

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129168/JO/2021

Date registered valid: 22 January 2021

Proposal: Variation of Listed Building Consent 127365/LO/2020 to alter conditions 2, 5, 6, 8, 9 and 10 to make alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations

Address: Former Bauer Millett Site , Albion Street, Manchester

Ward(s): Deansgate Ward

Applicant: Ask Central Limited Former Bauer Millett site, Albion Street, Manchester, England

Agent (if any): Mr Niall Alcock Deloitte Real Estate 2 Hardman Street, Manchester, M3 3HF

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation:

Date of recommendation: 3 March 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 2 February 2021 Expired: 23 February 2021

Neighbour notifications

Printed: 2 February 2021 Expired: 23 February 2021

Site notice

Posted: Expired:

Press advert

Published: 9 February 2021 Expired: 2 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Viadux development is located in Manchester City Centre and is bound by the Grade II* Listed former Manchester Central Railway Station (now Manchester Central Convention Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west and the Deansgate-Castlefield Metrolink station and Deansgate Locks to the south.

Viadux is a high profile development that will signify a key arrival point into the southern part of the City Centre. It also sits at a pivotal location in the context of the City Centre's economic growth and regeneration strategies. Viadux lies at the juncture between established commercial districts including: the Central Business District, St Peter's Square, the Conference Quarter and Spinningfields; established regeneration initiatives within the Oxford Road Corridor and First Street; and more recent regeneration areas that are gathering momentum, most notably the new city neighbourhood and centre for culture, enterprise and innovation being created at St John's, the Knott Mill masterplan area, and the emerging Great Jackson Street neighbourhood which is anchored by the near completed Deansgate Square.

The staircase and lift connection linking Great Bridgewater Street to the viaduct is a key component of the development, which will create for the first time a legible, attractive entry sequence from Deansgate-Castlefield Metrolink Station directly into the city centre to the north.

The enclosed application relates to land at the north western-corner of the scheme. The Site comprises the westernmost arch of the Grade II Listed Castlefield Viaduct fronting onto Great Bridgewater Street and the parcel of land on Great Bridgewater Street between the viaduct and the Hilton Hotel.

The eastern part of the Site, within the arches, has until very recently been used for car parking. The western part of the Site on Great Bridgewater Street is currently unused land, comprising hoarding and poor quality landscaping along Great Bridgewater Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The western part of the Site, between the viaduct and the Beetham Tower, sits within the boundary of the Beetham Tower planning permission, granted in 2003 (PP Ref: 068662/FO/2003/C3). In addition to the Beetham Tower itself, that Planning Permission also approved a standalone 14 storey office building, including a public lift and staircase connection between Great Bridgewater Street and the Castlefield Viaduct in a similar location to that proposed in this application. This consent has been implemented and remains extant by virtue of the construction of the tower; however, the site (referred to in the context of this letter as the 'slot site') has remained unused and hoarded off since completion of the construction works in 2007. The site is identified as a development site in the Great Northern, Manchester Central, and Castlefield Quay SRF (2017).

The proposed staircase and public realm has been designed so that they can be fully integrated with future development proposals on the slot site.

The eastern part of the Site, comprising the existing viaduct structure, benefits from Planning and Listed Building Consent to be demolished and replaced with a new staircase, as part of the approved Viaduct development (PP Ref. 115871/FO/2017) which have subsequently been replaced by planning permission 126868 and 126869.

This application should be considered alongside planning application 127260/FO/2020 for the erection of a staircase and lift linking Great Bridgewater Street to the Castlefield Viaduct, construction of a new residential entrance on Great Bridgewater Street, lobby and amenity space within the viaduct, landscaping and associated works.

Description of development

Variation of Listed Building Consent 127365/LO/2020 to alter conditions 2, 5, 6, 8, 9 and 10 to make alterations to the ground floor including enlargement of amenity area, reducing the size of the commercial floorspace, together with alterations to the cycle store and access, relocation and enlargement of residents lounge to level 1 together with alterations to boundary treatment and enlargement of gym floor spaces to podium together with associated alterations to public realm and elevational alterations

Consultations & Notification Responses

Local residents/public opinion – No comments received

Historic England – No comments

Greater Manchester Archaeological Advisory Service –

The application is supported by an Archaeology Technical Note prepared by Salford Archaeology in November 2020. Archaeology is also addressed in the Cover Letter provided by Deloitte on 19th January 2021. Both reference the impact of the proposed swimming pool on existing ground levels and state that archaeological investigations are already in place to deal with this area of impact through the approved Written Scheme of Investigation for the original permission. Therefore GMAAS are satisfied that an appropriate programme of archaeological investigation and recording is already in place to deal with archaeology and that no further mitigation is required for these revisions.

Policy

Manchester Core Strategy (2012)

Unitary Development Plan for the City of Manchester (1995)

Guide to Development in Manchester SPD (2007)

NPPF

Principle

The proposed changes to the Listed Building Consent are on the ground and podium levels of the building. In addition, there are proposed changes to the openings at Great Bridgewater Street. A summary of the changes are as follows:

Ground Floor & Inclusion of Swimming Pool

The approved plans show a residents' lobby and amenity space with commercial units while the rear of the arches is given over to back-of-house.

It is now proposed that the western-most commercial unit becomes extended amenity space and the back of house area within the arches becomes a leisure area with a swimming pool, jacuzzi, sauna and steam room for residents. The two eastern retail units remain unchanged.

The cycle room has been reconfigured to accommodate 288 standard double stacked cycle racks and 87 Brompton lockers. Access to the cycle store has been reviewed and repositioned to allow an improved direct connection from Albion Street. Direct access is provided to and from the cycle store via the residents' reception and main core.

There have been further design developments of various back of house functions:

- Addition of a parcel store, cardboard store and staff office.
- Addition of a large parcel store to deliveries from Trafford Street.
- Change of the ramp to a small platform lift for disabled access and servicing as required.

Level 01 & Mezzanine (Viaduct Level)

An enlarged residents' lounge and media room has been relocated from the ground floor to the level 01 mezzanine above the secondary residents' entrance at viaduct level.

Other changes to the Level 01 layout include:

- The secondary entrance at level 01 has been developed further to provide a direct lobbied escape route for the main core.
- Change from swing gates to a sliding gate for the service yard access route and the façade fins have been removed to provide the necessary zone or pocket.
- Enlarged residential refuse store to reduce the frequency of collections.
- Opaque glazed panels added to the North Elevation corner to visually improve the interface with the service yard façade.
- Opaque glazed panels added to the North Elevation corner to visually improve the interface with the service yard façade.

Level 02 (Podium Level)

It is proposed that the gym is extended outwards by approximately two metres into the residents' garden resulting in an increase in floorspace. The roof to the gym extension provides a suitable zone for the building maintenance unit to cradle to land safely in case of an emergency.

Change to floorspace

The amendments listed above have resulted in the following GIA changes:

- The residents' amenity provision has increased from 653 sqm to 1,495 sqm GIA.
- The commercial (retail) has reduced from 953 sqm to 627 sqm GIA; however, the residential amenity extended in approved commercial unit 1 will be open to the public and substantively fulfil the same function as approved.

Changes to Façade

Openings onto Great Bridgewater Street

The approved plans show give enlarged openings of the viaduct to Great Bridgewater Street with entrance canopies.

The proposed changes would result in the omission of two of the enlarged viaduct openings onto Great Bridgewater Street which do not form entrances. These openings front the residents' lounge and are located adjacent to the repositioned entrance, forming a group of 3 existing sized openings.

From a heritage perspective, the revised approach retains more of the listed fabric and enhances the visual connection to the arches on the opposite side of Great Bridgewater Street.

Viaduct Level

New balustrades will be incorporated into the inside faces of the Manchester Central bridges over Great Bridgewater Street. In summary, these include:

- North and South Elevation infill brickwork has been extended to form a brick balustrade. Visually this provides a continuation of the existing brick balustrade to the viaduct from Watson Street and connects both elevations of Great Bridgewater Street.
- The internal faces of the access bridges over Great Bridgewater Street have been detailed to reflect the historic metal panelled balustrades which are integral part of the historic language of the viaduct.
- Further historical reference is made through the provision of a horizontal brickwork course which has been inserted in alignment with the underside or base of the metal panelled balustrades. This visually connect the brickwork to both sides of Great Bridgewater Street and reinforces the horizontal language of the viaduct

Public Realm

Level 01 (Viaduct Level)

The following amendments are proposed to the public realm to be created on top of the viaduct:

- Large planters relocated from the parapet edge of the viaduct to adjacent to create a protective edge along the service road.
- Kerb alignment adjusted to accommodate vehicle tracking on the service road.
- Service road material changed from setts to tarmac as a result of concerns regarding water ingress and consequent damage to listed structure.
- Total number of trees across the scheme reduced from 54 on the original consented scheme to 47. Numbers are rationalised by concerns over loading on the listed structure. Additionally, trees positions have been adjusted to align with viaduct abutments to minimise loading impact. The proposals retain a transformative amount of planting from the existing situation, which incorporates no trees.
- 2 metre maintenance strips introduced to building elevations for facade maintenance. Planter positions adjusted to accommodate this and maintain functionality of adjacent spaces.
- Climbing plants / green wall modules removed from building facade to allow facade maintenance.

- Barrier provided to section of service road near junction to prevent vehicles damaging or falling from viaduct parapet wall.

Level 02 (Podium Level)

The following amendments are proposed to the residents' amenity space created on top of the service yard podium:

- *Hardworks surface to building threshold pulled back to accommodate extension of the gym. Associated trees, planters and furniture along building facade adjusted to coordinate with the gym extension.*
- Planters and furniture removed from the parapet edges.

Miscellaneous Changes

The amendments include the following miscellaneous design changes, which arise from continued detailed design development.

Demolition

- Some minor amends to demolition plans where additional masonry walls are to be replaced (infill elements as opposed to the original structure).

Brickwork

- The brickwork pier and stone coping which originally stepped up to the Great Bridgewater Street bridge has been lowered.
- An area of contemporary blockwork infill to a small arch of the viaduct on the West Elevation will be carefully removed. This will be replaced with red brickwork to match the adjacent infilled arches.
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Ventilation

- The automatic opening vent (AOV) panel to the West Elevation has changed to ensure adequate ventilation is provided in line with fire strategy.

This new layout enhances the amenity offer of the scheme in providing a residents' lounge and opens-up more of the listed arches, previously lost to back-of-house, whilst retaining activity along Great Bridgewater Street. The amenity space will be open to the public as well as residents and replaces retail unit 1.

The inclusion of an additional external double door which opens from the gym into the residents' garden will improve the function spatially in improving connections with the garden. This means that there is a minor uplift in gym floorspace which will provide enhanced amenity to residents.

Architecturally, the revised approach sets a natural hierarchy along Great Bridgewater Street, giving emphasis to the entrances to the building. Canopies will be incorporated above each of the entrances along Great Bridgewater Street (reflecting the approved design of the residential entrance) to signpost and encourage footfall down Great Bridgewater Street. The canopies will incorporate lighting to illuminate the entrances at night-time to provide additional emphasis, security and ease of surveillance. This reflects the approved design of the residential entrance. Internally, retaining the existing arches and

exposed brickwork provides a more intimate space as a contrast to the adjacent reception and lounge bar spaces which also front Great Bridgewater Street.

Effect on the Proposed Development

The proposed amendments result in a development that is substantively unchanged from that approved. These changes have been considered by the team who have undertaken technical assessments and concluded that the proposed amendments do not impact upon the conclusions of the approved technical assessments or Environmental Impact Assessment.

Potentially affected assessments area summarised below and considered in more detail in the submitted technical notes.

M&E

In terms of M&E, it is intended that the humidity of the pool is kept towards the lower end of recommended levels in order to reduce the effect on the listed bricks within the basement area. In order to limit the physical impact on the listed brick arches, the ventilation system will utilise the void infill sections between the top of the arch and the existing brick columns.

The ventilation system for the pool has not yet been designed; however, it is not anticipated that the scheme will have a significant impact on the overall carbon emissions of the scheme. The detailed ventilation system will be developed with reference to internal surveys as recommended by Heritage Architecture to protect the heritage asset.

Heritage

The submitted Heritage Technical Note, prepared by Heritage Architecture, confirms that the proposed amendments do not result in any additional loss of historic fabric.

The pool and associated wet facilities would be physically segregated from the listed structure. They will result in demonstrable change to the ground disturbance and to the general humidity conditions within the arches. To mitigate this, protective sheeting is to be fixed around the brick piers. While this will require a degree of intervention (i.e. fixing into mortar); it is considered this will result in no material change to existing fabric, taking into consideration the extant application has already proposed to rake out and reinstate mortar as part of the redevelopment of the Viadux Site. Heritage Architecture recommend a detailed methodology statement and annual monitoring be carried out to ensure that moisture is not trapped behind the protective sheeting.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

- 1) The development must be begun not later than the 28 October 2023.

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:

10053-B2-A-B5D9-G200-E-E-001 REV 04 , 10053-B2-A-B5D9-G200-E-W-001 REV 04, 10053-B2-A-B5D9-G200-P-03-001 REV 03, 10053-B2-A-B5D9-G251-D-02-001 REV 02, 10053-B2-A-B5D9-Z100-AS-001 REV 04 , 10053-B3-A-B5D9-G200-E-S-001 REV 04 , 10053-B3-A-B5D9-G200-P-02-001 REV 02, 10053-B4-A-B5D9-G200-E-EW-001 REV 04, 10053-B4-A-B5D9-G200-S-MM-001 REV 01, 10053-B4-A-B5D9-G251-D-N-101 REV 02, 10053-B4-A-B5D9-G251-D-N-102 REV 01, 10053-B4-A-B5D9-G251-D-TY-001 REV 03, 10053-B4-A-B5D9-Z100-AS-001 REV 02, 10053-B5-A-B5D9-G200-S-MM-001 REV 01, 10053-MP-A-B5D9-G200-E-W-001 REV 03 , 10053-MP-A-B5D9-Z100-AS-002 REV 04, PL1666-ID-001-00, VIA-PLA-XX-XX-DR-L-0002, VIA-PLA-XX-XX-DR-L-1001, VIA-PLA-XX-XX-DR-L-2001, VIA-PLA-XX-XX-DR-L-4001, 10053-B5-A-B5D9-G200-E-S-001 REV 02, 10053-MP-A-B5D9-G000-XP-00-001 REV 02, 10053-MP-A-B5D9-G000-XP-01-001 REV 02, 10053-MP-A-B5D9-Z200-3-AL-004 REV 03 and 10053-MP-A-B5D9-Z200-3-AL-005 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

10053-B2-A-B5D9-G200-E-N-001 REV 06 , 10053-B2-A-B5D9-G200-E-S-001 REV 05, 10053-B2-A-B5D9-G200-P-00-001 REV 04, 10053-B2-A-B5D9-G200-P-01-001 REV 04, 10053-B2-A-B5D9-G200-P-01M-001 REV 04 , 10053-B2-A-B5D9-G200-P-02-001 REV 05, 10053-B2-A-B5D9-G200-S-AA-001 REV 05, 10053-B3-A-B5D9-G200-E-N-001 REV 05, 10053-B3-A-B5D9-G200-P-00-001 REV 04, 10053-B3-A-B5D9-G200-P-01-001 REV 04, 10053-B3-A-B5D9-G200-P-01M-001 REV 04, 10053-B3-A-B5D9-G200-S-AA-001 REV 04, 10053-B4-A-B5D9-G200-E-NS-001 REV 05, 10053-MP-A-B5D9-F000-P-00-001 REV 01, 10053-MP-A-B5D9-F000-P-01-001 REV 01, 10053-MP-A-B5D9-G100-P-01M-001 REV 05, 10053-MP-A-B5D9-G100-P-02-001 REV 04, 10053-MP-A-B5D9-G100-P-03-001 REV 04, 10053-MP-A-B5D9-G100-P-04-001 REV 04, 10053-MP-A-B5D9-G100-P-14-001 REV 04, 10053-MP-A-B5D9-G100-P-20-001 REV 04, 10053-MP-A-B5D9-G100-P-RF-001 REV 04, 10053-MP-A-B5D9-G100-S-AA-001 REV 05, 10053-MP-A-B5D9-G200-E-N-001 REV 05, 10053-MP-A-B5D9-G200-E-S-001 REV 05, 10053-MP-A-B5D9-JC20-P-00-001 REV 04, 10053-MP-A-B5D9-JC20-P-01-001 REV 05, 10337-Z1-A-B5D9-G100-PL-00-001 REV 03, 10337-Z1-A-B5D9-G100-PL-01-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-002 REV 03, 10337-Z1-A-B5D9-G200-PL-02-001 REV 03, 10337-Z1-A-B5D9-G200-PL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-002 REV 03, 10053-MP-A-B5D9-G200-XE-W-001 REV 01, 10337-Z1-A-B5D9-JC20-XE-XX-001 REV 03 and 10337-Z1-A-B5D9-JC20-XP-XX-001 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021

Technical notes:

- Wind Microclimate, prepared by Architectural Aero;
- Heritage, prepared by Heritage Architecture;
- Archaeology, prepared by Salford Archaeology;
- Mechanical and Electrical, prepared by Ridge; and
- Construction, prepared by Domis

All stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

Supporting Information approved as part of 127365/LO/2020

Design and Access Statement (drop in staircase application and NMS summary) prepared by SHP, Heritage Assessment comprising Heritage Significance Appraisal and Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture and Structural Alterations Report prepared by Renaissance stamped as received by the City Council, as Local Planning Authority and drop in staircase report 6 July 2020

construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

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) The development hereby approved shall be carried out in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. Prior to the first use of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

1. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

2. Dissemination of the results commensurate with their significance.

3. Provision for archive deposition of the report and records of the site investigation.

4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

- 4) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting), detailed plans, method statement and

specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

- 5) Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 REV 06 stamped as received by the City Council, as Local Planning Authority on the 2 March 2021, a detailed method statement detailing how the shop front shall abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

- 6) Prior to the installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 REV 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the columns will be inserted into the historic fabric, what historic fabric (if any needs to be removed/altered) and how the historic fabric will be repaired once the columns have been inserted.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to insert the columns into the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

- 7) Prior to the removal of sections of the brick piers and altering of the openings to Great Bridgewater Street, a detailed method statement and specification for the works shall be

submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the historic structure will be removed, altered and repaired.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to create the opening is appropriate and minimise any damage to the listed structure and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

- 8) Prior to the removal of the two sections of the Great Bridgewater Street Bridge (central and western outer section) as indicated on drawing 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, a detailed method statement and specification for the demolition, alteration and repair of the exterior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the sections of the bridge to avoid damaged to the historic fabric and details, including materials, how the bridge will be repaired. The demolition must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 9) The excavation/removal of the floor, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with the construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 10) Prior to the excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, a detailed method statement and specification for the demolition, alteration and repair of the service yard of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure (including use of appropriate equipment), details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

Greater Manchester Archaeological Advisory Service

Arches 16 And 17, Watson Street, Manchester, M3 4LP

Arch 18, Watson Street, Manchester, M3 4LP

Arch 12, Watson Street, Manchester, M3 4LP

Arch 11, Watson Street, Manchester, M3 4LP

Arch 14, Watson Street, Manchester, M3 4LP

Arch 13, Watson Street, Manchester, M3 4LP

Arch 15, Watson Street, Manchester, M3 4LP

Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

[illegible]

[illegible]

[illegible]

Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Arch 19, Watson Street, Manchester, M3 4LP

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1