

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141586/FO/2024

Date registered valid: 25 November 2024

Proposal: Exterior alterations to elevations and public realm improvements, including alterations to parking at Castlefield House.

Address: Castlefield House, Liverpool Road, Manchester, M3 4SB

Ward(s): Deansgate Ward

Applicant: Aftab Castlefield House Properties Limited

Agent (if any): Mrs Deborah Baker Barnett Zerum

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28/02/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 5 December 2024 Expired: 28 December 2024

Neighbour notifications

Printed: 5 December 2024 Expired: 28 December 2024

Site notice

Posted: 6 December 2024 Expired: 29 December 2024

Press advert

Published: 10 December 2024 Expired: 31 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Castlefield House, a detached flat roofed six storey office building with two storey wraparound extension. Castlefield House is a post-war office building that underwent a remodelling in the mid-2000s which saw the installation of its current façade, a largely glazed design featuring glass spandrels and a minimal amount of beige cladding, with side elevations of pebbledash. To the rear of the site lies a surface car park overshadowed by 4no mature trees and that is paved in tarmac. To the front of the site lies an additional surface car park, completed in brick paving. The site is then lined by black metal fencing.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The neighbouring area comprises that of the Castlefield Conservation Area. The Conservation Area is the largest within Manchester City Centre and spans the from the area to the south of the Mancunian Way to the southern tip of Deansgate. Development within the locality of the application site is comparatively low density for the City Centre, with Beetham Tower visually dominating the street scene when facing eastwards. Neighbouring built development includes the Grade II listed former covered markets that span either side of the application site and are undergoing redevelopment for employment use. Further to the west of the site lies the Grade II listed former railway buildings that now form the Museum of Science and Industry. Neighbouring uses to the south, east and west comprise of office uses and other commercial Class E uses, with some drinking establishments also being situated along the southern side of Liverpool Road.

Description of development

The application seeks consent for elevational alterations and landscaping measures.

The proposed elevational alterations would consist of the cleaning of the property's render, the painting of its walling frames anthracite grey, the installation of a fascia to conceal a gutter at ground floor, removal of green fin detail from ground floor, the insertion of a doorway at ground floor and the insertion of a gate along the property's eastern boundary on Barton Street.

A detached cycle store would be sited along Barton Street capable of storing 54no bicycles, with exact design details to be conditioned.

The proposed landscaping measures consist of the removal of the boundary railings along Liverpool Road and Byrom Street, the laying of new paving to the front of the site, doing away with the existing surface car park. Soft landscaping measures would then also be introduced to the site frontage along Liverpool Road consisting of 3no mature trees and low lying shrubs. New bollard and lighting columns would also be placed along the site boundary on Liverpool Road and Byrom Street.

It is noted advertisements are shown on the proposed plans but as these would require advertisement consent and not planning permission they will not be assessed as part of this application.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

095151/FU/2010/C1 - Change of Use from B1 (Offices) to D1 (Education and Training Facility) at part of ground floor level – Approved June 2011.

080489/FO/2006/C3 - New external car lift and enclosure to access existing basement car park to 6 storey office block – Approved October 2006.

076027/FO/2005/C3 - Refurbishment of the existing building to provide offices (Use Class B1) throughout comprising change of use of the existing ground floor retail unit and undercroft parking area to offices; re-cladding of the external elevations; new reception area; roof top plant; car parking; landscaping and other related works – Approved August 2005.

Consultations & Notification Responses

Arborist – No objection subject to measures being taken to prevent the proposed trees from becoming girdled.

Highway Services – No objection subject to conditions relating to off-site highway works, EV charging point provision and construction management.

Environmental Health – No objection subject to conditions relating to construction management, hours of construction and demolition, and the luminance of advertisements.

MCC Flood Risk Management – No objection subject to a condition requiring the submission of a drainage scheme.

Greater Manchester Ecology Unit – No objection subject to a condition securing an on site biodiversity net gain and informatives relating to protected species and nesting birds.

Greater Manchester Police – No objection.

Transport For Greater Manchester – No objection.

Greater Manchester Archaeological Advisory Service – No objection subject to a condition requiring the submission of a written scheme of investigation.

Work & Skills Team – No objection.

Publicity – None received.

Policy

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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

Issues

Principle of the Development

The application seeks cosmetic alterations to an existing property, as well as the creation of public realm. It is considered the rejuvenation of Castlefield House would contribute to the ongoing regeneration of the City Centre by making it more attractive to potential occupiers, thereby securing its future use. The proposal accords with Core Strategy Policies SP1, EC3 and CC1 and Places for Everyone Plan Policy JP-Strat2 in principle subject to the matters discussed below.

Visual Amenity

The application site is a contemporary office block that features render like stone coloured cladding and glazed spandrels on its front and rear elevations, as well as wrap round two storey extension. Its side elevations are then finished in pebbledash. The site was remodelled in the mid-2000s and since then shows signs of aging, with its cladding stained in multiple places, and elements of the finish on its low level non-glazed spandrel panels having been peeled off.

The proposed works to the property itself are limited in scope, with the property's curtain walling frame to be repainted and over minor elevational alterations including the insertion of a door, installation of fascia and removal and replacement of the ground floor fin feature. A cycle store is proposed along Barton Street but no exact design details have been included in the submission. The works are considered would have a positive impact on the appearance of the property, uplifting and rejuvenating its appearance.

The application site's surface car parks are considered to detract from the street scene, with them failing to respond to the pleasant frontages of the property's that line Liverpool Road, as well as the leafy appearance of the Castlefield Public Heritage Park. The proposed public realm measures in contrast to this would assist in activating this frontage and create a more welcoming appearance for the application site.

Subject to conditions that would require the submission of exact details and material samples of the proposed elevational alterations and cycle store, the proposal is considered would have a positive impact on the appearance of the application site and therefore accords with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site lies within the Castlefield Conservation Area, adjacent to the ruins/remains of the Roman Mamucium Fort and to the sides of the Grade II listed former covered markets. The application site itself lies along the former Roman Road to Ribchester, and was also the site of the former St Matthews Church, a neo-gothic church completed in 1822 and demolished 1951 (Pictured below). The Greater Manchester Archaeological Advisory Service have stated that the site is of high archaeological interest and that in the event of an approval a written scheme of investigation be submitted to and approved in writing by the City Council as Local Planning Authority.

Upon the demolition of St Matthew's Church, a contemporary office building, now Castlefield House, was erected. In 2005 consent was then granted under permission 076027/FO/2005/C3 to update the façade of the application site to what it is now (See photographs below).



Application site as of 2003 with original façade and post refurbishment

As existing it is considered the application site has a neutral impact on the significance of the Conservation Area. The property's façade requires cleaning, and its surface car parks provide little in the way of visual interest and interaction with the street scene. The proposed development would see the property's façade rejuvenated, helping to lift its appearance. Public realm works, including the provision of street trees would also assist in activating the frontage of the site and give a more welcoming appearance to Liverpool Road/Byrom Street. Subject to a condition that would require the submission of an archaeological watching brief/written scheme of investigation, the development would have a minor beneficial impact on the appearance and significance of the Castlefield Conservation Area.

On this basis, the proposal is considered would have a minor beneficial impact on the setting and significance of the Castlefield Conservation Area, in accordance with Core Strategy Policies SP1, CC9, C10, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The application is limited to cosmetic elevational alterations and hard and soft landscaping works. It is considered the proposed works are of such a nature that they would not present an unacceptable impact on neighbouring amenity once implemented, with no risk of overshadowing, loss of privacy or noise generation.

Environmental Health have requested that in the event of an approval conditions be attached requiring the submission of a construction management plan and that the luminance of any proposed advertisements be controlled. As the proposed development seeks planning permission and not advertisement consent, the need to control any advertisements does not apply in this instance.

Subject to a condition that would require the submission of a construction management plan which would detail methods in which neighbouring amenity would be protected during the construction process, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Ecology and Landscaping

The application site consists of hard paving and neighbours 4no mature trees along Tonman Street. The development would see the installation of soft landscaping measures along Liverpool Road which would secure a biodiversity net gain on site. It is noted the species of plant to be used

in this scheme has not been confirmed. The Council's Arborist does not object to the proposal but warns that the use of metal grills at the base of the proposed street trees can lead to the tree becoming girdled if not managed correctly.

The Greater Manchester Ecology Unit do not object to the development subject to a condition securing an on site biodiversity net gain and informatives relating to protected species and nesting birds.

In order to ensure the suitability of the proposed landscaping measures and that they are replaced in the event of removal or failure; in the event of an approval a condition will be attached requiring exact details of the proposed landscaping measures to be confirmed and that information to prevent the proposed street trees from becoming girdled submitted. Additionally, in order to ensure a further biodiversity net gain on site, it is considered necessary to condition a scheme for the provision of bat and bird boxes on site. Subject to such conditions and the aforementioned informatives, the proposal is acceptable in this regard and accords with Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

Drainage and Flood Risk

The application site lies within Flood Zone 1 where the risk of flooding is lowest. Areas within Flood Zones 2 and 3 lie 250m to the west. Flood Risk do not object to the proposal subject to a condition that would require the submission of a drainage plan. Subject to such a condition it is considered the development is acceptable in this regard and accords with Core Strategy Policy DM1 and EN14, and the National Planning Policy Framework.

Highway Safety

The development would see the loss of surface car parking to the front of the site, with 9no car parking spaces being retained to the rear of the site. The removal of the car parking spaces to the front of the site would see the vehicular access fronting out onto Liverpool Road closed and the pavement reinstated across it.

A cycle store would also be erected along the property's side elevation facing onto Barton Street. Upon revision Highways do not object to the proposed works subject to conditions requiring the submission of a construction management plan, confirmation of off-site highway works and that EV charging provision be made available on site.

Subject to such conditions, as well as additional conditions that would require the car parking spaces to be clearly demarcated and cycle storage to be made available for use prior to the first occupation of the development, the development is acceptable with regard to its impact on highway strategy, all in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Other Matters

It is noted that the proposed plans depict an internally illuminated high level sign that would be placed on the property's western facing side elevation. Such development would require advertisement consent and not planning permission. In the event of an approval an informative will be attached making clear that the grant of planning permission does not permit the installation of any such advertisement/signage.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC3, CC1, CC9, T1, EN1, EN3, EN14, EN15, EN16 and DM1, Saved Unitary Development Plan Policies DC18 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval

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 be carried out in accordance with the following drawings and documents:

- o CH_LP-01 Revision P1: Location Plan (Received 25/11/2024)
- o CH-GE-01 Revision P3: Proposed South Elevation
- o CH-GE-02 Revision P3: Proposed West Elevation
- o CH-GE-03 Revision P3: Proposed North Elevation
- o CH-GE-04 Revision P3: Proposed East Elevation
- o CH-GE-10 Revision P2: Proposed Detailed Elevation
- o CH-GE-11 Revision P3: Proposed Detailed Elevation
- o CH-SP-01 Revision P3: Proposed Site Plan
- o CH-SP-02 Revision P2: Liverpool Road Public Realm Detailed Plan
- o CH-SP-03 Revision P3: Barton Street Cycle Store Detailed Plan
- o Sketch - SK-4 Rev A: Metal Screening to Cycle Store

All stamped as received by the City Council as Local Planning Authority on 07/02/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of the development hereby approved, a construction management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council as local planning authority.

The Project Design shall cover the following:

- a) A phased programme and methodology of investigation and recording to include: - archaeological monitoring and recording during any ground-breaking works.
- b) A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.
- c) Deposition of the final report with the Greater Manchester Historic Environment Record.
- d) Dissemination of the results of the archaeological investigations commensurate with their significance.
- e) Provision for archive deposition of the report and records of the site investigation.
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted and approved in writing by the City Council, as Local Planning Authority. This shall include the following:

- o Evidence of drainage hierarchy adherence.
- o Finalised surface water drainage layout including all components, levels and connectivity.
- o Evidence of connection approval in principle.
- o Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

7) Prior to the commencement of any of the following works hereby approved, exact details regarding their dimensions and finish, including material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. The cleaning of the property's cladding
- b. Installation of new aluminium coping
- c. Installation of fascia to conceal ground floor gutter above Liverpool Road entrance
- d. Installation of new aluminium cladding piece to replace ground floor green fin

The development shall then proceed in accordance with the approved details.

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.

8) Prior to the insertion of the new doorway on the property's southern facing elevation, and the installation of the emergency access gate along Barton Street, material samples and exact details regarding their finish and profile shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

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.

9) Prior to the commencement of any works in relation to the external cycle store hereby approved, final details that shall confirm the store's dimensions and material finish shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details, be made available for use prior to the completion of the development and be retained and maintained thereafter for its lifetime.

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.

10) a) Prior to the commencement of development of, with the exception of site clearance works, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- I. Final and exact details of the design and layout of the approved public realm works
- II. Details of the proposed hard landscaping measures, including material samples
- III. Details of the proposed street furniture including seating, bins, bollards, planters and lighting poles;
- IV. Details of any external steps and handrails;

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - 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 emerging Core Strategy.

11) (a) Prior to the commencement of any development in relation to the implementation of soft landscaping works, a detailed landscape plan pursuant to the indicative details shown on drawing no.CH-SP-02 Rev P2 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The landscape plan shall confirm the species of tree and other plants to be utilised in the scheme, as well as their overall size and maturity. Detail regarding the long term management of the proposed street trees which shall include measures to prevent tree girdling shall also be included within the scheme. The development shall then proceed in accordance with the approved details.

(b) The approved scheme shall be implemented prior to the completion of the development. 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 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 SP1, EN9 and DM1 of the Core Strategy.

12) Prior to the completion of the development hereby approved, a scheme of highway works and details of footpath reinstatement along Liverpool Road shall be submitted for approval in writing by the City as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the completion of the development hereby approved and thereafter be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the completion of the development, a scheme for the provision of bird and bat boxes on site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to the completion of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason - In the interest of securing a biodiversity net gain on site in accordance with Core Strategy Policies DM1 and EN15, and the National Planning Policy Framework.

14) a) Prior to the completion of the development, details of the provision of electric vehicle charging infrastructure on site will be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to the completion of the development and shall thereafter be retained and maintained for the lifetime of the development.

b) Within one month of the completion of the development a verification report confirming the installation of the approved works shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of promoting sustainable forms of transportation to and from the application site, and improving the air quality of the City Centre in accordance with Core Strategy Policies CC5, EN16 and DM1, Places for Everyone Plan Policy JP-S6, and the National Planning Policy Framework.

15) The car parking spaces shown on drawing no. CH-SP-01 Revision P3, shall be demarcated and made available for use prior to the completion of the development. The car parking spaces shall then be retained and maintained for the lifetime of the development.

Reason - To ensure adequate and safe car parking on site, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Informatives

1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3) No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

4) Notwithstanding the inclusion of advertisements on the approved plans, such development requires advertisement consent, and the granting of planning permission does not mitigate the need for this, nor confirms its acceptability. If advertisements are to be installed on site a separate advertisement consent application must be submitted to the City Council as Local Planning Authority.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Work & Skills Team
Greater Manchester Ecology Unit

61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
Flat 9, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 11 Liverpool Road, Manchester, M3 4NS
322 - 330 Deansgate, Manchester, M3 4FN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
37 Liverpool Road, Manchester, M3 4NQ
23 Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
57 Rozel Square, Manchester, M3 4FQ
Flat 6, 11 Liverpool Road, Manchester, M3 4NS
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
15 Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
310 Deansgate, Manchester, M3 4HE
7 Porchfield Square, Manchester, M3 4FG
55 Rozel Square, Manchester, M3 4FQ
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
Flat 5, 11 Liverpool Road, Manchester, M3 4NS
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 11 Liverpool Road, Manchester, M3 4NS
33 Liverpool Road, Manchester, M3 4NQ
23A Porchfield Square, Manchester, M3 4FG
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
67 Rozel Square, Manchester, M3 4FQ
Flat 14, 2 Southern Street, Manchester, M3 4NJ
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
31 Liverpool Road, Manchester, M3 4NQ
17 Porchfield Square, Manchester, M3 4FG
19 Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG

Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
34 Rozel Square, Manchester, M3 4FQ
51 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
Flat 2, 11 Liverpool Road, Manchester, M3 4NS
Flat 1, 11 Liverpool Road, Manchester, M3 4NS
332 - 334 Deansgate, Manchester, M3 4LY
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
1 Southern Street, Manchester, M3 4NJ
45 Rozel Square, Manchester, M3 4FQ
19A Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
41 Liverpool Road, Manchester, M3 4NQ
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
36 Rozel Square, Manchester, M3 4FQ
49 Rozel Square, Manchester, M3 4FQ
Flat 7, 11 Liverpool Road, Manchester, M3 4NS
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
17A Porchfield Square, Manchester, M3 4FG
43 Liverpool Road, Manchester, M3 4NQ
39 Liverpool Road, Manchester, M3 4NQ
1 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
Flat 4, 11 Liverpool Road, Manchester, M3 4NS
Maguires Solicitors, Deansgate, Manchester, M3 4LY
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
13A Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
Second And Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
3 Porchfield Square, Manchester, M3 4FG
3A Porchfield Square, Manchester, M3 4FG
5A Porchfield Square, Manchester, M3 4FG
47 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
53 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
27 Liverpool Road, Manchester, M3 4NW
Flat 5, 2 Southern Street, Manchester, M3 4NJ
35 Liverpool Road, Manchester, M3 4NQ

21A Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
Campfield Market, Liverpool Road, Manchester, M3 3NG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL