

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Lapwine Ltd c/o WBI Group
Clarence House
7 Hood Street
Greenock
PA15 1YH

Agent (if used)

Mr Simon Peake
Lambert Smith Hampton
6th Floor
3 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.

Location: Princess House, 105 - 107 Princess Street, Manchester, M1 6DD

Date of application: 24 September 2021

Application number: 131732/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

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

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

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

- Location Plan (Drawing 1001 dated March 2019) - Received 24 September 2021
- Block Plan (Drawing 1002 dated March 2019) - Received 24 September 2021
- Existing Lower Ground Plan (Drawing 1003 dated March 2019) - Received 24 September 2021
- Existing Ground Floor Plan (Drawing 1004 dated March 2019) - Received 24 September 2021
- Existing First Floor Plan (Drawing 1005 dated March 2019) - Received 24 September 2021
- Existing Second Floor Plan (Drawing 1006 dated March 2019) - Received 24 September 2021
- Existing Third Floor Plan (Drawing 1007 dated March 2019) - Received 24 September 2021
- Existing Fourth Floor Plan (Drawing 1008 dated March 2019) - Received 24 September 2021
- Existing Roof Plan (Drawing 1009 dated March 2019) - Received 24 September 2021
- Existing Princess Street Elevation (Drawing 1011 dated 12 April 2019) - Received 24 September 2021
- Existing Bloom Street Elevation (Drawing 1012 dated 12 April 2019) - Received 24 September 2021
- Existing Abingdon Street Elevation (Drawing 1013 dated 12 April 2019) - Received 24 September 2021
- Existing Hart Street Elevation (Drawing 1014 dated 12 April 2019) - Received 24 September 2021
- Existing Cross Section A-A (Drawing 1016 dated March 2019) - Received 24 September 2021
- Existing Cross Section B-B (Drawing 1017 dated March 2019) - Received 24 September 2021
- Proposed Lower Ground Floor Fabric Plans and Internal Elevations (Drawing 1023 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Ground Floor Plan (Drawing 1024 Revision D dated 12 April 2019) - Received 21 January 2022
- Proposed First Floor Plan (Drawing 1025 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Second Floor Plan (Drawing 1026 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Third Floor Plan (Drawing 1027 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Fourth Floor Plan (drawing 1028 Revision C dated 12 April 2019) - Received 24 September 2021
- Proposed Roof Plan (Drawing 1029 Revision B dated 12 April 2019) - Received 24 September 2021
- Proposed Princess Street Elevation (Drawing 1031 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Bloom Street Elevation (Drawing 1032 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Abingdon Street Elevation (Drawing 1033 Revision C dated 12 April 2019) - Received 21 January 2022
- Proposed Hart Street Elevation (Drawing 1034 Revision B dated 12 April 2019) - Received 21 January 2022
- Proposed Cross Section A-A (Drawing 1036 Revision A dated March 2019) - Received 24 September 2021

- Proposed Cross Section B-B (Drawing 1037 Revision A dated March 2019) - Received 24 September 2021
- Details to Princess Street Entrance (Drawing 1039 Revision B dated 18 April 2019) - Received 21 January 2022
- Details to Princess Street Entrance (Drawing 1040 dated January 2022) - Received 21 January 2022
- Details to Bloom Street Entrance (Drawing 1041 dated January 2022) - Received 21 January 2022
- Details to Abingdon Street Entrance (Drawing 1042 dated January 2022) - Received 21 January 2022
- Existing Lower Ground Plan Main Strip-Out Plan (Drawing 1043 Revision C dated March 2019) - Received 24 September 2021
- Existing Ground Floor Plan Main Strip-Out Plan (Drawing 1044 Revision C dated March 2019) - Received 24 September 2021
- Existing First Floor Plan Main Strip-Out Plan (Drawing 1045 Revision C dated March 2019) - Received 24 September 2021
- Existing Second Floor Plan Main Strip-Out Plan (Drawing 1046 Revision C dated March 2019) - Received 24 September 2021
- Existing Third Floor Plan Main Strip-Out Plan (Drawing 1047 Revision C dated March 2019) - Received 24 September 2021
- Existing Fourth Floor Plan Main Strip-Out Plan (Drawing 1048 Revision C dated March 2019) - Received 24 September 2021
- Proposed Waste Storage/Refuse Collection (Drawing 1049 Revision A dated 22 June 2019) - Received 24 September 2021
- Proposed Ground Floor Fabric Plans and Internal Elevations (Drawing 1061 Revision A dated July 2019) - Received 24 September 2021
- Proposed First Floor Fabric Plans and Internal Elevations (Drawing 1062 Revision A dated July 2019) - Received 24 September 2021
- Proposed Second Floor Fabric Plans and Internal Elevations (Drawing 1063 Revision A dated July 2019) - Received 24 September 2021
- Proposed Third Floor Fabric Plans and Internal Elevations (Drawing 1064 Revision A dated July 2019) - Received 24 September 2021
- Proposed Fourth Floor Fabric Plans and Internal Elevations (Drawing 1065 Revision A dated July 2019) - Received 24 September 2021
- Existing Lower Ground Floor Reflected Ceiling Plan (Drawing 1070 dated July 2019) - Received 24 September 2021
- Existing Ground Floor Reflected Ceiling Plan (Drawing 1071 dated July 2019) - Received 24 September 2021
- Existing First Floor Reflected Ceiling Plan (Drawing 1072 dated July 2019) - Received 24 September 2021
- Existing Second Floor Reflected Ceiling Plan (Drawing 1073 dated July 2019) - Received 24 September 2021
- Existing Third Floor Reflected Ceiling Plan (Drawing 1074 dated July 2019) - Received 24 September 2021
- Existing Fourth Floor Reflected Ceiling Plan (Drawing 1075 dated July 2019) - Received 24 September 2021
- Servicing & Delivery Vehicle Strategy Plan (Drawing 1080 Revision A dated July 2019) - Received 24 September 2021
- Proposed Roof Works (Drawing 2036 Revision A dated 16 July 2019) - Received 30 June 2021
- Supplementary Feature Entrance and Reception Information (Drawing 2056 Rev C dated August 2019)
- Feature Entrance Details Plan (Drawing 2057 Revision C dated 07 October 2021) - Received 21 January 2021

- Future Entrance Details Section/Elevation (Drawing 2058 Revision C dated 07 October 2021) - Received 21 January 2021
- Future Entrance Details Section/Elevation (Drawing 2059 Revision B dated 07 October 2021) - Received 21 January 2021
- Upper Ground Floor Reflected Ceiling Layout (Drawing 2071 Revision B dated 24 July 2019) - Received 24 September 2021
- First Floor Reflected Ceiling Layout (Drawing 2072 Revision A dated 24 July 2019) - Received 24 September 2021
- Second Floor Reflected Ceiling Layout (Drawing 2073 Revision A dated 24 July 2019) - Received 24 September 2021
- Third Floor Reflected Ceiling Layout (Drawing 2074 Revision A dated 24 July 2019) - Received 24 September 2021
- Fourth Floor Reflected Ceiling Layout (Drawing 2075 Revision A dated 24 July 2019) - Received 24 September 2021
- Proposed Elevation to Princess Street (Drawing 3010 Revision B dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Bloom Street (Drawing 3011 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Abingdon Street (Drawing 3012 Revision A dated 11 July 2019) - Received 30 June 2021
- Proposed Elevation to Hart Street (Drawing 3013 Revision A dated 11 July 2019) - Received 30 June 2021
- Door Schedule (Drawing 5000 dated 23 July 2019) - Received 30 June 2021
- Internal Door Types and Specification (Drawing 5001 dated 23 July 2019) - Received 30 June 2021
- External Door Types Specification (Drawing 5002 dated 23 July 2019) - Received 30 June 2021
- Window Schedule (Drawing 5003 dated 24 July 2019) - Received 30 June 2021
- Window Types and Specification (Drawing 5004 dated 25 July 2019) - Received 30 June 2021
- Typical Ceiling Details (Drawing 6002 Revision B dated 10 July 2019) - Received 24 September 2021
- Existing Roof Mansard Details Sheet 1 (Drawing 6500 Revision B dated 16 July 2019) - Received 24 September 2021
- Proposed Roof Mansard Details Sheet 2 (Drawing 6501 Revision C dated 16 July 2019) - Received 24 September 2021
- Phase 1 Specification Notes (Drawing 7000 Revision A dated 24 July 2019) - Received 30 June 2021
- External Materials Specification Programme and Samples to be Provided ('Princess House, 105 Princess Street) - Received 30 June 2021
- Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021)
- Statement of Intent to Deliver Local Labour and Other Benefits document - Received 24 September 2021
- Waste Management Strategy Proforma document - Received 24 September 2021
- Transport Technical Note prepared by Mode Transport Planning (Reference J324129 dated 17 September 2021) - Received 24 September 2021
- Construction Management Plan prepared by Brown & Bancroft Interiors ('Princess House', undated) - Received 28 May 2021

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

3) All material samples and specifications not already approved shall be submitted and approved in writing by the City Council as local planning authority in accordance with the Draft Project Delivery Programme (dated June 2021) or otherwise agreed in writing and the 'External Materials Specification Programme and Samples to be Provided' document received by the Council on 30 June 2021. Relevant materials approved should be installed in accordance with the 'External Materials Specification' document received by the Council on 30 June 2021 and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021).

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 saved policies DC18.1 and DC19.1 of the Unitary Development Plan and policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, full and final details of the following shall be submitted to and approved in writing prior to any works to those elements (a-k) commencing on site:

(a) Details of works to windows should be undertaken in accordance with approved Window Schedule (Drawing 5003 dated 24 July 2019), Window Types and Specification (Drawing 5004 dated 25 July 2019) and Roof Level Mansard Window Details (Drawing 21.058-RL-WD-0 dated 8 December 2021). Any proposed replacement windows must be traditional timber sliding sash. Window condition surveys shall be provided in advance of any existing windows being removed or replaced. Further details of works to ground and upper ground windows shall be submitted and agreed prior to proposed replacement or refurbishment of these windows.

(b) The Princess Road entrance should be implemented in accordance with drawings Drawings 1039 Revision B, Drawing 1040, Drawing 2056 Rev C, Feature Entrance Details Plan (Drawing 2057 Revision C), Future Entrance Details Section/Elevation (Drawing 2058 Revision C) and Future Entrance Details Section/Elevation (Drawing 2059 Revision B) unless otherwise agreed by submission and approval of alternative detailed design drawings.

(c) A detailed design for the Hart Street entrance

(d) Updated and where appropriate additional drawings showing the treatment of the ground floor and basement areas of the building to be informed by the findings of the completed watching brief)

(e) Details of the internal finishes, including but not limited to metal dado trunking below radiators, the re-decoration/paint finishes to any columns and proposed permanent partition to separate the nightclub from open plan entrance

(f) Details of any external lighting and provision of CCTV including method of attachment and any electric wiring required

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Before first occupation of any part of the development, an updated 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, 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.

6) Prior to implementation of any proposed external lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

7) The following measures shall be fully implemented before the development hereby approved is completed and shall be maintained for the duration of the use of the building:

a) Any new external doors shall be compliant with and certified to STS202 or LPS 1175 SR2.

b) If the building is to be occupied by multiple tenants, all individual office levels or suites shall be fitted with self-closing access-controlled doors, certified to BS PAS 24, STS202, or LPS 1175 SR2.

c) Any new ground floor, or easily accessible, windows shall be certified to BS PAS 24 (excluding sash windows).

d) Any new ground floor, or easily accessible, glazing (excluding sash windows) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

e) Any curtain walling panels shall include laminated glazing and shall be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

f) All external doors shall be illuminated to a high standard with dusk-til-dawn lighting,

g) Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development.

h) A comprehensive security regime for the building must be prepared and remain in place for the day-to-day running of the site. There shall be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as opening and closing the building, including staff arrival and departure; Management of deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods); Details of staff security training; Location and management of any smoking areas; Repairing damaged external and internal fittings, particularly security features e.g. access control systems, alarm

systems, CCTV cameras, and lighting; Cleaning and prompt removal of graffiti and litter; and Refuse collection arrangements.

i) All high value equipment within communal areas (e.g. computers, televisions, tools etc.) shall be property marked and securely fixed or stored to deter damage/theft. An accurate record shall be maintained which logs all such items.

j) Refuse collection arrangements shall not require bins to be left in the street for extended periods/overnight. Servicing activities shall not require any service doors to remain open unattended for prolonged periods.

k) Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to staff-only/back-of-house areas.

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.

8) a) 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. Prior to commencement of the use hereby approved 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

9) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

10) No part of the development shall be occupied until the space and facilities for the parking of 17 bicycles have been provided within the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

11) The approved scheme for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health and in accordance with DM1 and SP1 of the Core Strategy

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Construction works shall be confined to the following hours

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

If any items over-sail the adopted highway by more than 350mm then a highway license pursuant to Section 177 of Highways Act 1980 is applied for through Environment on Call on 0161 234 5004.

The applicant should refer to

http://www.manchester.gov.uk/download/downloads/id/15267/controlling_pollution_from_construction_sites.pdf

and IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/> .

Date: 28 January 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022