

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142348/LO/2025

Date registered valid: 7 March 2025

Proposal: Listed Building Consent for the erection of a retaining wall to the pedestrian footpath adjacent to the Port Street podium block (with flashing detail to prevent water ingress) abutting the adjacent Avro Building.

Address: Port Street / Avro, Manchester

Application no. 142363/NMC/2025

Date registered valid: 10 March 2025

Proposal: Non material amendments to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023 and 138008/NMC/2023) to vary Conditions 2 (Approved drawings), 9 (Public Realm Details) and 42 (Wind Mitigation) to secure amendments to landscaping scheme including new footpath connections, removal of proposed gate to Great Ancoats Street and introduction of retaining wall with flashing detail to prevent water ingress to retain the pedestrian footpath adjacent to the Port Street podium block.

Address: Port Street, Manchester

Ward(s): Piccadilly Ward

Applicant: Manchester (Port Street) Limited

Agent (if any): Ms Kelly McCann Deloitte

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation:

142348/LO/2025 : Approve

142363/NMC/2025 : Approve

Date of recommendations: 02-05-25

Application details -142348/LO/2025

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 March 2025

Standard consultations:

Printed: 13 March 2025 Expired: 3 April 2025

Neighbour notifications

Printed: 13 March 2025 Expired: 3 April 2025

Site notice

Posted: 20 March 2025 Expired: 10 April 2025

Press advert

Published: 18 March 2025 Expired: 8 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Application details -142363/NMC/2025

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 20 March 2025

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

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The applications relate to a 0.48 ha site bounded by Great Ancoats Street, the Grade II * Listed Brownsfield Mill (Avro Building), a surface car park and Port Street.

The site is close to the Northern Quarter, Ancoats Urban Village and New Islington which contain established residential communities. Port Street provides a link to cultural and commercial activity and to Ancoats through linkages to Redhill Street. Great Ancoats Street is a key traffic route around the city centre.

The site lies within Piccadilly Basin and is covered by two Strategic Regeneration Frameworks (SRFS): The HS2 Piccadilly SRF (2018) and the Piccadilly Basin SRF (2016). A number of SRFs have been endorsed for Piccadilly Basin since the 1990's

Description of development

Consent was granted in 2022 – application ref no 132489/FO/2021 for the erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works. The development known as One Port Street is currently under construction.

As part of the Applicant's Party Wall Agreement with the adjacent property ('Avro'), they are contractually required to build a retaining wall adjacent to the Grade II* Listed Building Avro building, which will retain the pedestrian footpath adjacent to the podium block of the above Port Street.

It is proposed to build a board marked concrete retaining wall adjacent to the C20th section of the listed wall. As part of the works a lead flashing detail is proposed to the head of the proposed retaining wall to prevent water ingress between both structures. Prevention of water ingress between both structures would be achieved by chasing in, a secondary layer chased into the nearest mortar joint.

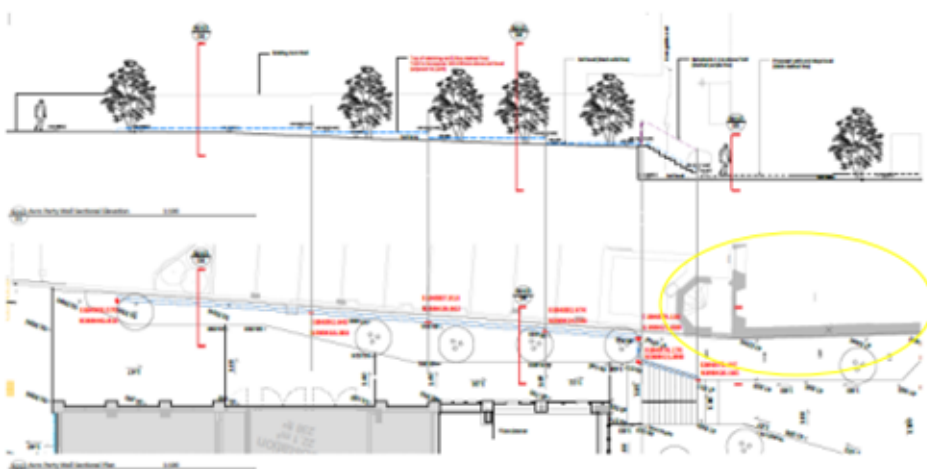


Figure 4: Proposed plan and section of the proposed retaining wall illustrating that it projects forward away from the historic brickwork of the Grade II* listed gable wall of the Avro building (the location of the historic brickwork to the principal listed building is highlighted in yellow).

The proposed retaining wall will end before the junction with the early C19th brickwork of the gable wall of the Grade II* listed building (Figure 4)



As part of the works, and as required by the agreement, the Applicant is required to provide a

This application is being submitted alongside a Non-Material Amendment (NMA) application, to secure amendments to the approved landscaping arrangement. As set out below:

Private residents' courtyard

- Introduction of skylight to courtyard, and subsequent minor alterations to layout within courtyard to accommodate.
- Omission of pergola.

Public gardens

- Minor layout development, including the addition of the required retaining wall described above, location of wind mitigation barriers and footpath reconfiguration to allow improved circulation.
- Addition of play space features and improved feature seating areas.

GAS and Port Street footpaths

- Introduction of steps and ramp to GAS / Port Street corner for improved accessibility.
- Alteration to blue line ownership boundary, now aligned around layby parking to Port Street.

Tariff Street Scheme

- A new footpath connection has been proposed to the south west to connect Port Street public realm to the Tariff Street development, and onto Tariff Street itself. Additionally, it is proposed the proposed gate along Great Ancoats is removed which would enable for a through route for pedestrians east to west.

Since the above consent was granted consent has also been granted for a residential development on an adjacent site (app ref no 137807/JO/2023) for:

Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site.

The non material amendments to the landscaping scheme will facilitate physical linkages without barriers between the 2 developments proving a linked pedestrian route from Tariff Street through to Great Ancoats Street.

These applications are being should be reviewed concurrently.

Consultations & Notification Responses

142348/LO/2025

Publicity – The application was advertised as affecting a listed building and site notices were displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. No representations have been received.

142363/NMC/2025 - None

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 SP1 – Spatial Principles

Policy CC9 – Design and Heritage

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN3 – Heritage - Policy DM1

Development Management Saved Unitary Development Plan for Manchester :

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.

Impact on Character, Fabric and Setting of Listed Building

The freestanding brick wall that separates the Brownsfield Mill courtyard from the former timber yards site to the north lies along the line of a historic boundary. There is a significant change of level here, with the north side of the courtyard being at Great Ancoats Street level and the land adjacent being canal wharves historically and thus at canal level. The wall that stands today is not however the original retaining wall. Map evidence and photographic evidence, whilst demonstrating some inconsistency that makes it difficult to pinpoint an exact date of construction, show that this wall is the gable end of mid 20th century industrial sheds. A closer look at the brickwork reveals construction in English Garden Wall bond like Brownsfield Mill itself, but using 20th century factory-made bricks. The pilasters or buttresses on the courtyard side align with put-log holes on the north-facing face, indicating the lines of purlins to the shed roofs. The quality of the mortar joints suggests that this wall was built 'overhand' from the timber yard side. It was built to a consistent height above the ridges of the sheds, probably to prevent human access onto the roof and into the valley gutters. The courtyard wall is part of the story of the development of Brownsfield Mill and neighbouring industrial sites, and contributes to its setting, but it is of itself of low significance.

There has been some concern about the structural stability of this wall in recent years due to its height and this as part of a party wall agreement it is proposed to build a concrete retaining wall adjacent to the C20th section of the listed wall which will retain the pedestrian footpath adjacent to the podium block at One Port St.

The nature of the proposed works is such that they will only affect C20th fabric and avoid the historic brickwork to the principal Grade II* listed building. In addition it is noted that due consideration has been given to the specification and methodology of installation. In this context it is considered that the proposals will have a no direct adverse impact on the significance of the Grade II* Avro building and hence there would be no harm. Where there is no harm then there is no requirement for public benefits which outweigh that harm to be demonstrated as required by S16 of the NPPF.

Whilst there is no harm this does not mean that there will be no physical or visual change, however it is considered that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, its setting or significance to any appreciable degree. As stated within Section 16 the NPPF, heritage assets also derive significance from their setting. The landscaping proposals for the neighbouring Port Street site will incur a clear and definable material benefit to the setting of the listed building, providing both activation and visual amenity, with further benefit derived from enhanced biodiversity. The proposals are therefore considered to provide a negligible beneficial enhancement to the setting of the Grade II* listed building. As such they would meet requirements within para 210 of the NPPF by sustaining and enhancing the significance of heritage assets and making a positive contribution to local character and distinctiveness.

Consequently, it is considered that the proposals are appropriately balanced and in compliance with the relevant local and national planning policies, with particular regard to para.210 of the NPPF (2024).

In addition, the proposals have considered the City's heritage and would support the Council in preserving or, where possible, enhancing the historic environment. (Core Strategy Policies SP1 EN1 EN3, CC9 and PfE Policy JP-P 2). The development would be appropriately sited, scaled

and formed, massed with appropriate layout and materials and have regard to the character of the surrounding area and effects on built heritage. (Core Strategy Policies DM1).

The proposals represent good design which would contribute positive to placemaking as required by S12 of the NPPF.

Conclusion

It is considered, therefore, that, notwithstanding special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses and giving considerable weight to preserving the setting of the listed buildings as required by virtue of S16 and S66 of the Listed Buildings Act, that the proposals are considered on balance to be acceptable.

Non Material Amendment issues

The proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development. Indeed, the changes are considered to improve the landscaping scheme by removing previous controls to limit access during certain hours and therefore will improve permeability within the area.

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 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:

142348/LO/2025 : Approve

142363/NMC/2025 : Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and 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

142348/LO/2025

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

(a) Dwgs Avro Wall Elevation Survey, prepared by Renaker; o Avro Boundary Wall photos, prepared by Renaker,

Avro Wall Sketch Change in Level, prepared by Renaker;

Z0-REF-G710-DE-GRD-0894-8015 Rev C08 Avro Party Wall Interface Details

Z0-REF-G710-DE-GRD-0894-8021 Rev P01 Avro Gable Planter details

Z0-REF-G710-DE-GRD-0894-8022 Rev P01 Avro Existing and Proposed Level

Z0-REF-G710-DE-GRD-0894-8013 Wharf Garden Step Detail

Avro Wall and Steps View Drawing No. RF21-984-LU-01-01, prepared by Reform;

Landscape General Arrangement Drawing No. 0894-RFM-XX-00-DR-L-0001-S2-P10, prepared by Reform;

Mortar Disaggregation Report 24-04-25;

MORTAR NOTE 25-04-25.

DELOITTE E-MAIL 30 04 25 GAP AND PARTY WALL

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, EN1, EN3, CC9 and DM 1 and saved Unitary Development Plan policy DC19.1

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials including the brick and leadwork 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.

4) Notwithstanding the details as set out in condition 2 above prior to the commencement of the mortaring and pointing of the brickwork a sample of the proposed works to inform the final finishes shall be signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority.

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

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.

5) Notwithstanding the details as set out in condition 2 above prior to the commencement of the leadwork a sample of the proposed works to inform the final finishes shall be signed off on site and submitted for approval in writing by the City Council, as Local Planning Authority.

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

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.

142363/NMC/2025

1) Reason 1:

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes to the condition triggers will have no material impact upon the previously approved scheme and will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

2) Reason 2:

The re-wording of conditions 2,9 and 42 is required to due to design development and the approval of the adjacent residential scheme under application ref no 137807/JO/2023. Design developments include amendments to the approved landscaping scheme including new footpath connections, removal of proposed gate to Great Ancoats Street and introduction of

retaining wall with flashing detail to prevent water ingress to retain the pedestrian footpath adjacent to the Port Street podium block.

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

(a) Site Location Plans 10376-SHP-Z0-A-B5D8-G100-XP-XX-001 and 10376-SHP-Z0-A-B5D8-G100-XP-XX-002 and Site Wide Reference Plan 10376-SHP-Z0-A-B5D8-G100-PL-XX-001 Rev PO2;

(b) 10376-SHP-Z0-A-B5D8-G200-PL-B1-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P02, 10376-SHP-Z0-A-B5D8-G200-PL-TY-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-07-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-08-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-09-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-10-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev P06, 10376-SHP-Z0-A-B5D8-G200-PL-31-001 RevP05, 10376-SHP-Z0-A-B5D8-G200-PL-TY-003 Rev P07, 10376-SHP-Z0-A-B5D8-G200-PL-RF-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-RF-002 Rev P04, 10376-SHP-Z0-A-B5D8-G200-EL-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-EN-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-ES-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-EW-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-AA-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-BB-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-CC-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-DD-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-001 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-002 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-003 Rev P03, 10376-SHP-Z0-A-B5D8-G251-DE-XX-004 Rev P03, 10376-SHP-Z0-A-B5D8-G251-DE-XX-005 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-006 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-007 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-008 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-009 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-010 RevP05; and, 10376-SHP-Z0-A-B5D8-G251-DE-XX-011 Rev P03;

(c) Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy . 0894-RFM-XX-00-DR-L-0001-S2-P10, stamped as received on 10-03-25;

(d) Port Street, Manchester, Waste Management Strategy, by Curtins Ref: 79165-CUR-00-XX-RP-TP-003 Revision: V02, Dated: 12 November 2021 stamped as received on 13-12-21 (on the basis of twice weekly collections subject to condition 3) and Dwg 10376-SHP-Z0-A-G100-SK-B1-002 Rev PO1 (condition 3);

(e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B 04/02/2022 stamped as received on 04-02-22;

(f) Accommodation Schedule within Section 6.5 of Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21 as amended by Deloitte's Cover Letter dated 03-05-22 stamped as received on 15-07-22 as amended by Deloitte's letter dated 10-01-23 ;

(g) Section 8 of the Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21;

(h) Archaeological Desk-Based Assessment Port Street, Ancoats, Manchester Client: Manchester (Port Street) Ltd, Technical Report:

Natalie Poundall Report No: 2021/66 by University of Salford, stamped as received on 13-12-22;

(i) Inclusions of measures and targets set out in Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021 and AFFINITY LIVING, PORT STREET, Sustainability Statement by WSP dated December 2021 and ES Climate Change Chapter (6) all stamped as received on 13-12-21;

(j) Broadband Connectivity Assessment, Port Street, Sept 2021 by Pager Power stamped as received on 13-12-21;

(k) Fire Statement - FS 001.1, Project: Port Street, Ancoats, Subject: Fire Statement Date: 23 November 2021 stamped as received on 13-12-21 as amended by Deloitte's MCC Consultations Responses Table 31-03-22 and e-mail Response to HSE dated 11-05-22;

(l) Port Street, Manchester, Manchester (Port Street), Limited, AIR QUALITY ASSESSMENT, REVISION 01 - 12 NOVEMBER 2021 by Hoare Lee stamped as received on 13-12-21;

(m) FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT 84548-PORT-WSP-RP-FRA-001 by WSP November 2021 stamped as received on 13-12-21;

(n) Television Baseline Survey Report, Port Street, Manchester (Port Street) Ltd, November 2021 by Pager Power, stamped as received on 13-12-21;

(o) MANCHESTER (PORT STREET) LTD, PORT STREET, MANCHESTER CITY CENTRE, EXTENDED PHASE 1 HABITAT SURVEY by Penny Anderson Associates May 2021;

(p) Affinity Living, Port Street, Manchester, Ventilation Statement by Futureserve dated November 2021 stamped as received on 13-12-21;

(q) PORT STREET, MANCHESTER Interpretative Ground Investigation Report by WSP REF. NO. 70084785-WSP-GEO-IGR-001

DATE: NOVEMBER 2021 stamped as received on 13-12-21;

(r) Port Street, Manchester, Transport Statement by Curtins Ref: 79165-CUR-00-XX-RP-TP-001, Revision: V01 Issue Date: 12 November 2021 and Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP-002, Revision: V02 Issue Date: 12 November

2021 both stamped as received on 13-12-21 and Port Street, Manchester, Stage 1 Road Safety Audit, Response Report, by Curtins Ref: 079165-CUR-XX-XX-RP-TP-005, Revision: P01 Dated: 26 April 2022, Dwg 79165-CUR-00-XX-DR-TP-75001 P09 Access Arrangements and PORT STREET, MANCHESTER Stage 1 Road Safety Audit April 2022 AJ-PF-22-3708-RSA1 all stamped as received on 04-05-22 and Deloitte's e-mail 09-05-22 in relation to the cycle lane;

(s) Heritage Statement Manchester (Port Street) Ltd November 2021 by Stephen Levrant Heritage Architecture Ltd stamped as received on the 13-12-21 and Addendum April 2022 stamped as received on 14-04-22;

(t) Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21;

(u) ES Volume 1 Main Text:

Chapter 1 Introduction

Chapter 2 Environmental Impact Assessment Methodology

Chapter 3 Alternatives and Design Evolution

Chapter 4 Site, Surroundings and Description of Proposals

Chapter 5 Construction Management and Phasing

Chapter 6 Climate Change

Chapter 7 Daylight, Sunlight and Overshadowing

Chapter 8 Heritage

Chapter 9 Human Health

Chapter 10 Noise and Vibration

Chapter 11 Socio Economic Impact

Chapter 12 Townscape and Visual Impact

Chapter 13 Wind Microclimate

Chapter 14. Summary of Residual Impacts

Chapter 15. Type 1 Cumulative Impacts

(v) ES Volume 2 List of Appendices

Chapter 2: Environmental Impact Assessment Methodology

Appendix 2.1 - ES Scoping Report

Appendix 2.2 - Committed Developments

Appendix 2.3 - ES Scoping Opinion

Chapter 7: Daylight, Sunlight and Overshadowing

Appendix 7.1 - Drawings of the Baseline and Proposed Scenario;

Appendix 7.2 - Daylight and Sunlight Results for Baseline v Proposed;

Appendix 7.3 - Drawings of the Piccadilly Basin Strategic Regeneration Framework massing;
and

Appendix 7.4 - Daylight and Sunlight results for the Piccadilly Basin Strategic Regeneration
Framework massing.

Chapter 8: Heritage

Appendix 8.1 - Heritage Statement

Chapter 10: Noise

Appendix 10.1 - Acoustic Report

Chapter 11: Socio-Economic

Appendix 11.1 - Socio-economic baseline assessment

Appendix 11.2 - Socio-economic Receptor Plan

Chapter 12: Townscape and Visual Impact

Appendix 12.1 - Figures

Appendix 12.2 - TVA Assessment Methodology

Appendix 12.3 - Methodology for producing views and photomontages

Appendix 12.4 - Committed Developments

Appendix 12.5 - Accurate Visual Representations

Chapter 13: Wind Microclimate

Appendix 13.1 - Wind Microclimate Detailed Methodology

(w) ES Volume 3 -Non Technical Summary

all stamped as received on 13-12-21;

(x) ES Addendum

Addendum report, Town and Visual Impact Assessment, prepared by Reform

Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture

ES Figures

all stamped as received on 14 04 22; and

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

(9) Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P10 stamped as received on 10-03-25

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of hours during which the terrace at 7th floor level will be open to residents and the mechanisms which would prevent use outside of those hours;

(b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Details of natural play equipment provision;

(h) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats); ;

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with

Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management and maintenance strategy for the public realm including hours during which these areas would be open to non residents, how access to these areas would be managed in the longer term including triggers for removal of the gated access (based on future development plots being delivered) and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people; and

(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings; design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

42) The development shall be implemented in accordance with dwgs 10376-SHP-Z0-A-B5D8-G200-PL-07-001 Rev PO4 and Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 and on the basis of the Wind Microclimate Report dated 5th July 2023 prepared by GIA and Deloitte's e-mail 24-08-23 and Wind Microclimate Technical Note 25-04-25 by GIA stamped as received on 28-04-25

The approved scheme shall be implemented prior to any use of the terrace and public realm commencing and thereafter retained and maintained in situ.

Reason - In the interest of creating a suitable and safe environment for residents and in the interests of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
National Amenity Societies

Flat 24, 1 Binns Place, Manchester, M4 5BY
Flat 14, 1 Binns Place, Manchester, M4 5BY
Flat 17, 1 Binns Place, Manchester, M4 5BY
Flat 28, 1 Binns Place, Manchester, M4 5BY
91 Port Street, Manchester, M1 2EG
Flat 9, 1 Binns Place, Manchester, M4 5BY
Flat 31, 1 Binns Place, Manchester, M4 5BY
Flat 18, 1 Binns Place, Manchester, M4 5BY
Flat 11, 1 Binns Place, Manchester, M4 5BY
Flat 13, 1 Binns Place, Manchester, M4 5BY
Flat 22, 1 Binns Place, Manchester, M4 5BY
Flat 5, 1 Binns Place, Manchester, M4 5BY
70 Port Street, Manchester, M1 2EG
Flat 7, 1 Binns Place, Manchester, M4 5BY
Flat 1, 1 Binns Place, Manchester, M4 5BY
Flat 21, 1 Binns Place, Manchester, M4 5BY
Street Urchin, 72 Great Ancoats Street, Manchester, M4 5BG
Flat 2, 1 Binns Place, Manchester, M4 5BY
Flat 23, 1 Binns Place, Manchester, M4 5BY
Flat 20, 1 Binns Place, Manchester, M4 5BY
Flat 25, 1 Binns Place, Manchester, M4 5BY
Flat 16, 1 Binns Place, Manchester, M4 5BY
Flat 4, 1 Binns Place, Manchester, M4 5BY
Flat 6, 1 Binns Place, Manchester, M4 5BY
Flat 27, 1 Binns Place, Manchester, M4 5BY
Flat 15, 1 Binns Place, Manchester, M4 5BY
75 Port Street, Manchester, M1 2EG
Flat 30, 1 Binns Place, Manchester, M4 5BY
Flat 29, 1 Binns Place, Manchester, M4 5BY
Flat 3, 1 Binns Place, Manchester, M4 5BY
Flat 8, 1 Binns Place, Manchester, M4 5BY
Flat 10, 1 Binns Place, Manchester, M4 5BY
Flat 12, 1 Binns Place, Manchester, M4 5BY
Flat 26, 1 Binns Place, Manchester, M4 5BY
Flat 19, 1 Binns Place, Manchester, M4 5BY

Appendix 2 – Planning constraints

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

