MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142945/FO/2025 |
| **Date registered valid:** | 27 June 2025 |
| **Proposal:** | Replacement of existing curtain walling; extension within the replaced facade to floors 2-6 along with new terrace on floor 7 with alterations to the roof, and new main entrance. |
| **Address:** | 55 Spring Gardens, Manchester, M2 2BY |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Melcotton Limited |
| **Agent (if any):** | Euan Kellie Euan Kellie Property Solutions |
| **Case officer:** | Emily Booth<br>Tel: 0161 234 4193<br>Email: emily.booth@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 19 August 2025 |

**Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 1 July 2025

**Standard consultations:**
Printed: 1 July 2025 Expired: 22 July 2025

**Neighbour notifications**
Printed: 1 July 2025 Expired: 22 July 2025

**Site notice**
Posted: 1 July 2025 Expired: 22 July 2025

**Press advert**
Published: 8 July 2025 Expired: 29 July 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Upper King Street (Extension) Conservation Area 1985

**Tree Preservation Order:** Not applicable

**Description of area**

This application relates to an office building located at 55 Spring Gardens. It is not a listed building but is located within the Upper King Street Conservation Area.

The building is currently comprised of 10 floors, including a car park at basement level, commercial units on the ground floor and 8 floors of offices above. The building has a central atrium which between ground level and the glazed roof. It was constructed of pre-cast concrete with aluminium framed punch-hole windows. The upper two floors are glazed in a mansard roof configuration and a pitched glazed roof located at the roof level. The main elevation incorporates dated framed curtain wall glazing on all levels above the main entrance facing Spring Garden and an internally illuminated portal style entrance feature at ground level.

A previous application referenced 098252/FO/2012/C1 removed some of the original features including a large circular entrance feature and replaced them with works that are now looking dated, and the appearance of the building could be improved by further works.

55 Spring Gardens is immediately within the setting of the Grade II Listed Buildings at 60 and 62 Spring Gardens, 49 Spring Gardens.

It is located in Central location within the City Centre and nearby uses include retail, restaurants and cultural attractions including the Portico Library.

The current building was constructed circa 1986-1987 in the place of an office building built in 1916 known as the Danlee Buildings. Known development on the site prior to this was a Victorian-era block that was destroyed by fire in 1904.

Relevant Planning History

Application referenced 098252/FO/2012/C1 allowed external alterations, including renewal of windows, glazing, roof panels and aluminium curtain walling in March 2012.

Application referenced 107360/FO/2014/C1 allowed further external alterations, including in filling of the atrium from 1st to 8th floors, the introduction of an additional 9th floor mezzanine level with access from the 8th floor and enhancements to the existing 9th floor roof terrace in January 2015.

**Description of development**

Planning permission is now sought for the following works:

The removal of the existing curtain walling and replacement with a new double-glazed curtain walling system reducing the use of spandrel panels and using a silicone-sealed glazing system.

The extension of the floorplates from the second to the sixth floor within the existing envelope.

The creation of a new terrace at the seventh floor.

The removal of the existing pitched glazed roof and plant roof on the 9th floor and replacement with it with a standing seam roof.

The installation of bespoke designed louvres within the elevations and to create a rooftop screen.

The removal of partially redundant external mounted 9th floor equipment and associated structure and the relocation and upgrading of existing AC units.

The reinstatement of a terrace at 9th floor.

The replacement of the existing entrance with a simple glazed entrance.

**Consultations & Notification Responses**

Highway Services - Recommended a condition to require a construction management plan.

Environmental Health - Recommended conditions to limit construction hours and require the submission and agreement of acoustic schemes for the glazing to the ground floor commercial uses and the relocated and updated external equipment and a construction management plan.

Greater Manchester Police - Recommended the following security measures:

All new glazing must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass. Any curtain walling panels should include laminated glazing and should be securely fixed.

Greater Manchester Ecology Unit - Recommend the installation of two swift boxes beneath the eaves on the new north-east fencing elevation of the rooftop, and a bat box positioned south, south-east or south-west at least 4m from the ground, secured via a condition.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - 1 neutral response was received that queried the construction dates.

**Issues**

**Local Policy -**

**Places for Everyone -**

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

**The following policies are considered relevant to this application:**

Policy JP-P 1 (Sustainable Places)
Policy JP-P 2 (Heritage)
Policy JP-J3 (Office Development)
Policy JP-S1 (Sustainable Development)
Policy JP-S2 (City Centre)
Policy JP-S4 (Resilience)
Policy JP-G9 (A Net Enhancement of Biodiversity and Geodiversity)

**The Adopted Core Strategy for the City of Manchester:**

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy EN15 (Biodiversity and Geological Conservation)
Policy EN8 (Adaptation to Climate Change)
Policy CC9 (Design and Heritage)
Policy CC10 (A Place for Everyone)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

**The Unitary Development Plan for the City of Manchester:**

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policies DC26.1 and DC26.5 (Development and Noise)

**National Policy**

**The National Planning Policy Framework (NPPF) -**

Sections 66 and 72 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. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 6 (Building a strong and competitive economy) states a commitment to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 8 (Promoting Healthy and Safe Communities) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places (paragraph 96).

Section 9 (Promoting Sustainable Transport) states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Section 14 'Meeting the challenge of climate change, flooding and coastal change' states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;

encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (paragraph 161).

Section 15 (Conserving and Enhancing the natural environment) states that planning decision should contribute and enhance the natural and local environment by protecting valued landscapes, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of sol, air, water or noise pollution or land instability and remediating contaminated land.

**Principle of Development and Contribution to Regeneration -**

The City Centre is the primary economic driver in the City Region and Regional Centre and is crucial to economic success. It must continue to meet occupier requirements for a range of activities and uses to improve the economic performance of the City Region. The retention and improvement of existing office space complies with the aims of policy SP1 of the Core Strategy and those within policy JP-S1 of Places for Everyone.

The existing building is more modern than most of the buildings surrounding it and has been constructed and amended in more modern and different coloured materials, including white concrete cladding. The 2015 works that now appear dated and the replacement of the original and non-original fabric on this unlisted building is acceptable in principle and the proposed works would improve the appearance of the building.

The precast concrete panels would be cleaned and restored. The clearing of space on the roof would provide space for improved maintenance access

The additional natural light due to the clearer glazing and the larger windows would provide a more comfortable and attractive environment with improving MVHR ventilation. The additional space and proposed external terraces would provide additional facilities for tenants.

The proposals would improve Thermal Performance by the use of a double-glazed system and upgrading the roof to a standing seam zinc material in place of the existing single glazed roof reducing energy usage.

Overall it is considered that the proposed works would update the current offer within the building and make it more attractive to potential tenants

There is no objection to the principle of the proposed alterations to the roof, floorspace and elevations. In view of the above, the proposals would in principle be consistent with Places for Everything policies JP-P 1, JP-J3, JP-S1 and Core Strategy policies SP1, EN1 and DM1.

**Layout, Scale and Appearance, including Architectural Quality and the impact on the affected Heritage Assets -**

The site is with the Upper King Conservation it is also close to Grade II Listed Buildings at 60 and 62 Spring Gardens and 49 Spring Gardens.

Legislation and planning policy seek to preserve and enhance the character, appearance, and historic interest which heritage assets possess. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("P(LBCA)A 1990") require that 'special regard' be paid in taking decisions affecting listed buildings and their settings and conservation areas.

A heritage assessment has considered the impact of the proposal on the historic environment as required by Section 16 of the NPPF.

The proposed curtain walling to the centre of the principal elevation would infill the original recessed entrance above the ground and first floor levels and would appear modernised and visually less cluttered. These works would improve the appearance of the building.

12 louvres would be installed on the elevation to Barnett House, 2 would be installed at ground and first floor of the West Mosley Street elevation and 1 would be installed a first floor of the Fountain Street elevation. No louvres would be installed on the principle elevation to Spring Gardens.

A high quality bespoke decorative screen that is in keeping with the design of this relatively modern building would be installed in front of all proposed louvres. The rooftop plant screen would also have the same design as these louvre screens ensuring a consistent and high-quality appearance. The louvres would also be installed in a coordinated way and would not look ad hoc.

The removal of the illuminated entrance and signage with the revolving door would be an improvement as the proposed entrance would be less incongruous and obtrusive within the street scene.

The amount of glazing would increase, and the proposals would include a simplified design for the entrance and the elevations. The windows on the sixth floor would be increased in size providing variety in the accommodation and improving light levels within the accommodation. This would be a consistent treatment along the floor and would not look out of keeping due to the change being just below the fully glazed floors.

The removal of glazing to the roof and replacement with a standing seam zinc material would not be readily visible and the material choice would better integrate the building with colours of the roof materials of surrounding buildings.

Overall the works would generally improve the appearance of the building and would have a low level of beneficial impact on the character of surrounding conservation area and setting of listed buildings.

These works are therefore consistent with paragraphs 210, 212 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. Furthermore they would comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

**Climate change and sustainability -**

The proposal would provide improved office accommodation, and sustainability would be embedded into the design and construction.

This is a highly sustainable location with access to rail, bus and tram infrastructure.

The construction process would use good practice to source materials and labour locally where possible; reduce vehicle emissions and dust; manage water; improve biodiversity and social value, to minimise impacts on climate change.

The works would improve the appearance the thermal performance of the building as a whole by removing faulty and leaking curtain walling, improving the ventilation strategy of the current office suites with MVHR system, providing a standing seam roof.

A standing seam roof would be provided to resolve the overheating caused by the glass roof.

Bird and bat boxes would be required to be included and would improve biodiversity.

These works therefore comply with Policies SP1, EN8 and EN15 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1, JP-G9 JP-S1 and JP-S4 of Greater Manchester's Places for Everyone Guidance and Section 14 of the NPPF in relation to improvement on the impact of the use of this building on the environment.

**Impact on Ecology and Biodiversity -**

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy JP-G9 of Places for Everyone requires biodiversity enhancements.

The development is exempt from mandatory BNG under the de minimis rule and there are limited areas surrounding the building or on the roof to increase biodiversity. Bat boxes and two bird boxes would however be required to be provided on the roof.

These works therefore comply with Policies SP1, and EN15 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1, JP-G9 of Greater Manchester's Places for Everyone Guidance and Section 15 of the NPPF in relation to improved contribution to the natural environment due to the provision of bat and bird boxes.

**Impact on the highway network/transport/car parking issues/sustainable travel -**

This is a highly sustainable location. Any impacts from the construction can be carefully managed and would not have a material impact on the local highway network. A construction management plan should agree the routing of construction vehicles and movements. Traffic impacts are expected to be accommodated in the existing highway network.

The site is highly accessible by bus, tram and rail services with good pedestrian and cycle links.

The development would not impinge upon the adopted highway.

These works therefore comply with Policies SP1, and DM1 of the Adopted Core Strategy for the City of Manchester Policy JP-P1 of Greater Manchester's Places for Everyone Guidance and Section 9 of the NPPF in relation to the impact of the development on the public highway.

**Accessibility and inclusivity -**

The access of the building would not be changed, and lift access and level access would be retained.

These works therefore comply with Policies SP1, DM1 and CC10 of the Adopted Core Strategy for the City of Manchester in relation to the availability of inclusive access into and throughout the building and Section 8 of the NPPF.

**Local Labour -**

A condition would require the City Council's Work and Skills team to agree the detailed form of the Local Labour Agreement for the construction period and the end use.

These works therefore comply with Policies SP1, DM1 and CC10 of the Adopted Core Strategy for the City of Manchester and Policy JP-P 1 and Section 8 of the NPPF in relation to the effect of the development on the local environment and existing residents in terms of the provision of jobs and education for local residents.

**Amenity Issues -**

a) Air Quality

The proposal could cause air quality impacts during construction and in operation. The site is in an air quality management area, and future occupiers could be exposed to elevated pollution levels.

The construction process would produce dust creating a 'medium risk' and increased emissions, but any adverse impacts would be temporary and would be controlled using the mitigation measures included in the Construction Management Report that would be required by condition.

The emissions of the operational stage would include vehicles travelling to and from the site and are unlikely to have a significant effect on air quality. Mitigation measures were implemented as part of the construction and the retention of the use of the building as offices.

b) Noise and vibration

The conditions recommended by the City Council’s Environmental Health Service in relation to the glazing and external equipment will be applied to the application; it is considered that the proposal would not have an adverse impact through noise and vibration.

c) Construction Management

The site is in an air quality management area and air quality measures are required. Dust suppression and screening to cover materials would minimise the impact on adjacent and surrounding occupiers. With appropriate measures in place the impacts of construction on surrounding occupiers would be mitigated by compliance with the Construction Management Plan that will be required to be submitted by condition.

These works therefore comply with Policies SP1, DM1 and CC10 of the Adopted Core Strategy for the City of Manchester and Policy JP-P 1 and Section 8 of the NPPF in relation to the effect of the development on residential amenity (in relation to parts a, b and c).

**Crime and Disorder -**

The proposal would provide natural surveillance of the public realm. The measures recommended by Greater Manchester Police Design for Security would be required to be implemented and maintained by condition.

These works therefore comply with Policies SP1, DM1 and CC10 of the Adopted Core Strategy for the City of Manchester and Section 8 of the NPPF in relation to ensuring that the development is secure and contributing to a reduction in crime.

**Conclusion -**

The works would constitute an improvement to the appearance of the building, the quality of the office accommodation and provide a thermal upgrade. It would be consistent with national and local planning policy, should attract more tenants to an existing office use potentially providing more jobs. The works would improve the appearance of the roofscape and the buildings overall impact on the character of the conservation area and setting of adjacent listed buildings.

It is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including PfE, the Adopted Core Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved through the scheme of delegation.

**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.

**Recommendation:** Approve

**Article 35 Declaration**

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application.

**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 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 have been carried out in accordance with the following drawings and documents:

The location plan referenced SGR-PRP-ZZ-ZZ-DR-A-02000 Rev P01 received by the City Council as local planning authority on 14 May 2025

The drawings referenced:

SGR-PRP-ZZ-ZZ-DR-A-02040 Rev P01

Received by the City Council as local planning authority on 14 May 2025

SGR-PRP-ZZ-ZZ-DR-A-02041 Rev P01

Received by the City Council as local planning authority on 27 May 2025

SGR-PRP-ZZ-ZZ-DR-A-02042 Rev P02
SGR-PRP-ZZ-ZZ-DR-A-02050 Rev P04
SGR-PRP-ZZ-ZZ-DR-A-02051 Rev P04
SGR-PRP-ZZ-ZZ-DR-A-02060 Rev P02
SGR-PRP-ZZ-ZZ-DR-A-02070 Rev P02
SGR-PRP-ZZ-ZZ-DR-A-02071 Rev P03
SGR-PRP-ZZ-ZZ-DR-A-02072 Rev P03

Received by the City Council as local planning authority on 08 August 2025

The letter from Euan Kellie Property Solutions dated 30 June 2025
The Design and Access Statement referenced SGR-PRP-ZZ-ZZ-PP-A-02900 Rev P04 prepared by PRP received by the City Council as local planning authority on 08 August 2025

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

3) No demolition of the existing building fabric on the site shall commence unless and until a Demolition and Construction Method Statement/ Management Plan has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control/risk management strategy to ensure a robust approach to protecting the surrounding heritage assets during the works and also include the following details:

- Display of an emergency contact number.
- Detail the phasing and quantification / classification of vehicular activity associated with planned construction including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.

- Detail ongoing construction works and contractor parking in the locality.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.
- Details of Wheel Washing.
- Dust suppression measures.
- Compound locations where relevant.
- Location, removal and recycling of waste.
- A routeing strategy for vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works.
- A community consultation plan.
- Sheeting over of construction vehicles.
- details of any hoardings, skips and/or scaffolding.

The approved Method Statement shall be adhered to throughout the Demolition and Construction period.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

4) Notwithstanding the details submitted with the application, prior to the commencement of development excluding demolition works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) hand sized samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full-sized sample panels that will be produced in line with an agreed programme and a programme for the production of the full-sized sample panels and strategy for quality control management. The panels to be produced shall include jointing and fixing details between all component materials and any component panels on the new building, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

(b) a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

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) a) Prior to the commencement of the development details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development and the demolition works, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

6) a) All areas within the areas of the building where glazing is being replaced shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) a) Prior to the use and/or reuse of any externally mounted ancillary equipment, this equipment shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) The following security measures shall be implemented as part of the development, completed prior to the first use of the development and retained for the duration of the use of the building:

- The replacement curtain walling shall meet accredited SBD PAS rated standards or equivalent LPS Standards.
- All new glazing shall incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.
- Any curtain walling panels shall include laminated glazing and shall be securely fixed.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

9) Prior to the commencement of the use of the extended development full details of the location and appearance of the 2no. swift boxes beneath the eaves on the new north-east fencing elevation of the rooftop and 1no. bat box positioned south, south-east or south-west at least 4 metres from the ground that shall be installed shall be submitted to and approved in writing b the City Council as local planning authority.

Following installation, these boxes shall be retained and continued for the duration of the use of the building.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

10) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced
SGR-PRP-ZZ-ZZ-DR-A-02040 P01 and SGR-PRP-ZZ-ZZ-DR-A-02060 P02 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

11) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

**Informatives**

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

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

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

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

Ground Floor, 60 Spring Gardens, Manchester, M2 2BQ
Second Floor, 57 Spring Gardens, Manchester, M2 2BY
First Floor, 70 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, 70 Spring Gardens, Manchester, M2 2BQ
First Floor, 57 Spring Gardens, Manchester, M2 2BY
Fifth Floor Suite 5C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Third Floor Suite 3C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Ground Floor, York House, 20 York Street, Manchester, M2 3BB
38 Mosley Street, Manchester, M2 3AZ
Sixth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Ground Floor, 55 Spring Gardens, Manchester, M2 2BY
Fifth Floor, 55 Spring Gardens, Manchester, M2 2BY
Fourth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 57 Spring Gardens, Manchester, M2 2BY
Fifth Floor Suite 5D, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Eighth Floor, York House, 20 York Street, Manchester, M2 3BB
Fourth Floor, 50 Fountain Street, Manchester, M2 2AS
Second Floor, 55 Spring Gardens, Manchester, M2 2BY
Sixth Floor, 55 Spring Gardens, Manchester, M2 2BY
57 Spring Gardens, Manchester, M2 2BY
Ground Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tenth Floor, York House, 20 York Street, Manchester, M2 3BB
Sixth Floor, York House, 20 York Street, Manchester, M2 3BB
Third Floor, 60 Spring Gardens, Manchester, M2 2BQ
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ
Fourth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Fourth Floor, York House, 20 York Street, Manchester, M2 3BB
Seventh Floor, 55 Spring Gardens, Manchester, M2 2BY
Third Floor, 55 Spring Gardens, Manchester, M2 2BY
Fourth Floor, 55 Spring Gardens, Manchester, M2 2BY
Third Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
Fourth Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Second Floor, York House, 20 York Street, Manchester, M2 3BB
Third Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Third Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, York House, 20 York Street, Manchester, M2 3BB
First Floor, York House, 20 York Street, Manchester, M2 3BB
Second Floor, 60 Spring Gardens, Manchester, M2 2BQ
46 Fountain Street, Manchester, M2 2BE
Third Floor, 57 Spring Gardens, Manchester, M2 2BY
Third Floor, 70 Spring Gardens, Manchester, M2 2BQ
64 - 72 Spring Gardens, Manchester, M2 2BQ
Second Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Seventh Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
First Floor, 60 Spring Gardens, Manchester, M2 2BQ
60 Spring Gardens, Manchester, M2 2BQ

42 - 44 Fountain Street, Manchester, M2 2AE
Eighth Floor, 55 Spring Gardens, Manchester, M2 2BY
First Floor, 55 Spring Gardens, Manchester, M2 2BY
Second Floor, 70 Spring Gardens, Manchester, M2 2BQ
Sixth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Second Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
Seventh Floor, York House, 20 York Street, Manchester, M2 3BB
Eighth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Fourth Floor, 60 Spring Gardens, Manchester, M2 2BQ
50 Fountain Street, Manchester, M2 2AS
70 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 70 Spring Gardens, Manchester, M2 2BQ
Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ
First Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
York House, 20 York Street, Manchester, M2 3BB
REGUS MANAGEMENT UK LTD, Ground Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
First Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
TOKIO MARINE KILN SERVICES LTD, Ninth Floor, York House, 20 York Street, Manchester, M2 3BB

**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 - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL