
Management Plan

86 Deansgate, Manchester

Proposed Roof Terrace

Introduction

JLL has been instructed by Vistra Trust Corporation (UK) Ltd as Trustee of the Property Income Trust for Charities to prepare a planning application to allow the conversion of part of the fifth floor of 86 Deansgate, Manchester for use as a roof terrace in connection with the existing use of the site as an office.

Manchester City Council have requested that a Management Plan be prepared and submitted for the site to include matters including access, noise, litter and time of use.

Site Description

The site is located on Deansgate (A56) and comprises a six-storey building, with five upper floors of office accommodation, two ground floor retail units and basement car parking.

The site is bounded by Deansgate to the east, College Land to the west, 84 Deansgate to the north and 88 Deansgate to the south.

The main entrances to the offices and retail units are situated on the Deansgate frontage. Car park and service access is located on the 'rear' elevation, via College Land.

The application site comprises of an area of 183sq.m located on the eastern element of the fifth floor.

Use & Access

The site will be for the exclusive use of the tenants of the fifth floor of 86 Deansgate, their staff and approved visitors. Access to the terrace will be via the fifth floor office which is accessed via an intercom-controlled locked door onto Deansgate and the main office staircase/lift. Access to the fifth floor office suite is by means of a locked door controlled by intercom or, for employees, by key-fob/access card. Visitors to the site must sign in at reception and must be escorted at all times.

Access to the roof terrace will be via doors on the fifth floor and will be accessed via maglock doors (or similar) which can be locked and controlled by the office management. The terrace will only be available for use if considered appropriate by office management including for lunch and amenity breaks during the working day and for client entertainment.

The use of the terrace will be restricted at the discretion of the occupants subject to weather conditions, time of day and reason for use.

Access to the terrace by unauthorised personnel will not be possible due to the three access control points between members of the public and the terrace; the door to the building, the door to the fifth floor and the doors to the terrace.

Hours of Use

Use of the site will be restricted to between the hours of 07:30 to 22:30.

Litter & Waste

Sufficient litter bins will be provided on the terrace which will be brought inside when the terrace is not in use. Bins will not be left outside overnight. Bins will be emptied regularly to ensure waste and litter is controlled. All waste and litter will be disposed of appropriately including recycling waste wherever possible.

Noise and Disturbance

The site is not bound by residential properties and is located on a busy city thoroughfare and is neighboured by a number of noise generating uses including leisure, transport and commercial properties which include noise generating external plant and equipment.

Noise will be kept to a minimum wherever possible. Where any unusual levels of noise or disturbance are experienced e.g. within the building, the management team will resolve the matter. Activity on the terrace will be monitored. If unacceptable levels of noise or disturbance continue, the management team will review activities and address e.g., reducing number of persons on the terrace or limiting time on the terrace.

No amplified music will be permitted on the terrace.