MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143388/JO/2025 and 143414/JO/2025
Date registered valid:	9 July 2025
Proposal:	Variation of conditions 2 (approved drawings) and 12 (partition strategy) attached to planning permission 118677/FO/2017 Variation of conditions 2 (approved drawings) and 8 (partition strategy) attached to Listed Building Consent ref no 118678/LO/2017
Address:	16 Newton Street, Manchester, M1 2AE
Ward(s):	Piccadilly Ward
Applicant:	Mr Gary Bell Eastern Green Ltd
Agent (if any):	Andrew Burns Atelier MB
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendations:	Approve

143388/JO/2025

143414/JO/2025

Date of recommendations :

Application details 143388/JO/2025

Type of application:	Variation or Removal of Condition
Development type:	Minor Other
Date of site visit:	N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

143414/JO/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 01-08-24

Standard consultations:
Printed: 24 July 2025 Expired: 14 August 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 12 August 2025 Expired: 3 September 2025

Press advert
Published: 29 July 2025 Expired: 19 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: **N/A**

The application relates to the upper floors and part basement of 8-16 Newton Street. This group of buildings are located within an island site bounded by Dale Street, Newton Street, China Lane and Back Piccadilly. The buildings are a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the building, which is now disused at all the upper levels, is relatively well preserved externally with the exception of finish and roof structure.

Description of area

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

Description of Development

Application ref No's 118677/FO/2017 and 118678/LO/2017 granted the following consents:

Planning Permission for external and internal repair and refurbishment works to floors 1-4, part basement and ground floor associated with change of use of floors 1-4 to Class B1 (office use) and associated works to enable this. Works to includes the upgrading of entrances, creation of level access, removal of stairs and installation of new lifts improvement to the current bin stores to provide adequate internal capacity for all building users; and

Listed Building Consent for: proposed works comprising external and internal repair and refurbishment of the upper floors of 8-16 Newton Street, the change of use of these parts of the building to office use and associated works to enable this. This includes the upgrading of entrances, the inclusion of lifts, the modifications to stairs and improvement to the bin stores for all building users.

During the implementation of the above refurbishment further investigations following strip out works, design development, changes to requirements in relation to building control requirements and to ensuring that the refurbished offices are market facing, has necessitated a number of what have been considered to be minor material amendments to the approved scheme which comprise the following:

External Works:

Mangle Street – GF026 Removal of 2 glass block windows to loading bay and opening retained. Existing metal guarding modified to extend full height of opening an repainted.

Newton Street - GF027 Proposed new aluminium-frame with frameless glass door. Low level of Minor adverse

Mangle Street- GF028 Proposed black powder-coated metal railing gate set in front of proposed substation door (black powder-coated fully-louvred aluminium double door). Railing to be fixed to loading bay opening reveal and approved masonry wall.

Internal Works

<u>Basement Level</u>

BS015 Relocation of proposed wall
BS016 Existing doorway to be infilled

<u>Ground Floor Level</u>

Proposed new FlexStep platform lift/stair with 1:21 gradient and booth seating NEUTRAL Approved lift and separate steps arrangement– amended to FlexStep platform lift/stair, moved to the opposite end of edge and with booth seating added in space.

GF020 Reconfigured wellness centre entrance and accessible WC. Sections of existing fabric including timber partitions and mesh doors found stored on site, to be modified and reused to form wellness area entrance

GF021 Proposed new compartment floor and shaft wall to one side of lightwell for fire protection.

GF022 Proposed new door in existing opening.

GF023 Proposed insertion of store to ST03 hallway

GF025 Proposed new wall enclosing store.

Upper Floors

GF024 1F008 2F005 3F005 Proposed new 60-minute shaft wall within existing riser for fire protection.

1F006 Proposed 2no. steel beams at ground floor level within the lightwell to support future temporary structure required for maintenance and cleaning.

2F003 Proposed new partition between meeting rooms (form to follow partitions strategy).

1F007, 2F004, 3FOO4 Proposed reconfigured internal partitions (form to follow partitions strategy).

2F006 Re-use of existing historic work bench within second floor space.

2FOO7 Reconfiguration of already approved WC layouts and alteration of drawings to reflect existing on site.

2F008 Removal of non-original partitions.

3F006 Existing opening to be blocked up.

Consultations & Notification Responses

Publicity

143414/JO/2025

An advert was placed in the local press and a site notice displayed at the site. No representations received.

Issues

The following Policies are relevant to consideration of 142348/LO/2025:

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012 :

Policy CC9 – Design and Heritage
Policy EN3 – Heritage - Policy DM1

Development Management Saved Unitary Development Plan for Manchester :

Policy DC18.1 Conservation Areas
Policy DC19.1 Listed Buildings

The Places for Everyone Plan : Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024: -

Policy JP-Strat2 – City Centre
Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

Chapter 12 – Achieving well-designed and beautiful places
Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements Planning (Listed Buildings and Conservation Areas) Act 1990

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

Issues

Main Issues

The main issues are to consider are the impact of the proposals on the significance of the listed building, and the character of the conservation area and the visual amenity of the external changes on the streetscene and whether the proposal would have regard to the desirability of securing the retention, restoration, maintenance and continued use of the listed building and to preserve and enhancing the character of the conservation area.

Design Issues, relationship to context, impact on the character of the listed building, character of the conservation area and setting of adjacent listed buildings - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed works would facilitate the further necessary upgrades to the office accommodation to bring it up to modern market facing standards in terms of tenant offer and fire safety.

The harm caused by the works in the original approvals was judged to be less than substantial and outweighed by the public benefits. The building was vacant and in a poor conditions and there were clearly economic, social and heritage benefits from its restoration once again to active office uses which were supported at the time of those applications.

It is noted as set out above that during the implementation of the above refurbishment further investigations following strip out works, design development, changes to requirements in relation to building control requirements and to ensuring that the refurbished offices are market facing, has necessitated a number of what have been considered to be minor material amendments to the previously approved scheme. The key issue to consider here is if any additional harm would change the original overall conclusions on the previous scheme. Additional harm caused would not necessarily mean that the same judgement about public benefits would not apply and any beneficial impacts from the changes proposed would also form part of that judgement.

The proposed new compartment floor and shaft wall to one side of lightwell and new 60-minute shaft wall within existing riser are required for fire protection and whilst the impacts would cause Minor Adverse impacts there are clear benefits from making the building safe. Ultimately to make the building useable and unlock the economic benefits these interventions are required

The impact of the insertion of the 2no. steel beams at ground floor level within the lightwell to support future temporary structure required for maintenance and cleaning is considered to be a Minor Adverse impact. However, it is noted that the approved proposal included a solid lid in the lightwell, in the form of a floor supported on a frame. Below this at the ground floor/basement level an additional mesh platform allowed for maintenance. The amended proposals would omit the

solid lid and to have a single mesh deck across the lightwell, which would sit on 2 steels. Whilst it has been considered as less harmful solution, it would not be possible to form a temporary solution capable of spanning the lightwell and giving sufficient stability for people to undertake maintenance safely. The omission of the approved solid lid is seen as an enhancement given that the lightwell would retain its key qualities of natural light and openness and will not be partitioned with a solid floor. Whilst the steels are visible, they are limited in both number (2) and in size and would be located close to the walls to mitigate visual impact. The proposal would be much less intrusive than a solid floor alternative. The adverse impact is limited to visual harm and the steels are reversible and would cause limited amount of harm to fabric. This has to be balanced against the safety considerations and the need for maintenance of the light well to ensure that the building in maintained in a good condition in the longer term.

The proposed new aluminium-frame with frameless glass doors would result in a low level of Minor adverse harm. Whilst the original intention was for this to be frameless glass, there is some concern over the longevity and security of a frameless glass solution in this heavily trafficked location. It is noted that the bottom rail would be coloured to match the window frame and the top rail left as metal finish. This would reference the surrounding window frames at ground floor. The change if perceptible would be is clearly seen as a contemporary intervention which s sympathetic to the surrounding historic fabric, retains the solid/transparent rhythm of the facade and is high-quality solution. The form suggested is considered appropriate on this basis.

Finally it is considered that the insertion of a store to the hallway would cause low leve Minor Adverse harm. The choice of location for the storage was derived from a desire to maintain the open-plan nature of the reception area. The intention in this area, which is experienced by all users and visitors of the building, was to reveal the proportions and expose historic features by limiting new partitions. However the lack of division does restrict the potential inclusion of secure storage for deliveries and sundry items - considered a necessity for the proposed end use.

The stair lobby is large and it is considered an area of lower hierarchical importance in terms of the plan form and an addition here is less visually intrusive. Harm would be limited by this not running the full height of the space. There is a degree of harm caused by the partitioning of the space but it is at a very low level (minor adverse as per the submitted HS). The changes are considered justified on the basis that the storage is a requirement of the new use, which ensures long term viability for re-purposing of the site. The partitions are light-weight and have the potential to be reversed at a later date. This is considered to be the most viable and least harmful location for the storage.

In terms of mitigation for some of the above additional harm on Mangle Street the removal of 2 glass block windows to loading bay and the existing metal guarding modified to extend full height of opening an repainted would be a Minor Beneficial impact. The treatment to the substation door also on Mangle Street would provide further minor beneficial impact.

All other individual impacts are considered to be negligible or neutral

Summary of impacts

Overall, it is concluded that the combined physical (direct) impacts works on 8-16 Newton Street will result in very minor additional ‘less than substantial harm’ to the listed building. The proposals will cause no harm to the special architectural or historic interest heritage interest of the building, and will, on balance enhance that interest and the ability to understand and appreciate it. Harm to the the character of the conservation area would be minor and again ‘less than substantial’.

However that harm would as required by paragraph 215 of the NPPF be offset by the public benefits which would include the following:

Economic Benefits

- Providing space that meets current performance requirements for businesses to operate from the City Centre, enabling job creation and retention.

Environmental Benefits

- Improving visual amenity of the site.

Social and Cultural Benefits

- Job creation at a local level for Manchester residents.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be overall be beneficial in the context of the architectural and historic character and fabric of the listed building.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the character and setting of listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the overall harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 208, 210, 212, 213 and 215 the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development plan and therefore would be consistent with sections 12 and 16 of the National Planning Policy Framework policies , DM1, EN3 and CC9 and of the Core Strategy, saved UDP policies DC18.1 and DC 19.1 and Places for Everyone Policies Policy JP-Strat2 and JP-P2.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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.

Recommendations:

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Article 35 Declaration

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. The applicants were advised at pre-application stage about the information that would be required in support of the application. Concerns were raised during a pre-application meeting about the need to reduce the impact on the character of the listed building in terms of the level of intervention required and suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

143388/JO/2025

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

1) The development must be begun not later than 23.11.2021

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:

(a) Site plan 1665 E(900) Rev A;

(b) Dwgs numbered 1665 -P 110 Rev H, 111 Rev C,113 Rev B, 115 Rev D, 116 Rev G, 120 Rev R, 121 Rev E, 123 Rev B, 125 Rev H, 130 Rev V, 131 Rev D, 133 Rev B, 140 Rev W, 143 Rev B, 150 Rev V, 151 Rev F, 153 Rev C, 160 Rev T, 161 Rev F, 163 Rev C, 170 Rev G, 171 Rev D, 212 Rev B, 213 Rev B, 214 Rev B, 215 Rev A Rev B, 216 Rev B, , 217 Rev B, 225 Rev C, 226, 301 Rev B, 302, 303 Rev A, 304 Rev B, 306, 307, 310 Rev I, 314 Rev B, 315 Rev C, 316 Rev B, 317 Rev A, 321 Rev A, 324 Rev B, 325 Rev A, 326, 401, 402 Rev C, 403 Rev A, 404, 405, 406, 420, 421 Rev A, 422 Rev A, 423 Rev A,,430 Rev A, 901 Rev C;

(c) NBS Specification;

(d) Schedule of Works (1665 P805) and approval of more detailed works following identified detailed surveys;

(e) Fireplace Retention documents 1665 P(806) Rev B;

(e) Recommendations within Building Services Noise Assessment 8-16 Newton Street, Manchester April 2018;

(f) Recommendations contained in sections 4,5, 6 and 7 of the Crime Impact Statement Version A dated 26-02-18; and

(g) Waste Management Strategy and dwg 1665 P 901 and 804;

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) Notwithstanding the details as set out in condition 2 the development shall be implemented in accordance with the following details:

a) A specification of any works to windows including repair, painting, reinstatement and installation of ventilation;
The development shall be implemented in accordance with the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 (CDN/20/0777) (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(b) Details including method statement of cleaning of external elevations;
The development shall be implemented in accordance with the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 CDN/20/0777 (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(c) Details including method statement of cleaning of internal elevations:
The development shall be implemented on the basis of the samples viewed at the site visit 03/03/2022 and in accordance with the Quadriga RAMS Rev 1 dated 07-01-22 the condition is discharged (CDN/19/0291)

(d) Colour of any external painting including rainwater goods and window frames.
The rainwater goods shall be painted black and window frames to be painted Heritage Green (CDN/20/0029)

(e) Details including method statements of any repair work to external elevations;
The development shall be implemented on the basis of the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 CDN/20/0777 (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(f) Details including method statements of any repair work to internal fabric including coving and floors;

The development shall be implemented on the basis of the following the treatment to the floors is Specification for The Restoration of Wooden Flooring Including Sanding & Sealing by NULIFE Floorcare (CDN/19/0291); and
Adherance to the ATELIER.MB METHOD STATEMENT, 8-16 NEWTON STREET, 14-08-24 (CDN/24/0775)

(g) Details including method statements of any repair / making good works to the roof including agreement of any new roof slates;

The development shall be implemented in accordance with the samples inspected at site visit 02-06-21 (e-mail and attachments from Atelier 26-07-21) implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018;

Reclaimed roof slate photos (CDN/23/0155)

SCHEDULE OF WORKS for ROOFING WORKS at 8 - 16 NEWTON STREET for EASTERN GREEN LIMITED;

Proposed Rooflight Details 2 Dwg 1665 C(525); and
Dwgs C(510) REV B, C(511) REV B, C(512) REV B , C(513) REV A, C(514) REV A , C(515) REV A, C(516) REV B, C(517) REV B, C(518) REV B, C(519) REV A, C(520), C(521) REV A, C(522), C(523) REV B and C(524) REV B

(CDN/20/0155) (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(h) Final details of the repair to the trusses and extent and removal / reinstatement of lath and plaster ceilings to the 3rd floor of 10-12;
The repair of the trusses to 3rd floor of 10-12 Newton Street shall be carried out in accordance with the Clancy Consulting - drawings 1-20289-116, 1-20289-123, 1-20289-124, 1-20289-125 (CDN/20/0029)

(i) Details of re-use of any removed partitions;

(j) Details of soft strip of clutter and repairs;
The development shall be implemented in accordance with the following:
Dwgs 1665 P(151) Rev F, P(121) REV E, P(141) REV F (CDN/19/0291)

(k) Details of a watching brief in relation to the review of sample of timber repairs including structural repairs to currently inaccessible timbers to assess the need for and extent of removal of lath and plaster ceiling;
The development shall be implemented in accordance with the following:
1665 8-16 Newton Street Watching Brief in relation to the review of sample of timber repairs (CDN/20/0029)

(l) Details of repairs / reinstatement of coving;
The development shall be implemented in accordance with the following:
Dwgs 1665 P(426) and P (429) and subject to on site sign off of repaired and reinstated sections of coving when available (CDN/24/0775)

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

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.

4) The development shall be implemented in accordance with the following:

Drawings 1665 C(514) and C(523) with detailed information on Plant room materials and mesh/louvres at No.8 Newton Street
(CDN/20/0029)

have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) The full photographic record of the site and the building (internally and externally) is approved on the basis of the following:

Photographic record stamped as received on 08-04-19 the condition is discharged (CDN/19/0286)

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) The development shall be implemented in accordance with the following:

(a) HIGHAM CONSTRUCTION LTD Construction Management Plan; as amended by

(b) E-mail dated 3rd October 2019.

CDN/19/0731

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) The development shall operate in accordance with the following:

8-16 Newton Street, Manchester Travel Plan Curtins Ref: 086309-CUR-XX-XX-T-TP-00001, Revision: P01, Issue Date: 01 August 2024 by Curtins

CDN/24/0775

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

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) Roof tiles, ridge tiles and any lead flashing should be removed by hand with care and with the possible presence of bats borne in mind. Once the roof slates have been removed the exposed wall cavity, if present, should also be checked for the presence of bats. If during works to convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

10) The scaffolding shall be installed in accordance with the following:

Eastern Green Limited, 8-12 Newton Street, External Cleaning, Repair and re-roofing, Methodology and Specification for Access Scaffold

Dwgs NSR 19-06-11, 19-06-10 and 19-06-04; and

and the ties are positioned to avoid any decorative elements or details

CDN/19/0836

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.

11) The original partitions as detailed in Dwg 424 Rev A (with the exception of those at ground floor level) shall remain in situ until evidence is provided in writing to the City Council as Local Planning Authority that their relocation is an essential need of an incoming tenant in which case if agreed they shall be relocated in accordance with the strategy set out in the following dwgs:

120 Rev R, 121 Rev E, 141 Rev F, 151 Rev F, 160 Rev T and 161 Rev F;

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.

12) The development shall be implemented in accordance with the Partitions Strategy - document 1665P(809) as amended by the
08-16 NEWTON STREET Additional Partitions Strategy stamped as received on 07-07-25

Reason

For the avoidance of doubt and because such 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 in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

143414/JO/2025

1) The development must be begun not later than 23.11.2021

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

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

(a) Site plan 1665 E(900) Rev A;

(b) Dwgs numbered 1665 -P 110 Rev H, 111 Rev C,113 Rev B, 115 Rev D, 116 Rev G, 120 Rev R, 121 Rev E, 123 Rev B, 125 Rev H, 130 Rev V, 131 Rev D, 133 Rev B, 140 Rev W, 143 Rev B, 150 Rev V, 151 Rev F, 153 Rev C, 160 Rev T, 161 Rev F, 163 Rev C, 170 Rev G, 171 Rev D, 212 Rev B, 213 Rev B, 214 Rev B, 215 Rev A Rev B, 216 Rev B, , 217 Rev B, 225 Rev C, 226, 301 Rev B, 302, 303 Rev A, 304 Rev B, 306, 307, 310 Rev I, 314 Rev B, 315 Rev C, 316 Rev B, 317 Rev A, 321 Rev A, 324 Rev B, 325 Rev A, 326, 401, 402 Rev C, 403 Rev A, 404, 405, 406, 420, 421 Rev A, 422 Rev A, 423 Rev A,,430 Rev A, 901 Rev C and 804 Rev B;

(c) NBS Specification;

(d) Schedule of Works (1665 P805) and approval of more detailed works following identified detailed surveys;

(e) Fireplace Retention documents 1665 P(806) Rev B;

(e) Recommendations within Building Services Noise Assessment 8-16 Newton Street, Manchester April 2018;

(f) Recommendations contained in sections 4,5, 6 and 7 of the Crime Impact Statement Version A dated 26-02-18; and

(g) Waste Management Strategy and dwg 1665 P 901 and 804;

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) Notwithstanding the details as set out in condition 2 the development shall be implemented in accordance with the following details:

a) A specification of any works to windows including repair, painting, reinstatement and installation of ventilation;

The development shall be implemented in accordance with the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 (CDN/20/0786) (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(b) Details including method statement of cleaning of external elevations;
The development shall be implemented in accordance with the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 CDN/20/0786 (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(c) Details including method statement of cleaning of internal elevations:
The development shall be implemented on the basis of the samples viewed at the site visit 03/03/2022 and in accordance with the Quadriga RAMS Rev 1 dated 07-01-22 the condition is discharged (CDN/19/0291)

(d) Colour of any external painting including rainwater goods and window frames.
The rainwater goods shall be painted black and window frames to be painted Heritage Green (CDN/20/0038)

(e) Details including method statements of any repair work to external elevations;
The development shall be implemented on the basis of the samples inspected at site visit 02-06-21(e-mail and attachments from Atelier 26-07-21) and implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018 CDN/20/0786 (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(f) Details including method statements of any repair work to internal fabric including coving and floors;
The development shall be implemented on the basis of the following the treatment to the floors is Specification for The Restoration of Wooden Flooring Including Sanding & Sealing by NULIFE Floorcare (CDN/19/0291); and
Adherance to the ATELIER.MB METHOD STATEMENT, 8-16 NEWTON STREET, 14-08-24 (CDN/24/0764)

(g) Details including method statements of any repair / making good works to the roof including agreement of any new roof slates;

The development shall be implemented in accordance with the samples inspected at site visit 02-06-21 (e-mail and attachments from Atelier 26-07-21) implementation of the works in accordance with the relevant sections within 1665 8-16 Newton Street NBS 08 Mau 2018;

Reclaimed roof slate photos (CDN/23/0136)

SCHEDULE OF WORKS for ROOFING WORKS at 8 - 16 NEWTON STREET for EASTERN GREEN LIMITED;

Proposed Rooflight Details 2 Dwg 1665 C(525); and

Dwgs C(510) REV B, C(511) REV B, C(512) REV B , C(513) REV A, C(514) REV A , C(515) REV A, C(516) REV B, C(517) REV B, C(518) REV B, C(519) REV A, C(520), C(521) REV A, C(522), C(523) REV B and C(524) REV B
(CDN/20/0786) (14-16 Only)

The above detail is still required in relation to 8-12 Newton Street

(h) Final details of the repair to the trusses and extent and removal / reinstatement of lath and plaster ceilings to the 3rd floor of 10-12;
The repair of the trusses to 3rd floor of 10-12 Newton Street shall be carried out in accordance with the Clancy Consulting - drawings 1-20289-116, 1-20289-123, 1-20289-124, 1-20289-125 (CDN/20/0038)

(i) Details of re-use of any removed partitions; - see condition 8

(j) Details of soft strip of clutter and repairs;
The development shall be implemented in accordance with the following:
Dwgs 1665 P(151) Rev F, P(121) REV E, P(141) REV F (CDN/19/0291)

(k) Details of a watching brief in relation to the review of sample of timber repairs including structural repairs to currently inaccessible timbers to assess the need for and extent of removal of lath and plaster ceiling;
The development shall be implemented in accordance with the following:
1665 8-16 Newton Street Watching Brief in relation to the review of sample of timber repairs (CDN/20/0038)

(l) Details of repairs / reinstatement of coving;
The development shall be implemented in accordance with the following:
Dwgs 1665 P(426) and P (429) and subject to on site sign off of repaired and reinstated sections of coving when available (CDN/24/0764)

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

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.

4) The development shall be implemented in accordance with the following:

Drawings 1665 C(514) and C(523) with detailed information on Plant room materials and mesh/louvres at No.8 Newton Street (CDN/20/0038)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) The full photographic record of the site and the building (internally and externally) is approved on the basis of the following:

Photographic record stamped as received on 08-04-19 the condition is discharged (CDN/19/0291)

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) The scaffolding shall be installed in accordance with the following:

Eastern Green Limited, 8-12 Newton Street, External Cleaning, Repair and re-roofing, Methodology and Specification for Access Scaffold

Dwgs NSR 19-06-11, 19-06-10 and 19-06-04; and

and the ties are positioned to avoid any decorative elements or 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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The original partitions as detailed in Dwg 424 Rev A (with the exception of those at ground floor level) shall remain in situ until evidence is provided in writing to the City Council as Local Planning Authority that their relocation is an essential need of an incoming tenant in which case if agreed they shall be relocated in accordance with the strategy set out in the following dwgs:

120 Rev R, 121 Rev E, 141 Rev F, 151 Rev F, 160 Rev T and 161 Rev F;

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.

8) The development shall be implemented in accordance with the Partitions Strategy - document 1665P(809)A to be read in conjunction with dwg P(384).

Reason

For the avoidance of doubt and because such 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 in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL