

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140931/LO/2024 & 140930/FO/2024

Date registered valid: 4 September 2024

Proposal: 140931/LO/2024
Listed Building Consent for the internal and external alterations to facilitate the refurbishment of the fifth floor, installation of new roof top plant, and removal of redundant roof top plant.

140930/FO/2024
Installation of roof top plant and external alterations to the roof, including 8no. new rooflights.

Address: 200 - 204 Deansgate, Manchester, M3 3NN

Ward(s): Deansgate Ward

Applicant: 196 Deansgate Limited

Agent (if any): Miss Megan Turner WSP

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **30/10/2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 October 2024

Standard consultations:

Printed: 16 September 2024 Expired: 7 October 2024

Neighbour notifications

Printed: 16 September 2024 Expired: 7 October 2024

Site notice

Posted: 3 October 2024 Expired: 24 October 2024

Press advert

Published: 24 September 2024 Expired: 15 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the corner of fifth floor and rooftop of Royal London House at 200-204 Deansgate, which is situated on the corner of Deansgate and Quay Street. Since 1997, the unit in question has housed an outlet of the outdoor equipment retailer Blacks. The building was originally constructed as an insurance office in 1904. It was designed in the Free Baroque style by Charles Heathcote, an architect who designed a number of important buildings in Manchester's city centre, including the Grade-II listed Onward Buildings which sit opposite Royal London House. The building's significance is largely derived from its ornate façade. The site also falls within the Deansgate Conservation Area.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The area relates to Deansgate, one of the main thoroughfares through Manchester city centre, which forms part of the A56. The area houses a number of different uses, including retail, commercial, dining, drinking and office spaces. Deansgate is home to a number of listed and non-listed heritage assets, including the Grade I listed John Rylands Research Institute and Library and the Grade II listed Great Northern Warehouse.

Description of development

External works

The external works comprise the installation of 8 no. conservation roof lights to terminate the concealed lightwells which will be reinstated, a new louvred door to turret at the corner of Deansgate and Quay Street, the creation of a new link access between the existing roof top staircase enclosure and the attic closest to Deansgate and the installation of roof top plant, associated ducting and stairs.

Internal works

The internal works comprise Plaster and masonry repairs, the re-decoration of timber purlins and rafters, alterations to original fireplaces, cornice repairs, the reinstatement of original light shafts, the make good ceilings and installation of loft hatch and fire regulation ceiling, the redecoration of raked ceilings and the installation of a new MEP system to control heating, cooling and ventilation, inclusive of new openings to ceiling

Consultations & Notification Responses

140931/LO/2024

Publicity - a notice was displayed on site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

140930/FO/2024

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Environmental Health - recommended noise impact assessment condition for new plant. NIA submitted with application submitted, post-completion validation would be required by condition attached to this approval.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) and CC9 (Design and Heritage), CC10 (A Place for Everyone) of the Manchester Core Strategy (2012), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving the historic environment) of the National Planning Policy Framework.

Principle

The applications seek listed building consent and planning permission for a number of internal and external works pursuant to a refurbishment of the fifth-floor office space of Royal London House. This includes the repair and redecoration of the internal space of the fifth floor, together with several related internal and external plant installations to facilitate the office use as well as the reinstatement of 8no. historic rooflights.

The upper floors of Royal London House have a longstanding history of office use, with a large portion of the fifth floor originally intended for office use, together with some warehousing. As the works would help to ensure the ongoing usage of the fifth floor as an office, the principle of the works is supported, pursuant to paragraph 203 (a) of the NPPF which supports works that sustain and enhance 'the significance of heritage assets and putting them to viable uses consistent with their conservation'.

Fifth floor

The fifth floor has had a soft strip to remove a significant amount of unsympathetic office fitout carried out over the years. This included the removal of a suspended ceiling, modern plasterwork and solid and glazed subdivisions. The presence of historic rooflights and cornicing

had been obscured by the suspended ceiling and the soft strip has revealed the continued existence of 8no. rooflight shafts within the roof.

The refurbishment of the fifth floor would see the creation of a large open plan office space across the floorplate with some small, subdivided areas towards the rear of the floorplate onto Little Quay Street. Whilst there would have been some smaller office cubicles towards the front of the floorplate fronting Deansgate, these subdivisions have long since been removed.

There are a number of elements to the works that bring clear heritage benefits. The scheme would see the retention and repair of original cornices to the historic office areas. These cornices are some of the few remaining original decorative features on the fifth floor and hence of high significance. Their retention and repair is thus considered of great importance to preservation and enhancement of the building's historic appearance and character. Some structural elements of the roof, such as timber joists, has been boxed in due to previous office fitouts. These would be uncovered and made good. Where there has been the loss of some original plasterwork beneath the cornices towards the front of the floor plate, this would be reinstated in a traditional plaster finish. The full and final details of this finish are to be agreed by condition as an in-situ sample is necessary.

The removal of the suspended ceiling has uncovered the existence of 8no. rooflight shafts. These would be retained and repaired following opening at roof level, thereby affording the floor a much greater level of natural light. As this would reveal significant original features, it is considered that this element of the works would both preserve and enhance the historic character and appearance of the building. Given the above, this element of the works is supported pursuant to policies EN3 and CC9 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for Manchester (1995).

The development would also create some interventions into historic fabric across the floor, largely to the floors and ceilings. To the ceilings, several small openings would be required to allow for the installation of small circular vents that would run to a new VRF ventilation and heating system within the ceiling void. This would lead to a number of small instances of less than substantial harm, due to the insertion of a modern product into the ceiling and the penetrations necessary to install the vents.

The main VRF system itself would be installed in the ceiling void, mounted upon a new service deck floor laid above a loose-laid substrate of insulation, thereby avoiding any direct fixings into the historic joists or battens. The system would be installed in an area of little significance, an otherwise underutilised attic space. It is considered an optimal solution, that utilises a maximally visually discrete system that avoids the need for otherwise bulky air conditioning units mounted to the ceiling and heating good mounted to walls. The VRF system would help improve the energy efficiency of the building, thereby providing a small public benefit by helping the City achieve its decarbonisation aims pursuant to policy EN4 of the Manchester Core Strategy (2012).

There is an existing modern raised access floor on the fifth floor. The proposal would see the removal of the floor layer, lowering of the supports and reinstatement of an access floor. Whilst this would obscure the historic flooring and change the vertical proportions of the space, the retention of a raised access floor allows for existing level access to the rest of the building, including stair core and lifts, to be retained and for MEP services to be routed largely through the floor, thereby avoiding the need for large amounts of wall mounted trunking and conduits. On balance, this is considered acceptable pursuant to policies CC10 of the Manchester Core Strategy (2012).

Rooftop

The roof of Royal London House has a number of significant features, including a turret with domed roof on the corner of Deansgate and Quay Street, cupolas to the corners of the building and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. All these elements are visible from street level and contribute significantly to the building's appearance and character.

The roof is pitched on four sides, consequently there is a large internal 'valley' within which a plant deck has been installed. By virtue of the height of the roof, any elements installed within this internal area are not visible from any public vantage point, with views of the plant limited to those from within the rooftop enclosure itself. Hence, it is considered that the installations to the roof, although clearly modern in nature, would have no impact on the appreciation of the building's character or appearance and that the overall impact of the works on the visual amenity of the building would be neutral.

The limited visual impacts of the works notwithstanding, the works including the installation of new plant, a new extension between the stair core and ceiling void, new louvred doorway to the turret and new condenser units would require interventions into the building.

The works to uncover the historic rooflights, which have been tiled over at roof level, are considered to be positive as they would reinstate a historic feature which would have a particularly meaningful on the appearance and experience of the internal spaces of the fifth floor. The slates that currently cover the shafts would, necessarily, be unoriginal and so their loss to facilitate the opening up works is considered acceptable. Whilst not externally visible, conservation grade aluminium rooflights would be installed to the openings ensuring that the reinstatement is as visually sympathetic as possible whilst utilising a robust and easily maintained product. This reinstatement would provide a great public benefit by returning the roof to its original design, thereby better revealing the building's architectural quality and hence is supported by the City Council.

An existing condenser unit related to the fifth floor would be removed and two new VRF condensers and two toilet fans installed to the plant deck. The units would be read as modern elements within the roof enclosure, but in the context of the substantial plant installations in this area of the roof that are not visible from the public vantage points. The installation would require no interventions into historic fabric, being wholly mounted to the modern plant deck. On balance this element is supported as the heritage impact is considered to be minimal and on the basis that some form of ventilation system is required to make the office space occupiable, thereby ensuring the fifth floor has a continuing viable use.

There would be a new covered channel installed between the stair core and the ceiling void to allow access to the mechanical services that are to be installed as part of these works. This would be a small flat roofed extension comprising a timber structure with flat wooden roof and standing seam zinc cladding. There would be a moderate degree of less than substantial harm created by this element of the works, by virtue of some substantial opening works into the roof and stair core to install the extension. On balance, it is considered acceptable as it would allow for the installation and maintenance of the new services in the ceiling void, which thereby allow for a less visually obtrusive heating and ventilation system to the fifth floor, where limiting the visual impact of the works is considered to be of greater importance. It would be installed in an area of lesser significance, which already houses a large modern intervention in the form of the service deck and is not visible from public vantage points.

The new louvred door to allow for safe service access into the largest turret would see the installation of an unsympathetic, modern element to a highly significant feature of the listed building's roofline. Its installation is accepted on the basis of its obscured location to the rooftop.

Although it would be read as a modern intervention, it would sit better within the service nature of the space and not cause any significant detrimental impact to the character of the building.

Other matters

Noise

The installation of new plant can lead to an increase to ambient noise levels in a manner harmful to amenity unless appropriate mitigation measures are in place. To ensure any new plant installed at Royal London House does not lead to any unacceptable amenity impacts, as recommended by Environmental Health, a condition is attached to this approval to ensure the scheme has appropriate acoustic attenuation, to be validated by post-installation testing. This is designed to mitigate any detrimental impacts on amenity created by the development, pursuant to policy DM1 of the Manchester Core Strategy (2012).

Conclusion

Paragraph 208 of the NPPF states that where there are instances of less than substantial harm to a designated heritage asset created by a development, these must be weighed against the public benefits of the scheme.

The greatest degree of less than substantial harm is created by the physical intervention into rooftop and ceilings to facilitate the new VRF system. Likewise, most visually intrusive works support the new MEP services.

There are a number of public benefits associated with the scheme, including the continued provision of level access throughout the fifth floor, the opening up of 8no. rooflights, thereby allowing for better appreciation of the internal spaces and providing a nature light source, and the installation of a significantly more efficient heating and ventilation system than is present on the other floors of the building.

The works would also allow for the continued viable use of the fifth floor for its historic purpose as office space, pursuant to paragraph 203 (a) of the NPPF, which supports works that sustain and enhance 'the significance of heritage assets and putting them to viable uses consistent with their conservation'.

The internal works to fifth floor are acceptable due to the sympathetic approach to the internal spaces of the fifth floor, which would uncover historic light shafts and repair and reinstate decorative features. The discrete approach to MEP installations which ensure effective ventilation and heating in a manner that has minimal internal visual impact. This is supported pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for Manchester (1995), which both seek development to listed buildings which either preserve or enhance the character and appearance of the heritage asset.

The clearly modern plant interventions to the roof are constrained to an area which is not visible from any public vantage point and has been significantly altered to accommodate existing plant arrangements for the rest of the building, thereby ensuring that impact to the character and appearance of the building is very minimal

Given the above, the applications are 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:

140931/LO/2024 Approve

140930/FO/2024 Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval 140931/LO/2024

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 drawings and documents:

-Drawing - Proposed 1573_AL(05)5051
-Drawing - Proposed 1573_AL(05)5052
-Drawing - Proposed 1573_AL(05)5054

5TH FLOOR GA PLAN
5TH FLOOR GA REFLECTED CEILING PLAN
ATTIC PLAN

-Drawing - Proposed 1573_AL(05)5055	ROOF PLAN
-Drawing - Proposed 1573_AL(05)5056	5TH FLOOR WALL TYPES PLAN
-Drawing - Proposed 1573_AL(05)5060	ELEVATION A SOUTH
-Drawing - Proposed 1573_AL(05)5061	ELEVATION B EAST
-Drawing - Proposed 1573_AL(05)5062	ELEVATION C NORTH
-Drawing - Proposed 1573_AL(05)5063	ELEVATION D WEST
-Drawing - Proposed 1573_AL(05)5064	ROOF ELEVATIONS
-Drawing - Proposed 1573_AL(05)5070	5TH FLOOR DEMOLITION PLAN
-Drawing - Proposed 1573_AL(05)5071	5TH FLOOR DEMOLITION CEILING PLAN
-Drawing - Proposed 1573_AL(05)5072	ATTIC DEMOLITION PLAN
-Drawing - Proposed 1573_AL(05)5073	ROOF DEMOLITION PLAN
-Drawing - Proposed 1573_AL(05)5100	PARTITION SECTIONAL ELEVATION 01
-Drawing - Proposed 1573_AL(05)5101	PARTITION SECTIONAL ELEVATION 02
-Drawing - Proposed 1573_AL(05)5110	INTERNAL PARTITION DETAILS 01
-Drawing - Proposed 1573_AL(05)5111	INTERNAL PARTITION DETAILS 02
-Drawing - Proposed 1573_AL(05)5201	5TH FLOOR FLOOR FINISHES PLAN
-Drawing - Proposed 1573_AL(05)5202	5TH FLOOR CEILING FINISHES PLAN
-Drawing - Proposed 1573_AL(05)5203	ATTIC FLOOR TYPES
-Drawing - Proposed 1573_AL(05)5401	ROOF LIGHT SECTION
-Drawing - Proposed 1573_AL(05)5408	ATTIC MASONRY INTERVENTIONS
-Drawing - Proposed 1573_AL(05)5950	5TH FLOOR CORE PLAN
-Drawing - Proposed 1573_AL(05)5951	5TH FLOOR CORE REFLECTED CEILING PLAN
-Drawing - Proposed 1573_AL(05)5960	5TH FLOOR CORE WALL FINISHES PLAN
-Drawing - Proposed 1573_AL(05)5961	5TH FLOOR CORE FLOOR FINISHES PLAN
-Drawing - Proposed 1573_AL(05)5962	5TH FLOOR CORE CEILING FINISHES PLAN
-Drawing - Proposed 1573_AL(05)5970	5TH FLOOR CORE LOBBY 1 ELEVATIONS
-Drawing - Proposed 1573_AL(05)5971	5TH FLOOR CORE LOBBY 2 ELEVATIONS
-Drawing - Proposed 1573_AL(05)5980	5TH FLOOR CORE TOILETS A ELEVATIONS
-Drawing - Proposed 1573_AL(05)5981	5TH FLOOR CORE TOILETS B ELEVATIONS
-Drawing - Proposed 1573_AL(05)5982	5TH FLOOR CORE TYPICAL WC
-Drawing - Proposed 1573_AL(05)5992	5TH FLOOR SECONDARY GLAZING TYPES
-Drawing - Proposed 196D-REN-XX-ZZ-SK-S-01101 P01	ACCESS WALKWAY
-Drawing - Proposed 196D-REN-XX-ZZ-SK-S-03101 P01	SUPERSTRUCTURE DETAILS
-Drawing - Proposed 35660-HML-XX-05-GA-E-03001 P02	STRIP OUT LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-E-171001 P04	LIGHTING LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-E-181001 P03	SMALL POWER LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-E-191001 P04	CONTAINMENT LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-E-211001 P04	AIR LAYOUT LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-M-111001 P04	HEATING & COOLING LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-M-121001 P04	VENTILATION LAYOUT
-Drawing - Proposed 35660-HML-XX-05-GA-P-251001 P04	WATER & DRAINAGE LAYOUT
-Drawing - Proposed 35660-HML-XX-05-SO-N-011001 P03	MECHANICAL SERVICES STRIP OUT LAYOUT
-Drawing - Proposed 35660-HML-XX-RF-GA-E-151001 P04	ELECTRICAL SERVICES
-Drawing - Proposed 35660-HML-XX-RF-GA-M-101001 P03	MECHANICAL SERVICE
-Drawing - Existing & Proposed 1573_AL(05)5409	FLAT ROOF LIGHTS
-Drawing - Existing & Proposed 1573_AL(05)5990	LEVEL 05 WINDOWS SECONDARY GLAZING 01
-Drawing - Existing & Proposed 1573_AL(05)5991	LEVEL 05 WINDOWS SECONDARY GLAZING 02

-Supporting Information -SCHEDULE OF WORKS METHOD STATEMENT - LEVEL 5 ATTIC & ROOF

All received by the City Council, as Local Planning Authority, on 04/09/2024

-Drawing - Proposed 1573_AL(05)5053 REV B	5TH FLOOR & ROOF SECTIONS
-Drawing - Proposed 1573_AL(05)5402 REV B	ROOF LINK SECTION 1
-Drawing - Proposed 1573_AL(05)5403 REV B	ROOF LINK SECTION 2
-Drawing - Proposed 1573_AL(05)5404 REV B	ROOF LINK ELEVATION
-Drawing - Proposed 1573_AL(05)5405 REV B	CEILING & DIFFUSER DETAILS
-Drawing - Proposed 1573_AL(05)5411	PROPOSED 5TH FLOOR CONDUIT DETAILS
-Drawing - Proposed 1573_AL(05)5412	PROPOSED MEP FIXING DETAILS
-Drawing - Proposed 1573_AL(05)5200	5TH FLOOR WALL FINISHES PLAN
-Supporting Information WATERLOO HIGH CAPACITY SWIRL DIFFUSERS	
-Supporting Information 1573_AL(05)5995	PROPOSED 5TH FLOOR OFFICE MATERIAL SAMPLE
-Supporting Information 1573_AL(05)5997	PROPOSED 5TH FLOOR CORE LOBBY 1 & 2
-Supporting Information 1573_AL(05)5997	PROPOSED 5TH FLOOR CORE LOBBY 1 & 2
-Supporting Information 1573_AL(05)5998	PROPOSED 5TH FLOOR WC MATERIAL SAMPLE
-Supporting Information LEVEL 05 EXPOSED MASONRY	

All received by the City Council, as Local Planning Authority, on 24/10/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of any surface mounted conduits, a physical sample shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Ceilings vents shall be installed using the approved product (Supporting information - Waterloo High Capacity Swirl Diffusers received by the City Council, as Local Planning Authority, on 24/10/2024). The approved details be implemented in full as part of the development.

5) Prior to any new penetrations or opening works, a detailed method statement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings and cross sections, joinery details, fixings and fittings and specifications of materials. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to any wholesale treatments to original brickwork, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a detailed methods statement, product specifications and an in situ sample of all treatments, including paintwork and plasterwork. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to any repairs to the cornices, full and final details of the repair works shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a details methods statement, product specifications and an in situ samples of a repair. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Notwithstanding the approved details, prior to the installation of new MEP services, full and final details of any MEP services shall be submitted to and approved by the City Council, as Local Planning Authority. This shall include specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation).

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

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval 140930/FO/2024

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)

3) a) Externally mounted ancillary plant, equipment and servicing shall be treated in accordance with the approved scheme (Noise assessment or information NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 04 Sep 2024) so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the

nearest noise sensitive location. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

12 St John Street, Manchester, M3 4DY
198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
Fifth And Sixth Floors, 2 Hardman Street, Manchester, M3 3HF
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
209 Deansgate, Manchester, M3 3NW
Old Grapes Inn, Quay Street, Manchester, M3 3JU
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
246 - 252 Deansgate, Manchester, M3 4BG
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Centre For Men's Health Limited, 10 St John Street, Manchester, M3 4DY
188 - 192 Deansgate, Manchester, M3 3ND
Chinawhite, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
11 - 13 Bootle Street, Manchester, M2 5GU
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
223A Deansgate, Manchester, M3 4BQ
194 Deansgate, Manchester, M3 3ND
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
205 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
201 Deansgate, Manchester, M3 3DN

Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
First Floor, 201 Deansgate, Manchester, M3 3NW
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
231 - 233 Deansgate, Manchester, M3 4EN
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
2 Bootle Street, Manchester, M2 5GU
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Elliot House, 151 Deansgate, Manchester, M3 3WD
229 Deansgate, Manchester, M3 4EN
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Store Rear Of 192, Deansgate, Manchester, M3 3ND
London House, 193 Deansgate, Manchester, M3 3NE
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Moxxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
227 Deansgate, Manchester, M3 4EN
258 - 260 Deansgate, Manchester, M3 4BG
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
8 - 8A St John Street, Manchester, M3 4DU
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Basement, 201 Deansgate, Manchester, M3 3NW

Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor, 201 Deansgate, Manchester, M3 3NW
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Healthworks, 14 - 16 St John Street, Manchester, M3 4DZ
223 Deansgate, Manchester, M3 4BQ
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, 201 Deansgate, Manchester, M3 3NW
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sub Basement, 201 Deansgate, Manchester, M3 3NW
DWF, 1 Scott Place, Manchester, M3 3AA
5 Jacksons Row, Manchester, M2 5WD

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL