

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132060/JO/2021 and 132058/JO/2021

Date registered valid: 10 November 2021

Proposal: S73 application to amend condition 2 (Approved Dwgs) attached to application ref no 115529/FO/2017 to replace the originally proposed brick cavity construction to stair core extension with natural slate rainscreen cladding

S19 Application to amend condition 2 (approved dwgs) attached to application ref no 115530/LO/2017 to replace the originally proposed brick cavity construction to stair core extension with natural slate rainscreen cladding

Address: Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Ward(s): Piccadilly Ward

Applicant: Three Popes Ltd 4 College Road, Wilmslow, Cheshire, SK9 5PY

Agent (if any): Miss Eleanor Swire Stephenson Hamilton Risley Studio 3 Riverside Mews , Commercial Street, Manchester, M15 4RQ

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: 132060/JO/2021 Approve and 132058/JO/2021 Approve

Date of recommendation: 4 January 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 29 November 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice

Posted: 29 November 2021 Expired: 20 December 2021

Press advert

Published: 23 November 2021 Expired: 14 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The applications relate to a Grade II Listed Building known as Finlay's Warehouse is located at 56 Dale Street, at the junction of Dale Street and Mangle Street. The 5 storey former Victorian Warehouse is located within the Stevenson Square Conservation Area.

Description of area

The application site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The site also lies close to the major transport hubs of Piccadilly Train station and the Bus and Tram stops at Parker Street within Piccadilly Gardens.

Description of development

Approval was granted (Application ref no 115529/FO/2017 and 115530/LO/2017) for the construction of 14 new build residential apartments (Use Class C3) and associated ancillary spaces. This development known as Finlay's Yard is currently under construction.

Planning and Listed Building Consent is now sought for a minor material amendment to these applications to replace the originally proposed brick cavity construction above the existing lean-to 56 Dale Street with a natural slate rainscreen cladding.

In support of the application the applicants have stated the following:

- The stair core walls are built on the existing masonry walls of 56 Dale Street where the former lean-to roof has been removed. Prior to works starting on site assumptions were made regarding the strength of the existing masonry walls.
- During the implementation of the approved scheme the project Structural Engineers has advised that the existing masonry structure can only accommodate a lightweight cladding build-up.
- A brick slip system has been explored; however, the specified (and approved) brick cannot be cut to the required thickness to suit the mechanical fix system and bonding is not an option at this height

Consultations & Notification Responses**Publicity**

132060/JO/2021: The application was advertised in the local press as affecting a conservation area and a site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the proposals. No representations have been received.

132058/JO/2021: The application was advertised in the local press as affecting a listed building and a site notice was displayed adjacent to the site. No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12. Achieving Well- Designed Places; States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – states that in determining planning applications, local planning authorities should take account of:

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

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing

justification.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- 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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 199 states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Paragraph 202 states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 states that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Design Issues and impact on the Character and Fabric of the Listed Building and character of the Conservation Area – The main issues to consider are whether the impact of the proposed works on the character and fabric of the listed building and the character of the conservation area are acceptable.

There is some concern that the proposed material is not the most appropriate to be used in the context of a red brick listed building. However there is a structural issue that needs to be resolved and this needs to be achieved as sympathetically as possible. The applicants were advised to review alternative brick slip systems and it has been confirmed that all options are too heavy for the existing structure. Although they have managed to find similar bricks that are compatible with the mechanical fix system, the engineer has advised that the combined weight of these 'panels' and the insulated SFS / steel frame build-up is too heavy for the existing structure.

Options have been considered to amend the existing structure to accommodate the brick slip cladding system and these have been considered unacceptable for the following reasons:

- Install new foundations below the new main staircase. The foundations would need to be piled. There is insufficient access to enable a piling rig to be erected.
- Underpin the foundations to the existing gable walls. This would require access into confined spaces within the existing basement which would potentially risk the safety of operatives and result in damage to existing listed building fabric.
- Reconstruct the existing gable walls. The existing building is fully occupied with tenants, which would require their re-housing in the event of any of the above works and the removal of listed fabric.

All of the above options would require significant work to the existing structure and would have a detrimental impact on the listed structure and this needs to be weighed against the harm from using the rainscreen cladding.

On the basis of the above it is now accepted on balance that there the least harmful and therefore preferable option is to use a lightweight cladding build-up. The new proposed natural slate rainscreen cladding would be in-keeping with the adjacent slate roofs and the wider Stevenson Square Conservation area. It is considered that the slate rainscreen cladding is most appropriate alternative solution. It is also noted that information submitted with the applications has demonstrated that the stair core extension would have low visibility from the street being only slightly visible on the view from Tariff Street. The lightweight build-up would prevent unnecessary loading and potential damage to the historic fabric.

The proposed material alteration to the stair core extension will cause a minor change to the appearance of the roofscape and will not lessen the contribution that the proposed building makes to the Conservation Area roofscape and character.

In the context of the NPPF and S66 and S72 of the Act, it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets. Any harm is considered to be 'less than substantial', and as such paragraphs 202 and 203 of the NPPF require that the impact of the development on the listed building and character of the conservation area should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case are heritage benefits and environmental benefits through ensuring that ongoing occupation of this part of the heritage asset to a standard safety standard for

residential use. Whilst the overall impact of any harm would be mitigated by the use of the slate rainscreen.

It is considered for the reasons outlined above that the overall approach to the proposed works would, have an acceptable impact on the character and historic fabric of the listed building and the character of the conservation area.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to considering the impact on and preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199, 202 and 203 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

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 a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: 132060/JO/2021 Approve and 132058/JO/2021 Approve

Article 35 Declaration

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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

132060/JO/2021

- 1) The development must be begun not later than 03.07.2021

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Plans

7403-al(02)0001-P01-city location plan
7403-al(02)0002-P01-site location plan
7403-al(02)0003-P01-existing site plan
7403-al(02)0004-P01-existing ground floor plan
7403-al(02)0005-P01-existing first floor plan
7403-al(02)0006-P01-existing second floor plan
7403-al(02)0007-P01-existing third floor plan
7403-al(02)0008-P01-existing fourth floor plan
7403-al(02)0009-P01-existing roof floor plan
7403-al(02)0020-P01-existing mangle street elevation
7403-al(02)0021-P01-existing back piccadilly elevation
7403-al(02)0022-P01-existing china lane elevation
7403-al(02)0023-P01-existing dale street elevation
7403-al(02)0025-P01-existing section 01
7403-al(05)0001-P01-proposed ground floor plan
7403-al(05)0002-P01-proposed first floor plan
7403-al(05)0003-P01-proposed second floor plan
7403-al(05)0004-P01-proposed third floor plan
7403-al(05)0005-P01-proposed fourth floor plan
7403-al(05)0006-P01-proposed fifth floor plan
7403-al(05)0007-P01-proposed sixth floor plan
7403-al(05)0008-P01-proposed seventh floor plan
7403-al(05)0009-P01-proposed roof floor plan
7403-al(05)0015-P03-proposed mangle street elevation
7403-al(05)0016-P02-proposed back piccadilly elevation
7403-al(05)0017-P03-proposed china lane elevation
7403-al(05)0018-P03-proposed dale street elevation
7403-al(05)0020-P01-proposed section 01
7403-al(05)0020-P01-proposed section 02
7403-al(05)0020-P01-proposed section 03
7403-al(05)0030-P01-existing ground floor plan-affected areas
7403-al(05)0031-P01-existing first floor plan-affected areas
7403-al(05)0032-P01- existing second floor plan-affected areas
7403-al(05)0033-P01- existing third floor plan-affected areas
7403-al(05)0034-P01- existing fourth floor plan-affected areas
7403-al(05)0035-P01- existing mangle street elevation-affected areas
7403-al(05)0036-P01-existing back piccadilly elevation-affected areas
7403-al(05)0040-P01-proposed waste management strategy
7403-al(05)0041-P02-proposed external site treatment
7403-al(05)0042-P01-proposed pavement treatment

all as amended by 7403-al(SK)0250-P01 -proposed mangle street elevation - S73 comparison,
7403-al(SK)0251-P01 proposed china lane elevation - S73 comparison, 7403-al(SK)0252-P01
proposed dale street elevation -- S73 comparison

Reports

7403 Mangle St - Acoustic report 300116
7403 Mangle St - Archaeology DBA 15.02.2017
7403 Mangle St - Crime Impact Statement
7403 Mangle St - Design & Access Statement
7403 Mangle St - Energy and Environmental Statement
7403 Mangle St - Flood Risk & SuDs Statement P01
7403 Mangle St - Heritage Statement
7403 Mangle St - Preliminary Existing Site Summary - 161104
7403 Mangle St - Tv and Radio Study v1.0

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

3) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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/apart hotels 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.

4) The development (with the exception of the stair core extension) shall be implemented in accordance with Stephenson Studio's Finlays, Mangle Street (Condition 4 Material Submission) document submitted with application ref no CDN/21/0471

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.

5) The development shall be implemented in accordance with the approved acoustic and window specification information so as to achieve the internal noise criterion as follows:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB L_{Amax} 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) 42dB and 36dB, respectively.

Upon completion of the development and before first occupation of the residential units, 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

internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policy DM1 of the Core Strategy and UDP policy DC26.

6) The proposed plant and any associated equipment shall be implemented and operated on the basis of the following specifications and noise performance targets approved under (application ref no CDN/20/0397):

NUAIRE MVHR and Dwgs 0138 - M500 C1, 0138 - M501, 0138 - M502 C1, 0138 - M503 C1 and 0138 - M504 C4

Noise levels @3m have a maximum output of 40dBA. Minimum background LA90 levels around the site are at a minimum of 52.4 dBA as per Stephenson Studios e-mail 08-07-20 the pre-commencement requirements are met.

Prior to occupation of any residential unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts affecting the residential accommodation (in line with the criteria set out above) must be formally submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26

7) Refuse shall be stored and managed in accordance with the submitted Waste Management Proforma approved under (application ref no CDN/20/0397)

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26

8) The development shall be implemented in accordance with the Construction Environmental Management Plan Finlay's Yard issue 01 by H.H Smith and Sons Ltd approved under (application ref no CDN/20/0397)

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

9) 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 results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented

prior to first occupation of the building by residential occupiers and 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

10) The development shall be carried out in accordance with the recommendations contained within section 3.3 and the physical security specifications listed within section 4 of the of the submitted Crime Impact Statement.

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.

11) Archaeological investigation of the site is approved on the basis of the University of Salford Archaeological Investigation Report Mangle Street, Northern Quarter, Manchester Planning Ref: 115529/FO/2017 and deposition of the findings with the GM Historic Environment as approved under (application ref no CDN/20/0397)

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and Section 12, Paragraph 141 of the National Planning Policy Framework.

12) Approval is on the basis that United Utilities have accepted connection to the system per drainage layout that combines both surface and foul drainage within the site.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy, the National Planning Policy Framework and National Planning Practice Guide.

13) The development shall be implemented on the basis of compliance with the following:

Dwg 826-01-CIV-XX-ZZ-DR-D-0110-C01-DS, ACO Q-BRAKE VORTEX AND Q-PLATE BROCHURE, Dwgs 110 PO1, 0110 C01 and Civic Engineers 826-01, Mangle St, Flood Risk & SuDS Statement, First Issue: January 2017 Updated July 2020 submitted with application ref no CDN/20/0397.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy, the National Planning Policy Framework and National Planning Practice Guide.

14) No materials proposed on the stair core extension shall be installed on-site until samples and specifications of these materials, along with a sample of the jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

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.

132058/JO/2021

1) The development must be begun not later than 03.07.2021

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

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7403-al(05)0007-P01-proposed sixth floor plan
7403-al(05)0008-P01-proposed seventh floor plan
7403-al(05)0009-P01-proposed roof floor plan
7403-al(05)0015-P03-proposed mangle street elevation
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7403-al(05)0034-P01-existing fourth floor plan-affected areas
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7403 Mangle St - Heritage Statement
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7403 Mangle St - Tv and Radio Study v1.0

Reason - To ensure that the development is acceptable to the City Council as local planning authority as specified in policies SP1 and DM1 of the Core Strategy.

3) The development (with the exception of the stair core extension) shall be implemented in accordance with Stephenson Studio's Finlays, Mangle Street (Condition 4 Material Submission) document submitted with application ref no CDN/21/0471

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) No materials proposed on the stair core extension shall be installed on-site until samples and specifications of these materials, along with a sample of the jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CITY2