/footways as surveyed under Partial Discharge of Condition Application CDN/21/0307 shall be re-surveyed and the results submitted to the City Council as Local Planning Authority

for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

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

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

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

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

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

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

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

(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) Any external lighting.

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.

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.

10. Before the development first becomes operational, full details of a servicing strategy for each part of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The servicing strategy shall ensure that all vehicles requiring loading access to the site are scheduled and managed appropriately.

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

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

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

12. Before the development is first brought into use, an event management plan for full capacity events shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include information on pedestrian numbers and movements, vehicle parking, drop off/pick up, coach parking, event vehicle loading/unloading and vehicle access to the internal courtyard within the site. The development shall be carried out in accordance with the event management plan at all times thereafter.

Reason - To ensure an acceptable development in the interests of amenity and highway safety, pursuant to policy DM1 of the Unitary Development Plan.

13. 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.

14. Planning Condition 14 (Surface Water Drainage) as attached to development approved under 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

15. 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:

- A verification report providing photographic evidence of construction as per design drawings;

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

- A management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by an appropriate public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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.

16. Within 3 months of first occupation of the building, written evidence shall be provided to the City Council as local planning authority that the development has been built in accordance with the recommendations contained within the submitted Crime Impact Statement, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019, and that a secured by design accreditation has been awarded for the development.

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

17. Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to information and documents submitted under Discharge of Condition Application CDN/21/0307 and relating to Local Labour shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

18. The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of Practical Completion of the building hereby approved.

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

19. Planning Condition 19 (Piling) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0739 on 12 April 2022.

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

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

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

07:30 to 20:00, Monday to Saturday

10.00 to 18.00 on Sundays and Bank Holidays

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

22. Before any of the commercial units including a kitchen or the hotel within the development first become operational, a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within these parts of the development 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 should ensure provision for internal ducting in risers that terminate at roof level where practicably possible. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level where practicably possible and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems', dated September 2018. The scheme shall be implemented in accordance with the approved details prior to first occupancy of each of the commercial units including a kitchen and the hotel 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.

23. Before each of the commercial units within the ground floor of the premises, together with any of the event spaces (including the courtyard (excluding any external

areas within the demise of the commercial units) and the Coroners Court), are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved 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.

24. Before any external seating areas within the courtyard within the demise of the commercial units and hotel are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved hours.

For the avoidance of doubt, the external seating areas associated with the commercial units and hotel shall not include any amplified sound.

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

25. a) Before works to the residential units commences, a scheme for acoustically insulating the proposed residential accommodation against noise from Fairfield Street and London Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

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

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before any of the apartments are first occupied, 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 give the results of post-completion testing to confirm that the required internal noise criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. The

report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the development is first occupied.

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.

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

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

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken 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. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

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

27. a) Prior to any 'leisure' use (use Class D2) coming into operation in each of the commercial units within the development hereby approved, full details of the leisure uses(s) proposed in each of the units shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

b) Each unit containing a leisure use shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the unit 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.

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

Reason - In the interests of amenity and having an acceptable development, pursuant to policy DM1 of the Core Strategy.

28. No part of the development shall be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for both the residential and commercial elements of the development (including the hotel) hereby approved has been 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. The scheme shall include:

- Estimated volumes and types of waste produced by the development

- Details of internal and external stores for both waste and recycling, including any plans and designs,

- Location of the proposed collection point and details of the route the collection vehicle will take,

- Details of how waste will be transferred between stores and to the collection location,

- Details of number and capacity of bins proposed and collection frequency.

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

29. Planning Condition 29 (Balcony Supports) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

30. Planning Condition 30 (Canopies) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

31. Prior to the commencement of works to the substation entrance design, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Full drawn information relating to scaled elevations, plans and sections shall be submitted as well as method statements for the works including how the terracotta will be dealt with and made good (if applicable). The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

32. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

33. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

a. signage

b. lighting

c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

34. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

35. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning

Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

36. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

37. Condition 37 (Internal Walls) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

38. Condition 38 (Ceilings) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

39. Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/21/0138 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

40. Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

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

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

42. The apartments within the development hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/aparthotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/aparthotels do not commence without prior approval, pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

43. The residential apartments shall not be occupied until a Residents' Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Residents' Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The Residents' Management Strategy shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - To ensure the development is managed in the interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

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.

That listed building consent be given subject to the following conditions:

1. The development must be begun not later than the 17 April 2023.

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

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

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations

LRFS-PUR-01-ZZ-DR-A-2013 - Proposed London Road Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C

LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B

LRFS-PUR-01-ZZ-DR-A-1053 REV 21 - Basement Plan Downtakings & Alteration

LRFS-PUR-01-00-DR-A-1054 REV 21 - Ground Floor Plan Downtakings & Alterations

LRFS-PUR-01-01-DR-A-1055 REV 22- First Floor Plan Downtakings & Alterations

LRFS-PUR-01-02-DR-A-1056 REV 21- Second Floor Plan Downtakings & Alterations

LRFS-PUR-01-03-DR-A-1057 REV 21 - Third Floor Plan Downtakings & Alterations

240242-PUR-FS-A-1063 REV 2 - Minshull Street Downtakings and Alteration

LRFS-PUR-01-ZZ-DR-A-1064 - Whitworth St Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1065 - London Rd Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1066 - Fairfield St Courtyard Downtakings and Alterations

LRFS-PUR-01-ZZ-DR-A-1067 REV 14 - Minshull St Courtyard Downtakings and Alterations

LRFS-PUR-01-00-DR-A-2003 REV 20 - Proposed Ground Floor Plan

LRFS-PUR-01-01-DR-A-2004 REV 25 - Proposed First Floor Plan

LRFS-PUR-01-02-DR-A-2005 REV 23 - Proposed Second Floor Plan

LRFS-PUR-01-03-DR-A-2006 REV 22- Proposed Third Floor Plan

LRFS-PUR-01-B1-DR-A-2002 REV 22 - Proposed Basement Plan

LRFS-PUR-01-RF-DR-A-2007 REV 17 - Proposed Roof Plan

LRFS-PUR-01-ZZ-DR-A-2008 REV 2 - Whitworth Street Elevation

LRFS-PUR-01-ZZ-DR-A-2009 REV I - London Road Elevation

LRFS-PUR-01-ZZ-DR-A-2010 REV I - Fairfield Street Elevation

LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation

LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan

LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule

LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan

2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations

2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan

2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan

2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation

2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation

2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section

240242-PUR-FS-A-2020 REV 2 - Basement Waste Access & Servicing Strategy

240242-PUR-FS-A-2021 REV 3 - Ground Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2022 REV 3 - First Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2023 REV 3 - Second Floor Waste Access & Servicing Strategy

240242-PUR-FS-A-2024 REV 3 - Third Floor Waste Access & Servicing Strategy

LRFS-PUR-01-ZZ-DR-A-1060 REV 2 - Whitworth Street Downtakings and Alteration

240242-PUR-FS-A-1061 REV 2 - Downtakings and Alteration

240242-PUR-FS-A-1062 REV I - Fairfield Street Downtakings and Alteration

LRFS-PUR-01-ZZ-DR-A-1063 REV 2 - Minshull Street Downtakings and Alteration

060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section

60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation

1968-ME06 P3 Updated Roof Drawing

1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout

1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout

1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout

1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout

1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout

1968-ME27 P01 Proposed Workspace Mechanical Servicing

1968-ME29 P02 Ground Floor Engine Restaurant Servicing

LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation

LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations 1

LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2

LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3

LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4

LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5

LRFS-PUR-01-ZZ-DR-A-3105 Rev 06 - Proposed Minshull St- South Detail Elevations 1

LRFS-PUR-01-ZZ-DR-A-3106 Rev 07 - Proposed Minshull St- South Detail Elevations 2

LRFS-PUR-01-ZZ-DR-A-3107 Rev 07 - Proposed Minshull St- South Detail Elevations 3

LRFS-PUR-01-ZZ-DR-A-3108 Rev 06 - Proposed Minshull St- South Detail Elevations 4

LRFS-PUR-01-ZZ-DR-A-3109 Rev 06 - Proposed Minshull St- South Detail Elevations 5

LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details

LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail

LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower

LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile

240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;

Design and Access Addendum prepared by Purcell;

Fixture and Fitting Strategy prepared by Levitt Bernstein;

Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;

Structural Report including plans prepared by Curtins;

Flood Risk Assessment prepared by Curtins;

Phase 1 Ground Conditions Survey prepared by Curtins;

Phase 2 Ground Investigation Report;

Heritage Significance Statement prepared by Heritage Architecture;

Heritage Impact Statement prepared by Heritage Architecture;

Tenant Design Guide prepared by OBI;

Archaeological Desk Based Assessment prepared by Salford Archaeology;

Ecological Survey prepared by Tyrer Partnership;

Transport Statement prepared by Vectos;

Framework Travel Plan version 5 prepared by Vectos;

Waste Management Strategy prepared by Vectos;

Acoustic Assessment prepared by Sandy Brown;

Energy Statement prepared by Crookes Walker Consulting;

M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;

Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;

Operations Management Plan prepared by Allied London and All Work & Social;

Coroners Court Document prepared by Allied London;

Essential Fabric Repairs Schedule prepared by Allied London;

Construction Management Plan prepared by Allied London;

Visual Survey Document prepared by Levitt Bernstein;

Conservation and Repair Methodologies and Addendum by SLHA;

LRFS Soft Strip Survey by SLHA;

Canopy Design Proposal;

Façade and Balustrade Options Study by Purcell;

Workplace Design Concept by Allied London;

Outline Construction Management and Phasing Statement Rev 3;

Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

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. Condition 3 (Materials) as attached to works consented under listed building consent application 125714/LO/2019 was partially discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021 fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021.

4. Condition 4 (Balcony Supports) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

5. Condition 5 (Canopies) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

6. Prior to the commencement of works to the substation entrance design, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Full drawn information relating to scaled

elevations, plans and sections shall be submitted as well as method statements for the works including how the terracotta will be dealt with and made good (if applicable). The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

7. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

8. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

a. signage

b. lighting

c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

9. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

10. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout

of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

11. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the new landscaping within the site and the internal courtyard commence, full details of the proposed works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

12. Condition 12 (Internal Walls) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

13. Condition 13 (Ceiling Strategy) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021.

14. Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/20/0328 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan

15. Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

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