

Application Number/s: 129850/FO/2021 & 129851/LO/2021

Applicant: Strathclyde Pension Fund

Agent: Savills UK (Katie Parfett)

Location: 58-66 King Street & 47-53 South King Street

Proposal: Conversion of upper floors of 62 King Street to 7.no apartments with external alterations to 58-66 King Street and associated works AND Listed building consent for the conversion of upper floors.

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to three distinct buildings and spans three separate addresses, being 58-60 King Street, 62 King Street and 64-66 King Street. The buildings have separate addresses to the rear elevation, made up of no.47-53 South King Street, though different addresses the buildings are not visually independent. Throughout this report, the buildings shall be referred to their King Street addresses only. No.66 King Street is adjacent to Four Yards to the east, with no.58 King Street adjoined to no.56 King Street to the west. The ground floors of the buildings are currently occupied by retail units (Kuoni, Cath Kidston and Kiehl's and one vacant unit as of April 2019) and former office space to the floors above. All three of the buildings are notably ornate and attractive. However, only the middle building (no.62 King Street) is subject to a listing.

The surrounding area is dense urban city centre in character, with a variety of uses associated with city centre development including comparison and convenience retail, commercial office, residential apartments and culture/leisure uses. There are a number of listed buildings in the vicinity of the application properties and the buildings are wholly within the St. Ann's Square Conservation Area. The surrounding area is highly connected in terms of sustainable transportation options.

Other Information

It is of note that no.58-60 King Street and nos.64-66 King Street have been subject to previous applications as below:

- 122835/P3OPA/2019 – Notice of prior approval for conversion of first, second, third and fourth floor offices into 7.no 2-bedroom residential apartments (Use Class C3). Approved 23 April 2019. *This application has been subject to Non-Material Changes to extend the deadline for completion of the scheme under 129049/NMC/2021 and 131807/NMC/2021*
- 122836/P3OPA/2019 – Notice of prior approval for conversion of first, second, third and fourth floor offices into 8.no (4no.1 bedrooms and 4.no 2 bedrooms)

apartments. Approved 23 April 2019. *This application has been subject to Non-Material Changes to extend the deadline for the completion of the scheme under 129050/NMC/2021 and 131808/NMC/2021.*

Description of Proposal

The application consists of two applications that are being decided in conjunction. The full application is seeking planning permission for the conversion of the upper floors of no.62 King Street to 7.no apartments with external alterations to buildings 58-66 King Street. In conjunction, a listed building consent application has been submitted for the required internal and external works to the listed building (no.62 King Street only). The submitted Heritage Statement goes into detail as to the proposed works, which will be assessed under the 'Heritage' Section of this report.

Publicity

Site Notice/s Posted and Dates:

Listed Building Consent application: Posted 29 June 2021, expires 20 July 2021
Full application: Posted 29 June 2021, expires 20 July 2021

Press Adverts Published and Dates:

Listed Building Consent application: Published 25 June 2021, expires 20 July 2021
Full application: Published 25 June 2021, expires 20 July 2021

Neighbour Notification: As per Appendix

Representations Received:

No representations were received following due advertising of the proposal/s.

Consultations

Full Application:

- Highway Services
- Environmental Health
- MCC Flood Risk
- City Centre Regeneration
- Sustainable Transport
- Urban Design & Conservation
- Greater Manchester Police
- Historic England
- Transport for Greater Manchester
- GM Fire & Rescue
- United Utilities
- National Amenity Societies
- Greater Manchester Ecology Unit
- Environmental Health

Listed Building Consent Application:

- Urban Design and Conservation
- Historic England
- National Amenity Societies

Save Unitary Development Plan Policies:

DC5.1 Flat Conversions

The council shall have regard to the standard of accommodation for the intended occupiers, impact on adjoining residential units as a result of noise through party walls, adequacy of parking provision etc., general affects on the character of the area and the provision of outdoor amenity space. In addition, the desirability of achieving easy access for all (access for disabled people will normally be required in conversions of GF accommodation).

DC5.2 General Presumption in Favour of Flat Conversions

There is a general presumption in favour of flat conversions on the upper floors of businesses within commercial areas, particularly in large, old, difficult to re-use properties and where proposed scheme provide investment enabling retention and improvement of housing stock.

DC18.1 Conservation Areas

The council seeks to preserve and enhance the character of its designated Conservation Areas. This application concerns St. Ann's Square Conservation Area.

DC19.1 Listed Buildings

The council will have regard to the desirability of securing the retention, restoration and continued use of protected buildings whilst protecting their general setting. The council will not permit the change of use of a listed building where it would have a detrimental effect on the character or appearance of the building, nor allow for internal or external alterations where there would be an adverse effect on its architectural or historic character. In addition, the council will not permit alterations to a listed building that would prevent the future use of any part of the building, particularly upper floors or basements or where poor maintenance is likely to result.

Core Strategy Policies:

SP1 Spatial Principles

Development in all parts of the city should make a positive contribution to neighbourhoods and create well designed places that enhance or create character. They should make positive contributions to health, safety and wellbeing and consider the needs of all members of the community. Developments should protect and enhance the built and natural environment.

CC9 Design and Heritage

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

EN 3 Heritage

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas.

DM 1 Development Management

All development should have regard to a number of specific issues as set out below:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Consideration upon impact of surrounding area in terms of design, scale, appearance and character
- Effects on amenity including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety, traffic generation etc.
- Accessibility (disabled people and sustainable transportation methods)
- Community safety and crime prevention
- Health
- Adequate internal accommodation and external amenity space
- Refuse
- Vehicular access and parking
- Biodiversity, landscape, archaeological and built heritage
- Green Infrastructure
- Flood risk and drainage

National Planning Policy Framework Sections:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision Making
- Section 12 – Achieving Well Designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Principle of Development

It is noteworthy that nos.58-60 and nos.64-66 King Street were granted permission under prior approval to be converted from office space to residential space in April 2019, mere days prior to the Article 4 Direction restricting such changes coming into force.

Though not considered to lead to a situation in which the principle of such development is accepted, UDP Policies DC5.1 and DC5.2 generally suggest that the conversion of such property is acceptable.

Design

Section 12 of the NPPF seeks to achieve well-designed places which are visually attractive as a result of good architecture, layout and appropriate and effective landscaping works. Proposals should also be sympathetic to local character, including the surrounding built environment and landscape setting. Notwithstanding the necessary considerations to the design required under the forthcoming heritage assessment, it is not considered that external alterations would have any considerable

impact on the appearance and/or design of the buildings. As such, the proposal accords with Section 12 of the NPPF and CS Policies SP1 and DM1.

Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting “special regard” will be given to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. The effect of this section is that decision-makers considering harm to heritage assets cannot simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgement.

The statutory duty provided by section 66(1) of the Act goes beyond that and treats the preservation of the setting of a listed building as presumptively desirable. The effect of the statutory requirement is to impose a duty on decision-makers to give “considerable importance and weight” or “high priority” to the desirability of preserving listed buildings and their settings.

Paragraph 199 of the NPPF requires the decision maker to appropriately consider the significance of designated heritage assets and the resultant harm on said heritage assets caused by proposed development. The ‘harm’ caused is considered on a sliding scale, as set out under NPPF Paragraph 201. The ‘harm’ can be considered either total loss (worst), substantial harm or less than substantial harm (least harmful). Even if less than substantial harm is caused, Paragraph 202 requires the less than substantial harm to be weighed against the public benefit of securing the asset’s optimum viable use.

The proposal includes modest external alterations to the listed no.62 King Street, as well as 58, 60 & 64 King Street that are not listed but within the Conservation Area. Overall, the interventions proposed would be expected to have less than substantial harm to the heritage asset. However, a few issues raised by the Urban Design & Conservation Team remained outstanding and could be expected to have caused substantial harm as they were proposed to be altered as part of the original proposal. As a result, further negotiation or, in some cases, acceptance that public benefit may outweigh the harm caused to the character of the listed building was made. These outstanding issues were limited to:

- Covering of Degraded Corning within Listed Building
- Rooflight Sizes
- Air Vent Placement and Design
- Stain Glass Window

During the course of assessing the application and through appropriate proactive engagement with the planning agent/applicant, these issues were addressed and appropriate solutions were agreed that was deemed to limit the harm to less than substantial, or be weighed against the public benefit of bringing the scheme back to its optimal use.

In addition, where the information falls short or is considered inadequate to outright approve, the use of planning conditions against any approval can be employed. The use of conditions can control potentially unacceptable development but should be kept as a minimum, as set out under paragraphs 55-56 of the NPPF.

Amenity

It is not considered that the proposed conversion of the space within the building from commercial office to residential would lead to fundamental issues or clashes with surrounding use classes. Given the dense city centre fabric of the surrounding area, it is not considered that the proposed use as residential would lead to overlooking/loss of privacy between neighbouring uses, loss of light/overshadowing as there building is not changing in terms of size/scale nor overbearing impact. As such, subject to further assessment in terms of environmental impacts, the proposal is acceptable in this regard and accords with CS Policy DM1.

Highways, Accessibility and Parking

The proposed apartments are within a highly central and sustainable location in terms of access to transportation methods. Though there is no parking provision, the city centre location and access to such sustainable transport options means that the lack of parking provision is acceptable in this instance.

Environmental Impacts and Protection

Section 2 of the NPPF states that the purpose of the planning system is to achieve sustainable development, which includes environmental sustainability. Development should, amongst other things, improve or protect the environmental conditions of an area and mitigate or minimise any environmental impacts. This is furthered under CS Policies DM1 and SP1.

It is not expected that the type of development and use of the building proposed would lead to significant local air pollution or impede the move to a low carbon future, as required under Section 14 of the NPPF. However, very localised environmental impacts to people and place may be caused. However, these impacts can be suitably mitigated by way of appropriate conditions.

Environmental impacts are also not limited to air pollution, but include such issues as noise pollution and the generation of refuse. Again, these impacts can be acceptably controlled or mitigated through the use of good design, as in this development, or through the appropriate use of planning conditions. As such, the development can accord with relevant local and national policies in this regard.

Crime Impact

Section 8 of the NPPF requires development and decisions to achieve inclusive and safe places, which includes designing out or mitigating crime and disorder. In this instance, it is considered that a suitable crime impact assessment with sensible recommendations and interventions has been provided. As such, the development is acceptable in this regard and accords with Section 8 of the NPPF and relevant local policies (DM1, SP1).

Space Standards

The apartments proposed all meet the minimum space standards as set out under the DCLG's Technical Housing Standards – nationally described space standard document dated March 2015. As such, the proposal is acceptable and accords with CS Policies SP1 and DM1 as well as saved UDP Policy DC5.1

Conclusion

The development proposed under this application is, on balance, considered to be sustainable development. Section 2 of the NPPF states that decisions should apply a presumption in favour of sustainable development. As such, the proposal should be approved without delay, as the development accords with an up-to-date development plan and accords with the relevant policies set out in the National Planning Policy Framework.

RECOMMENDATION:

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

Full Application

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:

o	Location Plan (11702-AEW-XX-SI-DR-A-0500 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing Site Plan (11702-AEW-XX-SI-DR-A-0501 Rev P03 dated 12/11/20) - Rec
26/03/21	
o	Proposed Site Plan (11702-AEW-XX-SI-DR-A-0502 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing B1 Plan (11702-AEW-XX-B1-DR-A-0515 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing GF Plan (11702-AEW-XX-00-DR-A-0510 Rev P02 dated 08/06/20) - Rec
26/03/21	
o	Existing 1F Plan (11702-AEW-XX-01-DR-A-0511 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing 2F Plan (11702-AEW-XX-02-DR-A-0512 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing 3F Plan (11702-AEW-XX-03-DR-A-0513 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing 4F Plan (11702-AEW-XX-04-DR-A-0514 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing Roof Plan (11702-AEW-XX-05-DR-A-0515 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing Elevation 1 (11702-AEW-XX-ZZ-DR-A-0530 Rev P02 dated 12/11/20 =
Rev 01/04/21	
o	Existing Elevation 2 (11702-AEW-XX-ZZ-DR-A-0531 Rev P02 dated 12/11/20) -
Rec 26/03/21	
o	Existing Elevation 3 (11702-AEW-XX-ZZ-DR-A-0532 Rev P02 dated 12/11/20) -
Rec 26/03/21	
o	Existing Elevation LW (11702-AEW-XX-ZZ-DR-A-0533 Rev P02 dated 12/11/20) -
Rec 26/03/21	

o	Existing Sections 1 (11702-AEW-XX-ZZ-DR-A-0534 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing Sections 2 (11702-AEW-XX-ZZ-DR-A-0535 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	Existing Sections 3 (11702-AEW-XX-ZZ-DR-A-0536 Rev P02 dated 12/11/20) - Rec
26/03/21	
o	GF Demo Plan (11702-AEW-XX-00-DR-A-0550 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	01 Demo Plan (11702-AEW-XX-00-DR-A-0551 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	02 Demo Plan (11702-AEW-XX-00-DR-A-0552 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	03 Demo Plan (11702-AEW-XX-00-DR-A-0553 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	04 Demo Plan (11702-AEW-XX-00-DR-A-0554 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	Roof Demo Plan (11702-AEW-XX-00-DR-A-0555 Rev P04 dated 11/12/20) - Rec
27/08/21	
o	B1 Demo Plan (11702-AEW-XX-00-DR-A-0556 Rev P03 dated 11/12/20) - Rec
26/03/21	
o	Elevation 1 Demo Plan (11702-AEW-XX-DR-A-0560 Rev P06 dated 11/12/20) - Rec
19/11/21	
o	Elevation 2 Demo Plan (11702-AEW-XX-DR-A-0561 Rev P03 dated 11/12/20) - Rec
27/08/21	
o	Elevation 3 Demo Plan (11702-AEW-XX-DR-A-0562 Rev P05 dated 11/12/20) - Rec
19/11/21	
o	Elevation LW Demo Plan (11702-AEW-XX-DR-A-0563 Rev P04 dated 11/12/20) -
Rec 27/08/21	
o	Section 1 Demo Plan (11702-AEW-XX-DR-A-0564 Rev P04 dated 11/12/20) - Rec
27/08/21	
o	Section 2 Demo Plan (11702-AEW-XX-DR-A-0565 Rev P04 dated 11/12/20) - Rec
26/03/21	
o	Section 3 Demo Plan (11702-AEW-XX-DR-A-0566 Rev P02 dated 11/12/20) - Rec
26/03/21	
o	Proposed GF Plan (11702-AEW-XX-01-DR-A-0520 Rev P05 dated 11/12/20) - Rec
19/11/21	
o	Proposed 1F Plan (11702-AEW-XX-01-DR-A-0521 Rev P05 dated 11/12/20) - Rec
19/11/21	
o	Proposed 2F Plan (11702-AEW-XX-02-DR-A-0522 Rev P04 dated 11/12/20) - Rec
26/03/21	
o	Proposed 3F Plan (11702-AEW-XX-03-DR-A-0532 Rev P05 dated 12/11/20) - Rec
26/03/21	
o	Proposed 4F Plan (11702-AEW-XX-04-DR-A-0524 P04 dated 12/11/20) - Rec
26/03/21	
o	Proposed Roof Plan (11702-AEW-XX-05-DR-A-0525 P07 dated 27/11/20) - Rec
02/12/21	
o	Proposed B1 Plan (11702-AEW-XX-B1-DR-A-0526 P04 dated 12/11/20) - Rec
26/03/21	
o	Proposed Cycle Parking (11702-AEW-XX-B1-DR-A-0527 Rev P02 dated 14/12/20)
- Rec 26/03/21	
o	Proposed Elevation 1 (11702-AEW-XX-ZZ-DR-A-0540 Rev P09 dated 12/11/20) -
Rec 19/11/21	
o	Proposed Elevation 2 (11702-AEW-XX-ZZ-DR-A-0541 Rev P05 dated 12/11/20) -
Rec 27/08/21	
o	Proposed Elevation 3 (11702-AEW-XX-ZZ-DR-A-0542 Rev P08 dated 12/11/20) -
Rec 14/12/21	
o	Proposed Elevation LW (11702-AEW-XX-ZZ-DR-A-0543 Rev P07 dated 12/11/20)
- Rec 02/12/21	
o	Proposed Section 1 (11702-AEW-XX-ZZ-DR-A-0544 Rev P04 dated 12/11/20) -
Rec 27/08/21	

- o Proposed Section 2 (11702-AEW-XX-ZZ-DR-A-0545 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Section 3 (11702-AEW-XX-ZZ-DR-A-0546 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed B1 Heating (1176-PHL-KS-1-DR-M-301 dated Dec '20) - Rec 26/03/21
- o Proposed B1 Ventilation (1176-PHL-KS-1-DR-M-401 dated Dec '20) - Rec 26/03/21
- o Proposed F1 Ventilation (1176-PHL-KS-0-DR-M-402 dated Dec '20) - Rec 26/03/21
- o Curtain Wall Detailing (11702-AEW-XX-00-DR-A-5005 dated 28/05/21) - Rec 27/08/21
- o Stall Riser Panel Detail (11702-AEW-XX-00-DR-A-5006 dated 28/05/21) - Rec 27/08/21
- o MVHR Unit Locations (1176-PHL-KS-1-DR-M-408 dated 'Dec 20) - Rec 27/08/21
- o Noise and Vibration Planning Report (Prepared by Sandy Brown, Reference 20270-R02-F dated 08 October 2021) - Received 10 December 2021
- o Waste Management Strategy (Appendix E Proforma for Planning Applications, undated) - Received 26 March 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 of the Unitary Development Plan and Sections 12 and 16 of the National Planning Policy Framework.

3. Internal noise limits to be limited to:

2300-0700 30dB LAeg (individual noise events shall not exceed 45 dB LAmax F by more than 15 times)
 Living Rooms 2300-0700 35Db LAeg
 Gardens and Terraces (daytime) 55dB LAeg

Prior to first occupation a verification report will be required to validate that work undertaken conforms (including the need for post-completion testing)

4. 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.

5. a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

The application site is within Manchester's Air Quality Management Area (map available at: <https://uk-air.defra.gov.uk/aqma/maps>) and future residents may be exposed to air pollution. A clean air intake is therefore required

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

6. Prior to first occupation of the refurbished office building, a Travel Information Pack that highlights the options available within the local area for sustainable travel to and from the site for both users of and visitors to the building 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 information.

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.

7. Prior to the occupation of the development hereby approved, a Crime Prevention and Security Management Plan shall be produced and provided to the Council for review. The development shall not be occupied until such time that the City Council has acknowledged in writing that it has received the Plan and confirmation that the recommendations contained therein will be implemented.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

8. Prior to the commencement of development, a construction management plan outlining working practices during development (including demolition works where applicable) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

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

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

9a) Any plant and associated equipment shall be implemented in accordance with the noise levels and attenuation targets as set out in Section 7 (Plant Noise Egress) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

b) Prior to occupation of the development 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 non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

10a) The development shall be implemented in accordance with the noise levels and attenuation targets as set out in Sections 8 (Facade Sound Insulation - Noise Ingress) & 9 (Operational Noise Limits) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

The approved noise insulation scheme/s and vibration and reradiated noise mitigation measures as required shall be completed prior to any of the dwelling units hereby approved are occupied.

The following noise criterion will be required to be achieved:

Bedrooms (night time - 2300-0700) 30 dB LAeq (individual noise events shall not exceed 45dB LAmax, F by more than 15 times)

Living Rooms (daytime 0700-2300) 35dB LAeq

Where entertainment noise is a factor in the noise climate the sound insulation scheme/s 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) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

Listed Building Consent

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 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:

- o Location Plan (11702-AEW-XX-SI-DR-A-0500 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Site Plan (11702-AEW-XX-SI-DR-A-0501 Rev P03 dated 12/11/20) - Rec 26/03/21
- o Proposed Site Plan (11702-AEW-XX-SI-DR-A-0502 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing B1 Plan (11702-AEW-XX-B1-DR-A-0515 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing GF Plan (11702-AEW-XX-00-DR-A-0510 Rev P02 dated 08/06/20) - Rec 26/03/21
- o Existing 1F Plan (11702-AEW-XX-01-DR-A-0511 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 2F Plan (11702-AEW-XX-02-DR-A-0512 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 3F Plan (11702-AEW-XX-03-DR-A-0513 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 4F Plan (11702-AEW-XX-04-DR-A-0514 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Roof Plan (11702-AEW-XX-05-DR-A-0515 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation 1 (11702-AEW-XX-ZZ-DR-A-0530 Rev P02 dated 12/11/20 = Rev 01/04/21
- o Existing Elevation 2 (11702-AEW-XX-ZZ-DR-A-0531 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation 3 (11702-AEW-XX-ZZ-DR-A-0532 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation LW (11702-AEW-XX-ZZ-DR-A-0533 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 1 (11702-AEW-XX-ZZ-DR-A-0534 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 2 (11702-AEW-XX-ZZ-DR-A-0535 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 3 (11702-AEW-XX-ZZ-DR-A-0536 Rev P02 dated 12/11/20) - Rec 26/03/21
- o GF Demo Plan (11702-AEW-XX-00-DR-A-0550 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 01 Demo Plan (11702-AEW-XX-00-DR-A-0551 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 02 Demo Plan (11702-AEW-XX-00-DR-A-0552 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 03 Demo Plan (11702-AEW-XX-00-DR-A-0553 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 04 Demo Plan (11702-AEW-XX-00-DR-A-0554 Rev P03 dated 11/12/20) - Rec 26/03/21
- o Roof Demo Plan (11702-AEW-XX-00-DR-A-0555 Rev P04 dated 11/12/20) - Rec 27/08/21
- o B1 Demo Plan (11702-AEW-XX-00-DR-A-0556 Rev P03 dated 11/12/20) - Rec 26/03/21
- o Elevation 1 Demo Plan (11702-AEW-XX-DR-A-0560 Rev P06 dated 11/12/20) - Rec 19/11/21
- o Elevation 2 Demo Plan (11702-AEW-XX-DR-A-0561 Rev P03 dated 11/12/20) - Rec 27/08/21
- o Elevation 3 Demo Plan (11702-AEW-XX-DR-A-0562 Rev P05 dated 11/12/20) - Rec 19/11/21
- o Elevation LW Demo Plan (11702-AEW-XX-DR-A-0563 Rev P04 dated 11/12/20) - Rec 27/08/21
- o Section 1 Demo Plan (11702-AEW-XX-DR-A-0564 Rev P04 dated 11/12/20) - Rec 27/08/21
- o Section 2 Demo Plan (11702-AEW-XX-DR-A-0565 Rev P04 dated 11/12/20) - Rec 26/03/21

- o Section 3 Demo Plan (11702-AEW-XX-DR-A-0566 Rev P02 dated 11/12/20) - Rec 26/03/21
- o Proposed GF Plan (11702-AEW-XX-01-DR-A-0520 Rev P05 dated 11/12/20) - Rec 19/11/21
- o Proposed 1F Plan (11702-AEW-XX-01-DR-A-0521 Rev P05 dated 11/12/20) - Rec 19/11/21
- o Proposed 2F Plan (11702-AEW-XX-02-DR-A-0522 Rev P04 dated 11/12/20) - Rec 26/03/21
- o Proposed 3F Plan (11702-AEW-XX-03-DR-A-0532 Rev P05 dated 12/11/20) - Rec 26/03/21
- o Proposed 4F Plan (11702-AEW-XX-04-DR-A-0524 P04 dated 12/11/20) - Rec 26/03/21
- o Proposed Roof Plan (11702-AEW-XX-05-DR-A-0525 P07 dated 27/11/20) - Rec 02/12/21
- o Proposed B1 Plan (11702-AEW-XX-B1-DR-A-0526 P04 dated 12/11/20) - Rec 26/03/21
- o Proposed Cycle Parking (11702-AEW-XX-B1-DR-A-0527 Rev P02 dated 14/12/20) - Rec 26/03/21
- o Proposed Elevation 1 (11702-AEW-XX-ZZ-DR-A-0540 Rev P09 dated 12/11/20) - Rec 19/11/21
- o Proposed Elevation 2 (11702-AEW-XX-ZZ-DR-A-0541 Rev P05 dated 12/11/20) - Rec 27/08/21
- o Proposed Elevation 3 (11702-AEW-XX-ZZ-DR-A-0542 Rev P08 dated 12/11/20) - Rec 14/12/21
- o Proposed Elevation LW (11702-AEW-XX-ZZ-DR-A-0543 Rev P07 dated 12/11/20) - Rec 02/12/21
- o Proposed Section 1 (11702-AEW-XX-ZZ-DR-A-0544 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Section 2 (11702-AEW-XX-ZZ-DR-A-0545 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Section 3 (11702-AEW-XX-ZZ-DR-A-0546 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed B1 Heating (1176-PHL-KS-1-DR-M-301 dated Dec '20) - Rec 26/03/21
- o Proposed B1 Ventilation (1176-PHL-KS-1-DR-M-401 dated Dec '20) - Rec 26/03/21
- o Proposed F1 Ventilation (1176-PHL-KS-0-DR-M-402 dated Dec '20) - Rec 26/03/21
- o Curtain Wall Detailing (11702-AEW-XX-00-DR-A-5005 dated 28/05/21) - Rec 27/08/21
- o Stall Riser Panel Detail (11702-AEW-XX-00-DR-A-5006 dated 28/05/21) - Rec 27/08/21
- o MVHR Unit Locations (1176-PHL-KS-1-DR-M-408 dated 'Dec 20) - Rec 27/08/21.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 of the Unitary Development Plan and Sections 12 and 16 of the National Planning Policy Framework.

3. Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Internal and external finishes and decorating schedule
- (b) Method statement for making good stonework following removal or roller shutters
- (c) Details design of air vents to the roof

(d) Detailed design of fanlight above entrance

(e) Details and method statement of any repairs, replacement windows or secondary glazing as required

(f) Details and method statement of repairing the retained stain glass window

(g) Details and method statement of any other internal or external repairs required as necessary

(h) Full and final details of internal and external M&E (including mechanical ventilation) and method of installation

(i) Full and final details of removal of any existing external M&E installations including making good of brickwork/stonework

(j) Full and final details of proposed hanging ceiling and cornicing design

The specific areas of work, as individually identified above, shall only thereafter be implemented in full accordance with the subsequently approved details, as relevant

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.