

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140356/JO/2024

Date registered valid: 8 July 2024

Proposal: Variation of Listed Building Consent 119375/LO/2018, as amended by 133906/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding).

Address: 11 Bloom Street, Manchester, M1 3EF

Ward(s): Piccadilly Ward

Applicant: Mr Neil Baumber Beech Holdings

Agent (if any): Mr Ralph Taylor Paul Butler Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
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Recommendation: Approve

Date of recommendation: 02/12/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 12 July 2024 Expired: 2 August 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 16 July 2024 Expired: 6 August 2024

Press advert

Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed 11 Bloom Street, a former Victorian warehouse building, now vacant. The property is five storeys, with basement, is completed in red brick, with a sandstone ground floor. Internally, the property had featured unsympathetic modern alterations which were installed when the site was converted to offices in the mid to late 20th century. Since then, the innards of the property have largely been removed upon the approval of planning permissions 119375/LO/2018 and 119374/FO/2018 (Then since being superseded by permissions 133906/JO/2022 and 133975/JO/2022) that saw consent be granted for the conversion of the site into 46 no residential apartments (Class C3), as well as the installation of a rooftop extension. The property is in an extensive state of disrepair, with multiple windows having been removed or damaged.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre. The site is not within but is visible from the Whitworth Conservation Area, which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester. The site is opposite the Grade II* Listed Crown Courts on Minshull Street and opposite the Grade II Listed 8 Minshull Street and 42 Bloom Street. A surface car park lies adjacent to the site to the south-west. Neighbouring uses comprise of a variety of commercial office uses (Class E) to the north and north-west, with a large number of drinking establishments and nightclubs (Sui Generis) situated to the south along Canal Street.

Description of development

The application seeks listed building consent to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) of planning permission 133906/JO/2022.

The proposed amendments consist of the following:

- Layout changes to internal partitions forming approved residential apartments.
- Roof extension design change, including removal of balconies, fin details, plant screen and reduction in rooftop plant.
- Alleyway access and elevational alterations.
- Alterations to ventilation strategy
- Removal of dryriser inlet from façade
- Demolition of non-original alleyway facing section of brickwork to the former lift hoist shaft housing at roof level

Condition 5 (Scaffolding) is to be reworded in line with the previously agreed scaffolding details.

Planning History

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

140357/JO/2024 - Variation of Listed Building Consent 119373/LO/2018, as amended by 133905/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) – Application under consideration.

140382/JO/2024 - Variation of application 119374/FO/2018, as varied by 133975/JO/2022, to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards) – Application under consideration.

133975/JO/2022 - Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions – Approved October 2022.

133906/JO/2022 - Variation of Condition 3 (Materials) of application 119375/LO/2018 to amend the wording – Approved October 2022.

133905/JO/2022 - Variation of Condition 3 (Materials) of application 119373/LO/2018 to amend the wording – Approved October 2022.

119375/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119374/FO/2018 - Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119373/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

Consultations & Notification Responses

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 CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC3 – Housing
- Policy CC6 – City Centre High Density Development
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy H2 – Strategic Housing Provision
- Policy H4 – East Manchester
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN16 – Air Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

- Policy DC7 – New Housing Developments
- Policy DC19 – Listed Buildings
- 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 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing

exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the Heritage Asset

The application concerns the Grade II listed 11 Bloom Street. The site is subject to an extant planning permission and listed building consent for its conversion to 46no residential apartments. The scheme was partially implemented but work have since halted and the application property is now more akin to a shell of a building, with much of its internal components having been removed. During negotiation it has also come to light that the building is need of repair work in order to render it structurally sound so that the site can become fit for habitation. The nature of the submission under consideration is to amend the extant permission to allow for work to recommence on site and for the scheme to be delivered.

In light of the above, it is acknowledged that the application site is in an advance state of disrepair and that the proposal would have notable public benefit in that it would allow for the occupation and secure the continued use of a listed building. It is noted that the acceptability of the vast majority of works applied for have already been found to be acceptable under permissions 119375/LO/2018 and 133906/JO/2022, and thus the basis of this report will only consider the material impact of the proposed alterations.

Internal changes to the layout of apartments are considered to be minor works which would have no greater impact on the listed building than that of the approved scheme. The proposed alterations would also see the ventilation of the apartments shift from an individual supply to a centralised system, which would in practical terms require additional vents to be installed on the elevations of the property. The submission has made clear that such vents would be of a heritage style and that they would be uniform in size and appearance. Subject to a condition that would require submission of samples and final details of its internal manifestation, this element of the development is acceptable.

Externally, the approved roof top extension has undergone a minor redesign, this has seen the omission of external balconies along its alleyway (north-eastern facing) elevation, as well as the inclusion of a low-level louvre. The low-level louvre would be screened from view by the property's parapet. The proposed alterations have also led to a decrease in the amount of roof top plant which has enabled the omission of a plant screen. An external fin detail has been omitted from the extension's design but this is considered to give it an improved simpler design that will draw less attention to itself. Overall, the proposed alterations would still lead to the delivery of a high quality and contemporary rooftop extension that would compliment the host property rather than compete with it visually or detract from its original features. Subject to a condition that would require the submission of material samples, these alterations are considered to be acceptable.

11 Bloom Street previously benefitted from a redundant former lift hoist shaft located on its alleyway (north-eastern facing elevation). It is understood the lift hoist shaft was not an original addition to the property and consent was granted for its partial demolition, with its alleyway facing elevation to be retained. It has transpired that the entirety of this lift hoist shaft was removed by previous contractors on site. The amended proposal seeks to regularise this element of the development by proposing its removal and its replacement with the continued curtain walling of the rooftop extension. Whilst it is considered this element of the proposal has caused a less than substantial degree of harm to be caused to the listed building, which would also ordinarily not be supported in most instances, this harm would still be outweighed by the public benefits that would be brought about via the delivery of new housing and securing the long term use of the listed

building. Subject to the submission of details that would see the addition of new sandstone coping stones so a continuous finish is achieved, this element of the development is acceptable.

Under the previous permission on site, a dryriser inlet was situated on a piece of ground floor curtain walling to the property's Bloom Street elevation. A redesign of the scheme has enabled the inlet to be accommodated within the main entrance, no longer causing it to be an external alteration, and allowing for an uninterrupted piece of curtain walling to be situated in its previously proposed location. This is considered to be a positive change and subject to conditions regarding the curtain walling's final finish, this element of the development is acceptable.

In light of the above, the proposal would cause some less than substantial harm to the significance of the listed building but this would be outweighed by the public benefits of the proposal, and as such is in accordance with policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, T1, T2, EN1, EN3, EN16, EN19 and DM1 of the Manchester Core Strategy (2012), saved policies DC7, DC19.1 and DC26 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have an acceptable impact on the historical significance of the Grade II listed building which would be outweighed by the benefits of the proposed scheme, all in accordance with policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, T1, T2, EN1, EN3, EN16, EN19 and DM1 of the Manchester Core Strategy (2012), saved policies DC7, DC19.1 and DC26 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission 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 17 November 2023.

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

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

- o 061_001 A LOCATION & SITE PLAN
- o PW-XX-DR-A-9060 P1 Alleyway Design Intent - Plan (Received 08/07/2024)
- o PW-XX-DR-A-9061 P1 Alleyway Design Intent - Lower Ground Plan (Received 08/07/2024)
- o PW-XX-DR-A-9062 P2 Alleyway Design Intent - Bloom Street - Elevation and section (Received 25/09/2024)
- o PW-XX-DR-A-9063 P1 Alleyway Design Intent - Cross Section (Received 08/07/2024)
- o PW-XX-DR-A-9064 P1 Ironwork gates (Received 08/07/2024)
- o PW-XX-DR-A-9158 P1 Bloom Street and Mindel shadow gap detail (Received 08/07/2024)
- o PW-XX-DR-A-9060 P1 Alleyway Design Intent - Mindel House - Elevation and section (Received 08/07/2024)
- o BS-UG-DR-A-9000 P2 Upper Ground Floor_GAs (Received 19/11/2024)
- o BS-01-DR-A-9001 P2 First Floor_GAs (Received 19/11/2024)
- o BS-02-DR-A-9002 P2 Second Floor_GAs (Received 19/11/2024)
- o BS-03-DR-A-9003 P2 Third Floor_GAs (Received 19/11/2024)
- o BS-04-DR-A-9004 P2 Fourth Floor_GAs (Received 19/11/2024)
- o BS-05-DR-A-9005 P1 Fifth Floor_GAs (Received 08/07/2024)
- o BS-LG-DR-A-9006 P3 Lower Ground Floor_GAs (Received 19/11/2024)
- o BS-RP-DR-A-9007 P2 Roof plan - GAs (Received 25/09/2024)

o	BS-ZZ-DR-A-9010 P2	Proposed North-West Elevation (Received 25/09/2024)
o	BS-ZZ-DR-A-9011 P2	Proposed North-East Elevation (Received 25/09/2024)
o	BS-ZZ-DR-A-9012 P2	Proposed South- East Elevation (Received 25/09/2024)
o	BS-ZZ-DR-A-9013 P2	Proposed South- West Elevation (Received 25/09/2024)
o	BS-ZZ-DR-A-9014 P2	Alleyway Elevations (Received 25/09/2024)
o	BS-ZZ-DR-A-9015 P2	Section A-A' (Received 25/09/2024)
o	BS-ZZ-DR-A-9016 P2	Section B-B' (Received 25/09/2024)
o	BS-UG-DR-A-9020 P1	Upper Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-01-DR-A-9021 P1	First Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-02-DR-A-9022 P1	Second Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-03-DR-A-9023 P1	Third Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-04-DR-A-9024 P1	Fourth Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-LG-DR-A-9025 P1	Lower Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
o	BS-RP-DR-A-9026 P1	Roof Demolition Plan (Received 08/07/2024)
o	BS-UG-DR-A-9030 P2	Upper Ground Floor Demolition Plan (Proposed) (Received 02/12/2024)
o	BS-01-DR-A-9031 P1	First Floor Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-02-DR-A-9032 P1	Second Floor Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-03-DR-A-9033 P1	Third Floor Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-04-DR-A-9034 P1	Fourth Floor Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-LG-DR-A-9035 P1	Lower Ground Floor Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-RP-DR-A-9036 P1	Roof Demolition Plan (Proposed) (Received 08/07/2024)
o	BS-UG-DR-A-9040 P1	Upper Ground Floor Retention Plan (Received 08/07/2024)
o	BS-01-DR-A-9041 P1	First Floor Retention Plan (Received 08/07/2024)
o	BS-02-DR-A-9042 P1	Second Floor Retention Plan (Received 08/07/2024)
o	BS-03-DR-A-9043 P1	Third Floor Retention Plan (Received 08/07/2024)
o	BS-04-DR-A-9044 P1	Fourth Floor Retention Plan (Received 08/07/2024)
o	BS-LG-DR-A-9045 P1	Lower Ground Floor Retention Plan (Received 08/07/2024)
o	BS-UG-DR-A-9050 P2	Upper Ground Floor Heritage Plan (Received 25/09/2024)
o	BS-01-DR-A-9051 P2	First Floor Heritage Plan (Received 25/09/2024)
o	BS-02-DR-A-9052 P2	Second Floor Heritage Plan (Received 25/09/2024)
o	BS-03-DR-A-9053 P2	Third Floor Heritage Plan (Received 25/09/2024)
o	BS-04-DR-A-9054 P2	Fourth Floor Heritage Plan (Received 25/09/2024)
o	BS-LG-DR-A-9055 P2	Lower Ground Floor Heritage Plan (Received 25/09/2024)

- o BS-XX-DR-A-9070 P1 Roof sections - design intent (Received 08/07/2024)
- o BS-XX-DR-A-9071 P1 Roof details 1/2 (Received 08/07/2024)
- o BS-XX-DR-A-9072 P3 Roof details 2/2 (Received 25/09/2024)
- o BS-ZZ-DR-A-9080 P1 Remedial works - External Elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9081 P1 Remedial works - Internal Elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9082 P1 Cleaning works - Plans (Received 08/07/2024)
- o BS-ZZ-DR-A-9083 P1 Cleaning works - Internal elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9084 P1 Cleaning works - Ceilings (Received 08/07/2024)
- o BS-ZZ-DR-A-9090 P3 Lightwell floor plans (Received 18/10/2024)
- o BS-XX-DR-A-9091 P4 Lightwell Elevations (Received 18/10/2024)
- o BS-UG-DR-A-9100 P1 Upper Ground Floor Existing Plan (Received 08/07/2024)
- o BS-01-DR-A-9101 P1 First Floor Existing Plan (Received 08/07/2024)
- o BS-02-DR-A-9102 P1 Second Floor Existing Plan (Received 08/07/2024)
- o BS-03-DR-A-9103 P1 Third Floor Existing Plan (Received 08/07/2024)
- o BS-04-DR-A-9104 P1 Fourth Floor Existing Plan (Received 08/07/2024)
- o BS-LG-DR-A-9105 P1 Lower Ground Floor Existing Plan (Received 08/07/2024)
- o BS-ZZ-DR-A-9110 P1 North-West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9111 P1 North-East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9112 P1 South- East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9113 P1 South- West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9114 P1 Alleyway Elevations Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9115 P1 Cross Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9116 P1 Long Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9120 P1 Main Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9121 P1 Alleyway External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9122 P1 Rear Exit External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9123 P1 Former Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9124 P1 Bloom St. External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9125 P1 Penthouse Extension (Received 08/07/2024)
- o BS-UG-DR-A-9130 P1 Upper Ground Floor_RCP (Received 08/07/2024)
- o BS-01-DR-A-9131 P1 First Floor_RCP (Received 08/07/2024)
- o BS-02-DR-A-9132 P1 Second Floor_RCP (Received 08/07/2024)
- o BS-03-DR-A-9133 P1 Third Floor_RCP (Received 08/07/2024)

- o BS-04-DR-A-9134 P1 Fourth Floor_RCP (Received 08/07/2024)
- o BS-05-DR-A-9135 P1 Fifth Floor_RCP (Received 08/07/2024)
- o BS-06-DR-A-9136 P1 Lower Ground Floor_RCP (Received 08/07/2024)
- o BS-UG-DR-A-9140 P2 Upper Ground Floor_Floor types and finishes (Received 25/09/2024)
- o BS-01-DR-A-9141 P2 First Floor_Floor types and finishes (Received 25/09/2024)
- o BS-02-DR-A-9142 P2 Second Floor_Floor types and finishes (Received 25/09/2024)
- o BS-03-DR-A-9143 P2 Third Floor_Floor types and finishes (Received 25/09/2024)
- o BS-04-DR-A-9144 P2 Fourth Floor_Floor types and finishes (Received 25/09/2024)
- o BS-05-DR-A-9145 P2 Fifth Floor_Floor types and finishes (Received 25/09/2024)
- o BS-LG-DR-A-9146 P2 Lower Ground Floor_Floor types and finishes (Received 25/09/2024)
- o BS-UG-DR-A-9150 P1 Upper Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-01-DR-A-9151 P1 First Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-02-DR-A-9152 P1 Second Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-03-DR-A-9153 P1 Third Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-04-DR-A-9154 P1 Fourth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-05-DR-A-9155 P1 Fifth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-LG-DR-A-9156 P1 Lower Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-XX-DR-A-9157 P1 Internal Wall Types (Received 08/07/2024)
- o BS-XX-DR-A-9159 P1 Tanking detail (Received 08/07/2024)
- o BS-UG-DR-A-9160 P1 Main Entrance Stair and Ramp (Received 08/07/2024)
- o BS-ZZ-DR-A-9161 P1 Main staircase plans 1/2 (Received 08/07/2024)
- o BS-ZZ-DR-A-9162 P1 Main staircase plans 2/2 (Received 08/07/2024)
- o BS-ZZ-DR-A-9163 P1 Main staircase sections (Received 08/07/2024)
- o BS-ZZ-DR-A-9164 P1 Rear staircase plans (Received 08/07/2024)
- o BS-ZZ-DR-A-9165 P1 Rear staircase sections (Received 08/07/2024)
- o BS-XX-DR-A-9166 P1 Core Arrangement_Plan 1/2 (Received 08/07/2024)
- o BS-XX-DR-A-9167 P1 Core Arrangement_Plan 2/2 (Received 08/07/2024)
- o BS-XX-SH-A-9168 P1 Core Arrangement_Sections (Received 08/07/2024)
- o BS-XX-DR-A-9170 P1 Existing Windows Elevations (Received 08/07/2024)
- o BS-XX-DR-A-9171 P1 Secondary and New Windows Elevations (Received 08/07/2024)
- o BS-XX-SH-A-9172 P1 Existing Window schedule (Received 08/07/2024)

- o BS-XX-SH-A-9173 P2 Secondary window schedule (Received 25/09/2024)
- o BS-XX-SH-A-9174 P1 Proposed new window schedule (Received 08/07/2024)
- o BS-05-DR-A-9175 P2 Fifth Floor Curtain Walling (Received 25/09/2024)
- o BS-XX-DR-A-9176 P1 Bin Store Curtain Walling (Received 08/07/2024)
- o BS-XX-DR-A-9177 P1 Window detail - LGF Richmond St. (Received 08/07/2024)
- o BS-XX-DR-A-9178 P1 Window detail - LGF Bloom St. (Received 08/07/2024)
- o BS-XX-DR-A-9179 P1 Window detail - UGF Richmond St. (Received 08/07/2024)
- o BS-XX-DR-A-9180 P1 Window detail - UGF Bloom St. (Received 08/07/2024)
- o BS-XX-DR-A-9181 P1 Window detail - 1st floor Richmond St. (Received 08/07/2024)
- o BS-05-DR-A-9182 P1 Window detail - 1st floor Bloom St. (Received 08/07/2024)
- o BS-XX-DR-A-9183 P1 Window detail - 2nd floor Bloom St. (Received 08/07/2024)
- o BS-XX-DR-A-9184 P1 Window detail - 3rd floor Bloom St. (Received 08/07/2024)
- o BS-05-DR-A-9185 P1 Window detail - 4th floor Bloom St. (Received 08/07/2024)
- o BS-XX-DR-A-9186 P1 Basement Grille (Received 08/07/2024)
- o BS-XX-DR-A-9190 P1 External Doors Elevations (Received 08/07/2024)
- o BS-XX-SH-A-9191 P1 External Doors Schedules (Received 08/07/2024)
- o 3 x CGI visuals (Received 25/09/2024)
- o 24006-HAK-BS-XX-SH-M-57001 P02 Extract Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57002 P02 Supply Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57003 P02 MVHR Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57004 P04 Attenuator Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57005 P02 Louvre Schedule (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-52001 P02 Drainage Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-52001 P02 Drainage Layout - Level 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-52001 P02 Drainage Layout - Level 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-52001 P02 Drainage Layout - Level 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-52001 P02 Drainage Layout - Level 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-52001 P02 Drainage Layout - Level 04 (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-52001 P02 Drainage Layout - Level 05 (Received 02/12/2024)
- o 24006-HAK-BS-B2-DR-M-53001 P03 Domestic Water Layout - Level B2 (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-53001 P02 Domestic Water Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-53001 P02 Domestic Water Layout - Level 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-53001 P02 Domestic Water Layout - Level 01 (Received 02/12/2024)

o 24006-HAK-BS-02-DR-M-53001 P02 (Received 02/12/2024)	Domestic Water Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-53001 P02 (Received 02/12/2024)	Domestic Water Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-53001 P02 (Received 02/12/2024)	Domestic Water Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-53001 P02 (Received 02/12/2024)	Domestic Water Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-56001 P03 (Received 02/12/2024)	Heating Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-57001 P05 (Received 02/12/2024)	Ventilation Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-57002 P04 (Received 02/12/2024)	Ventilation Isometric Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-57001 P04 (Received 02/12/2024)	Ventilation Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-59001 P02 (Received 02/12/2024)	Dry Riser Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-ZZ-DR-M-59001 P02	Dry Riser Sections & 3D (Received 02/12/2024)

o 24006-HAK-BS-B1-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level B1 (Received
o 24006-HAK-BS-00-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 00 (Received
o 24006-HAK-BS-01-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 01 (Received
o 24006-HAK-BS-02-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 02 (Received
o 24006-HAK-BS-03-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 03 (Received
o 24006-HAK-BS-04-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 04 (Received
o 24006-HAK-BS-05-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 05 (Received
o 24006-HAK-BS-B1-DR-E-61001 P03 02/12/2024)	Containment Layout - Basement (Received
o 24006-HAK-BS-00-DR-E-61001 P03 02/12/2024)	Containment Layout - Ground Floor (Received
o 24006-HAK-BS-01-DR-E-61001 P03 02/12/2024)	Containment Layout - First Floor (Received
o 24006-HAK-BS-02-DR-E-61001 P03 02/12/2024)	Containment Layout - Second Floor (Received
o 24006-HAK-BS-03-DR-E-61001 P03 02/12/2024)	Containment Layout - Third Floor (Received
o 24006-HAK-BS-04-DR-E-61001 P03 02/12/2024)	Containment Layout - Fourth Floor (Received
o 24006-HAK-BS-05-DR-E-61001 P03 02/12/2024)	Containment Layout - Fifth Floor (Received
o 24006-HAK-BS-B1-DR-E-62001 P04 Basement (Received 02/12/2024)	Small Power, Data & Security Layout -
o 24006-HAK-BS-00-DR-E-62001 P04 Floor (Received 02/12/2024)	Small Power, Data & Security Layout - Ground
o 24006-HAK-BS-01-DR-E-62001 P04 Floor (Received 02/12/2024)	Small Power, Data & Security Layout - First
o 24006-HAK-BS-02-DR-E-62001 P04 (Received 02/12/2024)Floor	Small Power, Data & Security Layout - Second
o 24006-HAK-BS-03-DR-E-62001 P04 Floor (Received 02/12/2024)	Small Power, Data & Security Layout - Third
o 24006-HAK-BS-04-DR-E-62001 P04 Floor (Received 02/12/2024)	Small Power, Data & Security Layout - Fourth
o 24006-HAK-BS-05-DR-E-62001 P04 Floor (Received 02/12/2024)	Small Power, Data & Security Layout - Fifth
o 24006-HAK-BS-B1-DR-E-63001 P03 02/12/2024)	Lighting Layout - Basement (Received
o 24006-HAK-BS-00-DR-E-63001 P03 02/12/2024)	Lighting Layout - Ground Floor (Received
o 24006-HAK-BS-01-DR-E-63001 P03 02/12/2024)	Lighting Layout - First Floor (Received
o 24006-HAK-BS-02-DR-E-63001 P03 02/12/2024)	Lighting Layout - Second Floor (Received
o 24006-HAK-BS-03-DR-E-63001 P03 02/12/2024)	Lighting Layout - Third Floor (Received
o 24006-HAK-BS-04-DR-E-63001 P03 02/12/2024)	Lighting Layout - Fourth Floor (Received

- o 24006-HAK-BS-05-DR-E-63001 P02 Lighting Layout - Fifth Floor (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-E-68001 P04 Fire Alarm Layout - Basement (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-E-68001 P04 Fire Alarm Layout - Ground Floor (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-E-68001 P04 Fire Alarm Layout - First Floor (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-E-68001 P04 Fire Alarm Layout - Second Floor (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-E-68001 P04 Fire Alarm Layout - Third Floor (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-E-68001 P04 Fire Alarm Layout - Fourth Floor (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-E-68001 P04 Fire Alarm Layout - Fifth Floor (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 04 (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 05 (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL B1 (Received 02/12/2024)

Documents

- o Planning Statement prepared by Paul Butler Associates.
- o Planning Statement Addendum prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
- o Heritage Assessment Addendum report prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
- o Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
- o Heritage Statement for Mindel House prepared by Paul Butler Associates.
- o Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
- o Environmental Standards Statement prepared by Hulley & Kirkwood (Issue no. 2) (Received 08/07/2024)
- o Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- o Transport Statement prepared by SCP Transportation Planning.
- o Framework Travel Plan prepared by SCP Transportation Planning.
- o Environmental Noise Survey Report prepared by Sandy Brown (ref: 024322-R01-A) (Received 08/07/2024)
- o Tender Acoustic Design Report prepared by Sandy Brown (ref: 024322-R03-A) (Received 08/07/2024)
- o Schedule of Repair and Renovation prepared by RWHBO (Revision 03) (Received 08/07/2024)
- o TV Reception Survey prepared by SCS.
- o Air Quality Assessment prepared by Redmore Environmental.

- o Mechanical Ventilation with Heat Recovery (MVHR) - Ventilation Statement for apartments prepared by H&K (Received 08/07/2024)
- o Technical Note 002 Drainage Statement prepared by Tier Consult (ref: TM/24/1381) (Received 08/07/2024)
- o Construction & Methodology Statement prepared by RWHBO (rev F) (Received 02/09/2024)
- o Design and Access Statement Addendum prepared by Horizon Fletcher Rae (June 2024) (Received 08/07/2024)
- o The email from Paul Butler Associates dated 20 May 2021
- o Waste Management Strategy document prepared by Fletcher Rae (Received 08/07/2024)
- o Bat Inspection Survey by Collington Winter Environmental (Received 08/07/2024)
- o Perimeter Scaffold and Temporary Roof System document and scaffolding drawings (Revision P02), (Received 23/07/2024):
 - o 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System
- o The Architectural Paint Research prepared by Lincoln Conservation dated October 2021 (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The report by WJ Structures Ltd dated 3 March 2022 The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The letter from Manchester Design and Build dated 24th April 2022 (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok. It is accepted that hot mixed mortar will be used.') (Approved under applications CDN/22/0261 and CDN/22/0266)
- o 24006-HAK-XX-XX-SH-E-00003-Electrical Equipment Image Library (Received 08/07/2024)
- o 24006-HAK-XX-XX-SH-M-00002 - Mechanical Image Library (Received 08/07/2024)
- o Contractors Task Method Statement For Opening Up Works (Rev C) prepared by RWBHO (Received 25/09/2024)

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) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following internal repair items in respect of 11 Bloom Street until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.
- (b) Details of new plaster to match original / historic plaster
- (c) Detailed specification / methodology for new traditional lath and plaster ceilings (or repair of existing lath and plaster ceilings)

- (d) Detailed specification / methodology for retention of all existing cornices. Where this is not possible an approach for replacement must be submitted to and approved in writing by the local planning authority.
- (e) Detailed methodology for the proposed restoration / refurbishment of retained staircases
- (f) Detailed specification and methodology of works for entrance lobby repairs, including tile repairs.
- (g) Detailed information of the final methodology, findings and finish, of the repair works approved and referenced within the Contractors Task Method Statement For Opening Up Works (Rev C) prepared by RWBHO (Received 25/09/2024)

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

4) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following new internal work items in respect of 11 Bloom Street until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (b) Details of basement tanking
- (c) Detailed design of internal post boxes
- (d) Details of internal communal doors and doors to apartment entrances
- (e) Details of smoke shaft
- (f) Detailed design of dry riser information plaques
- (g) Details of carpets and lighting to lobby entrances.
- (h) Details and layout of all M&E works
- (i) Details of new enclosing structure (including new internal windows to apartments) to rear staircase
- (j) Final details of material finish and maintenance of lightwell and lightwell windows

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

5) Notwithstanding the details as set out in condition 2 above, no works shall commence in relation to each of the following external work items in respect of 11 Bloom Street until the final details (including where appropriate specification, method statement and material sample) of that individual item have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) External brick / masonry repairs, including material samples for brick and mortar replacement where applicable
- (b) Roof repairs, including slate replacement samples where applicable
- (c) Timber roof repairs, including samples where applicable
- (d) Details of retention / repair or replacement of historic cast iron rainwater goods, with replacement samples where applicable
- (e) Specification / methodology for replacement of missing basement window grilles/guards, with appropriate material samples.
- (f) Detailed design of all new windows to 11 Bloom Street
- (g) Detailed design of all new external doors and entrance surrounds
- (h) Details of ventilation louvres and grilles to external elevations
- (i) Detailed design of the surface treatment to the alleyway area between Mindel House and 11 Bloom Street.
- (j) Detailed design of gates to alleyway area to Bloom Street and Richmond Street
- (k) Method statement for the repair of historic metal windows.
- (l) Details of proposed lift and platform lift to 11 Bloom Street
- (m) Detailed design of curtain walling to bin store to Bloom Street elevation of 11 Bloom Street
- (n) Detailed design of 11 Bloom Street's alleyway infill side extension, including brick type, roof light, external doors, main entrance portal and stairs.
- (o) Detailed design of collapsible handrail to the roof of 11 Bloom Street
- (p) Detailed design and material sample for new sandstone capping to alleyway elevation on the site of the former redundant goods lift
- (q) Detailed material sample panel for rooftop extension.

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

6) The scaffolding of the site shall be implemented and maintained in accordance with the information within the following approved documents:

- Perimeter Scaffold and Temporary Roof System document and scaffolding drawings (Revision P02):
- 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System'
- 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System'
- 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System'
- 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System'

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, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, and Places for Everyone Policy JP-P2.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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

Area Team Boundary - Name: CENTRAL