

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140389/JO/2024

Date registered valid: 27 June 2024

Proposal: Variation of conditions 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023 to make elevational alterations, increase in height of lift over run, reconfiguration of the basement layout to increase the plant area and move the location of the cycle parking together with additional landscaped area to the rear of the building, including raised planters

Address: 35 Fountain Street, Manchester, M2 2AN

Ward(s): Deansgate Ward

Applicant: 35 Fountain Street Limited

Agent (if any): Miss Laura Pennington CBRE Limited

Case officer: Danielle
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Cooper
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Recommendation: Approve

Date of recommendation: 26/09/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Office

Date of site visit: 10 July 2024

Standard consultations:

Printed: 9 July 2024 Expired: 30 July 2024

Neighbour notifications

Printed: 9 July 2024 Expired: 30 July 2024

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

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

Tree Preservation Order: Not applicable

Description of site/building

The proposal relates to a site which is bound to the north by Marble Street and Primark, West Mosley Street and Piccadilly Gardens to the east, the Royal Sun Alliance building and York Street to the south, and Fountain Street to the west. The site is occupied by an early 2000's basement plus seven-storey office building.

The site is in the Upper King Street Conservation Area and lies within 250m of 2 Grade II* Listed buildings and 8 Grade II Listed buildings. The site is in the commercial core of the City Centre, which is predominantly characterised by office uses with ground floor shops and food and drink uses.

Description of development

The building is currently vacant, as of April 2023, and was occupied by Booking.com who have come to the end of their lease and have found new office accommodation elsewhere within the City Centre. This has brought the opportunity to refurbish the existing building into modern Grade A office floorspace, with a two storey extension which would include tenant amenity space on the upper levels through outdoor terraces. The refurbishment would upgrade the external façade of the building, creating a more energy efficient and modern façade, with a predominantly glazed frontage to maximise the amount of natural light into each level. Overall, the scheme is targeting BREEAM 'Outstanding' with a suite of sustainability credentials including PV panels on the roof.

Through the proposal the building would accommodate an additional 1,856 sqm (GIA) of Grade A office space bringing the total internal office floorspace to 8,094 sqm (GIA).

Layout

The existing 14 car parking spaces would be removed from the basement level, which would free up space for this level to be converted into a secure cycle 'hub' with 66 cycle spaces, shower cubicles, heated dryer, and lockers.

The ground floor footprint of the building has been extended out slightly to remove recesses, which includes the recessed bike / pedestrian entrance ramp to the rear of the building on Marble Street, which is reported to attract anti-social behaviour. These slight extensions to the building footprint will be agreed within the council's Highways Team through a Stopping Up application, which has been submitted separately to this planning application.

The ground floor would retain the main entrance lobby accessed from Fountain Street for an active frontage on Fountain Street. The upper floors would be flexible Grade A office floorspace.

The additional two storey extension at Levels 8 and 9 has been set back to reduce the overall apparent massing of the building. This reduces the overall impact the extension to the building would have on the Upper King Street Conservation Area and the setting of Listed Buildings within the vicinity of the Site.

The rooftop of the building would include PV panels and space for plant.

Appearance

The building will be 'grounded' through the use of columns along the Fountain Street elevation and will highlight the main entrance into the building. The highway where these columns lie will also be needed to be Stopped Up through a separate Stopping Up application.

Proposed changes:

This application seeks the following amendments to approved scheme ref: 136013/FO/2023:

- Amendments to the elevation treatment along Marble Street & West Mosley Street to mirror the consented façade along Fountain Street and column reconfiguration
- Amendments to window bay details and louvres;
- Addition of a projecting string course detail to all elevations
- Amendment to the terrace balustrade detail
- Increase in height of the life overrun by 1400mm
- Addition of a landscaped area to the rear of the building, including raised planters

- Reconfiguration of the basement layout to increase the plant area and move the location of the cycle parking

Description of area

The site lies within the Upper King Street Conservation area. This part of the conservation area is characterised by a mixture of robust Victorian buildings with more modern infill buildings. Following the destruction of large areas of the city during the Second World War, the City of Manchester Plan of 1945 proposed a virtual rebuilding of the City, with Fountain Street proposed to be widened. This resulted in new buildings on Fountain Street being set back from pavement to accommodate the widening. However, that scheme was abandoned, resulting in a somewhat jiggered building frontage. Within the conservation area, new development proposal should generally be aligned to the back of the pavement in order to preserve the historic linear character of the streets.

Many different building materials have been used in the Upper King Street conservation area. These include variously coloured brick, stone (predominantly yellow sandstone), exposed aggregate pre-cast concrete, bronze-coloured glass in metal frames, clear glass in concrete frames, and various modern high-tech materials. Ground floors are often in granite, giving a distinctive appearance, and the top floor is often treated differently too. Entrances are clearly emphasised and are often located on the corner of buildings, which are frequently chamfered for this purpose. Windows are mostly vertically proportioned and nearly always grouped in twos or threes. Unless the fenestration is composed of projecting bay or oriel windows, it is always set well back from the façade of the building, creating an interesting three-dimensional modelling. Within the conservation area, any new building will be required to meet a high standard of design.

Planning history

136013/FO/2023 - Elevation alterations and erection of two storey rooftop extension including rooftop terrace – Approved 16/10/2023

140252/NMC/2024 - Non-material amendment to amend wording of condition 7 (Materials and CEMP) and condition 22 (Surface Water Drainage Works) attached to 136013/FO/2023 to allow for enabling works – Approved 09/07/2024

CDN/24/0484 - Discharge of Condition 5 (Local Labour) attached to Planning Permission 136013/FO/2023 – Approved 19/07/2024

CDN/24/0485 - Discharge of Conditions 19 (CMP) attached to Planning Permission 136013/FO/2023 – Approved 05/08/2024

CDN/24/0483 - Discharge of Conditions 3 (Highways Dilap) and 4 (Swept Path) attached to Planning Permission 136013/FO/2023 – Approved 05/08/2024

Consultations & Notification Responses

Highway Services – No objection. Requested a management strategy be submitted for the raised planters.

Environmental health – No objection

Greater Manchester Police – No response

Publicity – No response

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 CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC6 – City Centre High Density Development
- Policy CC8 – Change and renewal
- Policy CC9 – Design and Heritage
- Policy CC10 – A place for everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EC1 – Land for employment and Economic Development
- Policy EC3 – The Regional Centre
- Policy EN1 – Design principles and strategic character areas
- Policy EN3 – Heritage
- Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies – over 1000sqm
- Policy EN8 – Adaptation to climate change
- Policy EN16 – Air quality
- Policy EN17 – Water quality
- Policy EN18 – Contamination land
- Policy EN19 – Waste
- Policy DM1 – Development Management
- T1 – Sustainable transport
- T2 – Accessible areas of opportunity and need

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

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Legislative Requirements

National Planning Policy for Waste

Planning (Listed Buildings and Conservation Areas) Act 1990

Places for Everyone

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

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places).

Policy JP-S1 (Sustainable Development)

Policy JP-P2 (Heritage)

Issues

The proposal seeks to vary condition 2 (approved plans), condition 8 (cycle store/basement layout) and condition 12 (waste management strategy) of original planning permission 136013/FO/2023.

As such, the main impacts of the proposed changes are to visual amenity and the character and appearance of the Upper King Street conservation area and adjacent listed buildings and highway safety.

Impact to visual amenity, Upper King Street Conservation Area and nearby listed buildings

The proposed amendments are sought in order to improve design and sustainability of the building:

The original approved elevations from Marble Street and West Mosley Street comprise a lightweight glazed façade. This proposal seeks to amend these elevations to replicate the original approved elevations of Fountain Street, which will bond the facades of the building to ensure its appearance is cohesive which is welcomed by MCC. This in turn will result in the column positions to be altered which raises no concern to visual amenity.

It is noted that these alterations will improve the buildings thermal and solar gain performances.

In addition to the above, amendments are also proposed to the window bay details, addition of louvres and new projecting string course detail. The proposed fenestration detailing is considered acceptable, causing no harm to the character and appearance of the host building. A condition controlling materials will ensure that the materials proposed are acceptable. The proposed new panel inserted to the east and north elevations which will be a back painted glass openable panel to allow ventilation is considered to be visually acceptable and will not cause any harm to the overall appearance of the host building.

The lift overrun has also been increased by 1.4m to ensure the lift can operate as the approved drawings meant the lift overrun was undersized. The 1.4m increase in height raises no concern to the streetscape or host building and as such is acceptable.

The external appearance of the approved two storey extension to the building has been amended to cladding with a dark grey finish, along with a metal balustrade also finish in dark grey. A retractable cover is also proposed at floor level 9.

An area for raised planters are proposed to the rear of the building, next to the vehicle access ramp which will visually enhance the streetscape and entrance into the building and is therefore acceptable. A condition will be attached to ensure a maintenance strategy is submitted to the LPA prior to its installation to protect visual amenity of the street scape.

The proposed alterations are considered to be acceptable, causing no harm to the appearance and character of the building or streetscape.

Impact to highway safety

The basement level has been reconfigured to allow for the plant space to be increased and as a result has meant the location of the cycle store and refuse store has been altered to a new location within the basement. Highways have raised no concern to the proposed amendment and as such the new alterations to the basement floor are acceptable.

Conclusion

In light of the above the proposed amendments to planning permission 136013/FO/2023 have been taken into consideration and have been determined acceptable and in accordance with sections 6, 7, 9, 11, 12, and 16 of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1, CC1, CC5, CC6, CC8, CC9, CC10, EC1, EC3, T1, T2, EN1, EN3, EN6, EN8, EN16, EN17, EN18, EN19 and DM1; and Saved Unitary Development Plan Policies DC18.1 Conservation Areas and DC19.1 Listed Buildings.

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.

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 16 October 2026.

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:

2308-BAA-10-L00-DP-A-0 P01: Site location plan (Dated 27/06/2024)
2308-BAA-20-B01-DP-A-0 P04: Proposed basement floor plan (Dated 27/06/2024)
2308-BAA-20-EE-DP-A-0 P05: Proposed east elevation (Dated 26/09/2024)
2308-BAA-20-EE1-DP-A-0 P04: Proposed east elevation context (Dated 26/09/2024)
2308-BAA-20-EN-DP-A-0 P05: Proposed north elevation (Dated 26/09/2024)
2308-BAA-20-EN1-DP-A-0 P04: Proposed north elevation context (Dated 26/09/2024)
2308-BAA-20-ES-DP-A-0 P05: Proposed south elevation (Dated 26/09/2024)
2308-BAA-20-ES1-DP-A-0 P03: Proposed south elevation context (Dated 27/06/2024)
2308-BAA-20-EW-DP-A-0 P05: Proposed west elevation (Dated 26/09/2024)
2308-BAA-20-EW1-DP-A-0 P03: Proposed west elevation context (Dated 27/06/2024)
2308-BAA-20-L00-DP-A-0 P04: Proposed ground floor plan (Dated 27/06/2024)
2308-BAA-20-L01-DP-A-0 P04: Proposed 01 floor plan (Dated 27/06/2024)
2308-BAA-20-L02-DP-A-0 P04: Proposed 02 floor plan (Dated 27/06/2024)
2308-BAA-20-L03-DP-A-0 P04: Proposed 03 floor plan (Dated 27/06/2024)
2308-BAA-20-L04-DP-A-0 P04: Proposed 04 floor plan (Dated 27/06/2024)
2308-BAA-20-L05-DP-A-0 P04: Proposed 05 floor plan (Dated 27/06/2024)
2308-BAA-20-L06-DP-A-0 P04: Proposed 06 floor plan (Dated 27/06/2024)
2308-BAA-20-L07-DP-A-0 P04: Proposed 07 floor plan (Dated 27/06/2024)
2308-BAA-20-L08-DP-A-0 P04: Proposed 08 floor plan (Dated 27/06/2024)
2308-BAA-20-L09-DP-A-0 P04: Proposed 09 floor plan (Dated 27/06/2024)
2308-BAA-20-R01-DP-A-0 P04: Proposed roof floor plan (Dated 27/06/2024)
2308-BAA-20-SN1-DP-A-0 P03: Proposed section 01 (Dated 27/06/2024)
2308-BAA-20-SN2-DP-A-0 P03: Proposed roof sections (Dated 27/06/2024)
2308-BAA-20-SW1-DP-A-0: Proposed section 02 (Dated 27/06/2024)
2308-BAA-21-B01-DP-A-0 P03: Proposed façade bay study 1 (Dated 27/06/2024)
2308-BAA-21-B02-DP-A-0 P05: Proposed façade bay study 2 (Dated 26/09/2024)
2308-BAA-21-B03-DP-A-0 P04: Proposed façade bay study 3 (Dated 26/09/2024)
2308-BAA-21-B04-DP-A-0 P05: Proposed façade bay study 4 (Dated 26/09/2024)
2308-BAA-21-B05-DP-A-0 P03: Proposed façade bay study 5 (Dated 27/06/2024)

Supporting Information

Planning Statement, CBRE Limited, January 2023
Design and Access Statement, OMI Architects, December 2022
Air Quality Assessment, BWB Consulting, December 2022
Acoustics Assessment, Lighthouse Acoustics, December 2022
Preliminary Ecology Assessment, Tyler Grange, December 2022
Phase 1 Geo-environmental Assessment, IGE Consulting, December 2022
Flood Risk and Drainage Strategy, IGE Consulting, July 2022
Crime Impact Statement, GMP Design for Security, December 2022
Television and Radio Impact Statement, G-Tech Surveys, December 2022
Outline Construction Management Plan, CBRE Limited, January 2023
Environmental Standards Statement, Quinn Ross, December 2022

Heritage Impact Statement, SLHA, December 2022
Transport Statement, Vectos, December 2022
Travel Plan, Vectos, December 2022
Waste Management Strategy incl. MCC Waste Proforma, Vectos, December 2022
Stage 1 Road Safety Audit, six:TEN, August 2023
Waste Management Strategy - Technical Note, SLR, June 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) The development shall be carried out in accordance with the highways dilapidation survey prepared by SLR and dated 20 May 2024. The survey is accessible via approved application ref: CDN/24/0483.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

4) The submitted swept path analysis exercise received and approved under application ref: CDN/24/0483, including the following documents:

- swept path drawings within the Construction Swept Path Analysis prepared by SLR dated 23 May 2024 received by the City Council as local planning authority on 5 June 2024
- the Demolition Construction Management Plan prepared by Total Reclaims Demolition received by the City Council as local planning authority on 19 July 2024
- the emails from CBRE Limited dated 23/07/204 and 25/07/24 are complied with for the duration of the works and that the Applicant continues having discussions with the council's Highway Network Management teams to discuss any requirements for licensing, hoarding / scaffolding and any associated temporary pedestrian/traffic management arrangements, including section 50.

Shall be adhered to for the construction of the development.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

5) (a) The letter from CBRE dated 3 May 2024 on the basis of the completed Local Labour Construction Proposal and Reporting Template for the enabling phase of development received by the City Council as local planning authority on 31 May 2024 shall be implemented in full as part of the enabling works for the internal strip and existing façade removal. The relevant information is accessible via application ref: CDN/24/0484.

Part a) will be fully discharged when the same template has been completed and submitted for approval in writing by the Local Planning Authority for the remaining construction works.

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

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

6) Notwithstanding the TV reception study prepared by G-Tech Surveys, received by the City Council, as Local Planning Authority 19 January 2023, within one month of the practical

completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The measures identified must be carried out before the development is first occupied (or brought into use) or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

7) Notwithstanding the details submitted with the application, prior to the commencement of development (other than enabling works comprising façade removal) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

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

(c) The sample panels and quality control management strategy.

The approved materials shall be used in the construction of the development.

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 first occupation, the cycle storage, as indicated on drawing ref 2308-BAA-20-B01-DP-A-0 P04: Proposed basement floor plan received by the City Council, as Local Planning Authority, on the 27 June 2024 shall be implemented and made available upon first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

9) Before first occupation of the building, a planting scheme for the proposed rooftop amenity spaces which will incorporate a SUDs strategy into the building shall be submitted and approved in writing by the City Council.

Reason - pursuant to policies SP1 and DM1 of the Core Strategy.

10) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

11) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Outstanding' unless otherwise agreed in writing. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before the building hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

12) The submitted Waste Management Strategy and the Waste Management Technical Note Addendum, received 27/06/2024), shall be implemented and be in place prior first use of the building and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

13) The footpaths and areas between the pavement and the line of the proposed building shall be re-instated in York Stone within six months of any part of the development first being occupied.

Reason - In the interests of amenity and conservation, and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

14) Prior to the first use of the office development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the building (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first use of the roof terraces of the development, details of the opening hours for the terraces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening hours shall then become the operating hours for the terraces in that phase. There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

16) The proposed office floors are permitted to be used 00.00 to 00.00 (24 hours a day, Monday to Sunday including Bank Holidays).

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents in accordance with saved policy DC 26 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

17) The development shall be carried out in accordance with the Travel Plan prepared by Vectos, received by the City Council as Local Planning Authority on 19 January 2023.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

18) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy and paragraph 174 of the National Planning Policy Framework.

19) (a) The approved demolition works must be carried out fully and only in accordance with the following documents as received under application ref: CDN/24/0485.

- Demolition Environmental Management Plan prepared by Total Reclaims Demolition dated 19/07/2024 received by the City Council as local planning authority on 19 July 2024,
- The Traffic Management Plan prepared by Total Reclaims Demolition dated 24/05/2024 received by the City Council as local planning authority on 5 June 2024 and;
- the emails from CBRE Limited dated 23 July 2024 and 25 July 2024 and provided that the Applicant continues to have discussions with the City Council's Highway Network Management to discuss any requirements for licensing, hoarding / scaffolding and any associated temporary pedestrian/traffic management arrangements, including section 50.

(b) Prior to the commencement of the development (other than enabling works and demolition works outlined in part (a)), a construction management plan must be submitted to and approved in writing by the City Council as local planning authority for the construction works. The development shall only be carried out in accordance with the approved management plan.

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

20) External areas within the application site shall only be used in accordance with a schedule of days and hours of operation, capacity and a statement regarding intended use submitted to and approved in writing by the City Council as local planning authority and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

21) (a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first use of the development a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the first use of the development.

(b) Prior to the first use of the development 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 SP1, EN19 and DM1 of the Manchester Core Strategy.

22) No development (other than enabling works comprising façade removal) shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority.

This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- Maximised integration of green SuDS components (utilising attenuation) if practicable.
- Construction details of flow control and SuDS elements.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved details shall be in place prior to first use of the building.

Reason - Pursuant to policies SP1, and DM1 of the Manchester Core Strategy.

23) Prior to the installation of the raised planters as shown on drawing reference: 2308-BAA-20-L00-DP-A-0 P04 Proposed Ground Floor Plan, received 27/06/2024, a maintenance strategy will be submitted to and approved in writing by the City Council as Local Planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy. To protect visual amenity

of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

24 Mosley Street, Manchester, M2 3AG
Second Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Seventh Floor, 17 York Street, Manchester, M2 3BA
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Franco Manca, 12 Mosley Street, Manchester, M2 3AQ
Neo Skin Ltd, 14 Mosley Street, Manchester, M2 3AQ
First Floor, Green Surgery Limited, 18 - 22 Mosley Street, Manchester, M2 3AQ
First Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
Second Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
Basement To Third Floor, 17 York Street, Manchester, M2 3BA
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
First Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
18 - 22 Mosley Street, Manchester, M2 3AG
102 - 104 Market Street, Manchester, M1 1PB
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
2A Mosley Street, Manchester, M2 3AN
Third Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Brewdog Doghouse, 18 - 20 Fountain Street, Manchester, M2 2AA
Ground Floor, 17 York Street, Manchester, M2 3BA
19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
106 - 122 Market Street, Manchester, M1 1WA
Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Fourth And Fifth Floor, 17 York Street, Manchester, M2 3BA
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Basement, 18 - 22 Mosley Street, Manchester, M2 3AQ
William Hill, Ground Floor, 18 - 22 Mosley Street, Manchester, M2 3AG
16 Fountain Street, Manchester, M2 2AA
Sixth Floor, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Betfred, 10 Mosley Street, Manchester, M2 3AQ
Third Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
22 Mosley Street, Manchester, M2 3AG
Clarendon House, 8 Mosley Street, Manchester, M2 3LQ
BETFRED, 18 Fountain Street, Manchester, M2 2AA
Fourth Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
First Second Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
36 Fountain Street, Manchester, M2 2BE
38 Fountain Street, Manchester, M2 2BE
40 Fountain Street, Manchester, M2 2BE
Sixth Floor, 17 York Street, Manchester, M2 3BA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Upper King Street (Extension) Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL