

Planning

Growth & Development

Delegated officer report for planning application

Application no.s 139183/FO/2024 and 139184/LO/2024

Date registered valid: 2 July 2024

Proposal: Change of use of ground floor and basement to Class E and external alterations associated with refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, plant deck to the roof and repair of the existing shop frontage to Mosley St.

Internal and external alterations associated with change of use of ground floor and basement and refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, secondary glazing, fire lobbies to each floor, new passenger lifts, plant deck to the roof and the reveal and repair of the existing shop frontage to Mosley St.

Address: 77-79 Mosley Street, Manchester, M2 3LQ

Ward(s): Deansgate Ward

Applicant: Biz Assets Ltd

Agent (if any): Andrew Burns Atelier MB

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

Recommendation: 139183/FO/2024 : Approve
139184/LO/2024 : Approve

Date of recommendations: 16/09/24

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 06/03/24

139183/FO/2024

Standard consultations:

Printed: 4 July 2024 Expired: 25 July 2024

Neighbour notifications

Printed: 4 July 2024 Expired: 25 July 2024

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 9 July 2024 Expired: 23 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

139184/LO/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 06/03/24

Standard consultations:

Printed: 4 July 2024 Expired: 25 July 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 9 July 2024 Expired: 30 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order:

The application site includes addresses at 77- 79 Mosley Street and 14/16 Princess Street but for the purposes of this Report will be referred to as 79 Mosley Street. The building is five-storeys and has a sub-ground/ basement level at 77-79 Mosley Street and 14-16 Princess Street. It is Grade II Listed, within the George Street Conservation Area and adjacent to the Albert Square Conservation Area. The building has elevations to Mosley Street, Back George Street and Princess Street. The property has been vacant since circa 2008, when it was

occupied on the upper floor with offices, at ground floor with customer fronting facilities for a consultancy, a bank, and a restaurant

There are a number of listed buildings nearby including, Manchester Town Hall (Grade I) and Town Hall Extension (Grade II*), Manchester Central Library (Grade II*) , the City Art Gallery (Grade I) and Athenaeum (Grade II*) and Princess Buildings (18-24 Princess Street) (Grade II).

79 Mosley Street is characteristic of the Conservation Area in terms of its former use, scale, form and design, as well as for its group value through a shared historical context with the warehouses on Princess Street.

The building is likely to have been speculatively constructed around 1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century. It is built of red brick and decorated with moulded sandstone window surrounds, sill courses with a balustrade parapet at roof level in front of a pitched slate roof. The internal layout is complex and comprises a multi-level ground floor, numerous building entrances, two internal staircases, a central lightwell and each floor is divided into separate rooms. The layout relates to the original uses and has since been modified and adapted on numerous occasions.

Externally the building is loosely Italianate in style, with both principal elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principal elevations alternate as the building rises to third floor level.

The basement level is constructed of rock-formed rustication in stone. The ground floor level contains segmental headed windows, set within deep moulded stone surrounds and oversized keystones. The first floor level windows are contained within flat-headed window openings, each with eared stone surrounds. The second floor level windows are set within segmental stone surrounds, each with overhanging pediments, the second floor contains seven stone balconies', looking out onto Princess and Mosley Street. The third floor level windows are set within flat-headed openings, with projecting central keystones to each. The elevations are surmounted by a deep stone and brick bracketed eaves course, which terminates by a continual stone balustrade at roof level.

The office accommodation was arranged on the upper floors of the 79 Mosley Street elevation with floors split into two main open-plan rooms and designed to be accessed independently via the Mosley Street entrance. This allowed the ground floor corner shop at 77 Mosley Street to be occupied independently.

The warehouse space was designed to let on a floor-by-floor basis accessed from a double entrance doorway at No. 16 Princess Street via a small vestibule and highly decorative cast-iron staircase. The staircase hall contains early 20th Century sash windows, which obscure the view into the central light well/courtyard. The ground and upper floors are all designed in the same manner, with a single, open-plan warehouse floor, each containing rows of simple cast iron columns, designed to allow for the weight of stored goods on each floor above. All floors within the warehouse building were functionally designed and decorated, and have since been altered removing any early fixtures, fittings or decorative schemes, with only the cast-iron columns and hoist structure retaining.

The ground floor of No. 77 forms the curved corner of the building, and originally would have been a speculative shop unit with decorative cast iron columns and shop front. The shop, which included the adjoining No. 77a, was since the 1880's occupied by Macbeth Brothers Tailors. When originally built, the two ground floor shops were only accessed from street level, these were

later joined into the office entrance (No 79 Mosley St) and the former warehouse floor (No 16 Princess St).

In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War. The new internal arrangement saw a door opening between No. 77 and No. 77a being blocked, and the Macbeth Brothers Tailors concentrating their business in the adjoining No.77a and the basement rooms beneath both shops, for which they used as fitting and tailoring rooms. The redesign and reconfiguration of the new building society premises saw the original Victorian shop front being replaced by a high quality polished green granite square columns and downstands, designed in the Art Deco Style. As part of this work, the basement windows were blocked. Within this retail unit, a good example of a high quality 1950s interior decoration scheme is retained.

The rear elevation, fronting Back George Street has flat rubbed brick window arches and one-over-one sash windows. The centre of the elevation contains a filled-in hoist from first to third floor level. This recessed hoist serviced the warehouse floors of No. 16 Princess Street, and was probably filled in and incorporated into the warehouse floors during the 1930's.

The building has a high level of architectural decoration and design. Its architectural merit and group value and its setting within a densely-packed area of similarly dated buildings, enhances the buildings significance and provides a high streetscape value. Its historical, evidential, and aesthetic values are primarily related to it being a well preserved and a good example of a speculative, combined Victorian warehouse, commercial and office development, in an area of Manchester which formed the late Victorian commercial heart of the city. Internally, the building at upper floor levels has a somewhat lesser significance, with significant areas relating to the survival of the original, largely open-plan warehouse and office floors, which for the main part retain their original plan form. The area of highest significance is its external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used.

Another area of high significance is the location and survival of the original decorative cast-iron staircase at No. 16 Princess Street. The original staircase serving the original office floors of No. 79 Mosley Street, has suffered from substantial alterations and is now considered to be of low significance, however the location of this staircase is considered to yield a high significance, due to its original plan form.

Currently there are areas of the building which are in a poor condition and requires remedial works to be carried out to the roof and windows to make it watertight and weatherproof to ensure the long term protection and viability of the heritage asset.

In terms of the roof there are areas of localised water ingress around the gutters and various areas of leadwork and slating require renewal works to prevent further water ingress. The roof has undergone previous repairs and modifications which have in themselves created issues with water ingress that need to be rectified.

Many of the historic sash windows are in a poor state of repair and require a comprehensive overhaul.

Listed Building Consent was granted in December 2023 (application ref no 138239/LO/2023) for repairs to the existing slate roof including replacement lead and slate, insertion of roof ventilation, breathable membrane and insulation below and replacement of and repairs to existing timber sash windows. These works have commenced on site.

Previously planning and listed building consent was granted (application ref no's 118398/FO/2017 and 118399/LO/2017)(August 2018) for the creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works. This scheme was part implemented.

Description of the Area

The area around the site contains a variety of uses including offices, hotels, residential, bars and restaurants and civic uses. A tram interchange within St Peter's Square is a major arrival point in the City.

The George Street Conservation Area includes buildings of between three and seven storeys, red/orange brick with sandstone dressings, vertically proportioned window openings with deep reveals, emphasis on the corner of buildings, and a varied skyline.

Description of development

Planning and Listed Building Consent is sought for internal and external works associated with the refurbishment of the existing vacant office accommodation on floors 1 to 3, the creation of a new ground floor reception area and creation of 4 Class E units at ground floor and basement levels (Units A-D (unit's C and D vacant units previously used for Class E). Creation of new bin store and cycle storage area (23 spaces) within the basement.

The proposed scheme would retain most of the existing historical fabric including.

- Existing stair and historic lift enclosure to Mosley St entrance
- Majority of the existing historic walls and retention of two distinct areas of space to the warehouse side and the office side.
- Lightwell and all enclosing walls and openings. Most windows to be repaired and retained.
- All ceilings and floor construction
- Hoist enclosure
- Part of the main staircase (third floor).

The proposals would retain much of the historic layout and circulation, including the relationship of the lightwell to the internal floorplate, and split levels at ground floor.

The proposed works would include the following:

Internal Works

General

- Insertion of new lifts (x2), fitted within the lightwell, to serve all floors. Glass doors with metal cladding to the internal facing side (lightwell). Glazed slots within cladding. Some historic fabric removed to create lift access points,
- Original ornate staircase removed and openings infilled with the exception of the upper section of the staircase at level 2 which will remain within its existing location and be boxed off from the 2nd floor accommodation. This will be combined with a replica of the existing

staircase within the 3rd floor level. The removed staircase components will either be reclaimed for use in retained staircase or stored for future use.

- Insertion of new lantern light above lightwell at ground floor level.
- Insertion of secondary glazing.
- Removal of existing non original sanitary fixings and fixtures and creation of new toilets and installation of obscured film to existing windows located within proposed cubicles internally.
- Localised cornicing repairs/reinstatement will be carried out where evidence remains of their previous location and profile.
- Any damage to lath and plaster ceiling is to be repaired on a like for like basis to ensure acoustic separation continuity.
- Missing skirting will be reinstated to match historic precedents existing elsewhere within the building;
- Insertion of some raised floors areas to accommodate requirements for fire and acoustic separation. Floorboards to be repaired as required or replaced to match existing.
- Ceiling boarded with 2 no. layers of plasterboard between downstand beams. To upgrade fire resistance.
- Rationalisation of pipe/ducts to light well. Within lightwell any redundant plant and equipment is to be removed, and lightwell brickwork cleaned and repaired
- Modern services will be designed into the existing fabric. Where possible the routes will be concealed within the wall and floor construction. Where this is not feasible or appropriate, services will be exposed as modern interventions – such as high level exposed ductwork painted out to match the ceiling colour.
- Insertion of platform lifts to ensure level access to all areas (excluding Unit E) and allow for bins to be transferred for collection to Back George Street.
- Removal of chimney and associated internal features.

Roof Level

- Creation of roof top plant deck within roof valley requiring removal of some roof trusses;
- Existing rooflights to be repaired and reinstated on a like for like basis.
- Existing glazed lantern to be repaired and reinstated on a like for like basis.
- Space created for basement/ground floor kitchen extract fans.

3rd floor

- Insertion of new staircase feature as detailed above.
- Skylight refurbished

2nd Floor

- Insertion of Clerestory glazed partition to common areas.

1st Floor

- Removal of ornate original staircase and infilling of opening.
- Modern blockwork removed from lightwell and window opening reinstated to original size.
- Insertion of Clerestory glazed partition to common areas.
- Insertion of acoustic floor.

Ground floor

- Creation of openings within infilled lightwell to extend floorplate of Unit A.
- Creation of openings within original wall to link spaces within proposed Unit

- Removal of small areas of floor / staircases to create level access.

Basement

- Creation of kitchen area below new lantern light infill.
- Creation of areas for cycle and bin storage.

External Works

- Repairs, replacement of non-historic fabric and reinstatement of railings, sash and curved windows where previously removed, replacement of non historic doors and replacement of poorly matched brickwork;
- Restoration of historic shopfront to Mosley Street following removal of non original cladding;
- Restoration of historic signage to Mosely Street elevation
- Creation of level access into the office reception, Units A, B, C and D - Entrance to 16 Princess St. Replacement door into basement unit.
- Creation of new doorway on for bin store access;
- Reinstatement of corner doorway at corner of Back George Street and Princess Street;
- Paint removal from the Back George St elevation brickwork;

Consultations & Notification Responses

139183/FO/2024

Publicity – The application was advertised as a public interest development and a site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. No representations have been received.

Highway Services – Have raised some concerns about conflicts between the users of the entrances to the commercial units on Princess Street and people waiting at the adjacent bus stop but otherwise have no objections subject to conditions relating to servicing being attached to any consent granted.

Metrolink – Have recommended a condition about working safely adjacent to the Metrolink.

Environmental Health – Have no objections subject to conditions relating to the acoustic insulation of the premises, opening hours, hours during which deliveries can take place, the extraction of fumes and storage and disposal of refuse being attached to any consent granted.

139184/LO/2024

Publicity – The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. One letter of support has been received as follows:

As someone who passes by this grating eyesore of a building every day on my commute to work or school, I am hugely pleased that it is being renovated so magnificently. The style is amazing and certainly in keeping with the grand buildings around St Peter's Square. This project will enhance many Mancunians' and tourists' experience of the area. My only regret is that the building is not being expanded.

Manchester Conservation Areas and Historic Buildings Panel – did not wish to be consulted.

Historic England – Supports the application on heritage grounds. They consider that the application meets the requirements of the NPPF, in particular paragraph numbers 195, 205, and 206. In determining this application the LPA should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. You should also bear in mind section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

They welcome the scheme that has been brought forward, which will allow much of the internal form of the building to be retained. The proposals seek to renovate and repair the exterior of the building and reveal historic signage, which is also very positive. They are encouraged to see that the warehouse side and the office side of the building will be retained as two distinct areas of space within the design proposals. As has been pointed out in the Heritage Statement, the differing architectural treatment of the warehouse and office spaces is highly significant, and retaining this separation will help to lower the level of harm from the proposals. Likewise, the retention of the original stair well, columns, timber floor structures, and original floorboards will enable the interior floors of the building to retain their legibility. Preservation of such characterful original components of this building not only preserves their evidential value but is a fantastic opportunity to maintain legibility of the building and better reveal its significance. The proposals to maintain much of the character of the lightwell by only covering this at first floor level with a glass roof is also a positive intervention, as the building will continue to benefit from natural light. The insertion of lift shafts into this lightwell will result in less than substantial harm by altering the nature of this space, however this is clearly the most logical location for these lifts. Work to repair and redecorate the envelope of the building, replace window frames that are in poor condition, and reveal the original shop fronts will be hugely beneficial to not only this building, but also to the character and appearance of the George Street Conservation Area

They welcome the intention to bring this building back into use, and to undertake repairs and alterations which will help to secure its sustainable future. They note that this is an example of how the balance between retaining what is historically significant about a building with the need for upgraded and modern spaces can be achieved

Some elements of the proposals will cause less than substantial harm to the significance of the building; for example the insertion of lift shafts into the lightwell, removal of parts of the cast iron balustraded warehouse staircase, removal of small sections of original fabric, and replacement of historic granite steps with access ramps, however these elements come with defined public benefits. It will be for the LPA to decide whether the harm identified would be outweighed by the benefits of the development

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12. Achieving Well- Designed Places- States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – Section 16 'Conserving and enhancing the historic environment' states that in determining applications the following considerations apply:

Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation (para 195).

Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (para 200).

In determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 203).

When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm (para 205).

Any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 206).

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 208)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of conservation areas and listed buildings.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles) - The proposal would have a positive impact on visual amenity and the character of the area the development would remove the feeling of dilapidation from the site and improve levels of street activity and natural surveillance. The scheme would complement existing and recent developments would improve the area and contribute towards the creation of a balanced neighbourhood. It would create a high quality neighbourhood for residents to live in which protects and enhance the built and natural environment.

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe)- The proposals would support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy CC7 (Mixed Use Development) – The ground floor would be active.

Policy CC8 (Change and Renewal) – Jobs would be created during construction and in the commercial accommodation.

Policy CC9 (Design and Heritage) - The proposals would deliver a high quality outcome for the reuse and refurbishment of the heritage asset which would be complementary to the character of the St Peter's Square Conservation Area. The affected heritage assets would be preserved and enhanced This discussed in more detail below.

Policy CC10 (A Place for Everyone) – The proposals would complement the ongoing regeneration of St Peter's Square and would be fully accessible.

Policy T1 (Sustainable Transport) – The proposal would encourage modal shift from car travel to more sustainable alternatives. It would improve pedestrian routes and the pedestrian environment would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 (Accessible Areas of Opportunity and Need) – The proposal would be accessible by a variety of sustainable transport modes and would help to connect people to jobs and local facilities.

Policy (EN3 Heritage) – The proposals would enable the re-use of heritage consistent with its significance. The impact on the character of the building and St Peter's Square Conservation Area is discussed in more detail below.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 Conservation Areas – The setting of the St Peter's Square Conservation Area would not be fundamentally compromised by the proposals. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – The proposal would secure the retention, restoration, maintenance and continued use of the listed building. The alterations would not on balance have a fundamentally detrimental effect on the architectural or historic character of the building and would preserve and enhance the settings of listed buildings.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity. The alignment with this policy is discussed below.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. The alignment with this policy is discussed below.

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 Plan is now adopted planning policy and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) – The proposal would refurbish a vacant building. The development would promote recycling.

Policy JP-P2: Heritage – The proposals would conserve, sustain and the historic environment and heritage assets and their settings. Public benefits would be delivered whilst reinforcing Greater Manchester's distinct character, identity and sense of place. Architecture and materiality would be high quality.

Principle of the Use / Regeneration

Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration, and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided. In its current condition the vacant property has a negative impact on the street scene, the St Peter's Square Conservation Area and the Civic Quarter.

The proposals would bring benefits in terms of the reuse of a long vacant building on a key corner within the Civic Quarter and on a key route linking St Peter's Square with Piccadilly Gardens and the core retail areas beyond, accessed via this route. The commercial units at ground floor and basement levels would enhance street level activity.

It is considered that in terms of delivering a high quality ground floor interface within a key Civic Square that the use of the ground floor and basement commercial premises should exclude convenience retail as this would likely lead to blank and inactive frontages onto this key space.

Overall the proposals would contribute to the economy.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Civic Quarter. The proposals are therefore considered to be in accordance with Core Strategy policies CC1, SP1, CC7, T2 and DM1 and saves UDP policies DC10.1, 10.2 10.3 and 10.4 and DC26.

Residential Amenity / Hours of Operation - Whilst the principle of the proposed use is considered to be acceptable, the impact that it may have on nearby residents needs to be considered carefully. There is an aspiration to create a diverse mix of uses within this part of the City Centre. The use proposed is in full compliance with the City Centre policies in the Core Strategy. Information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise outbreak.

Environmental Health has also recommended a condition limiting the hours during which the building can be serviced. This will ensure that any disturbance from such activity is confined to acceptable hours of the day.

There is a need to consider what other impacts the proposal might have in terms of comings and goings. This though, has to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the city centre. The proposal could result in an increase in comings and goings during the evening and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable, given the proximity of residential accommodation, to limit the potential for people congregating near to that accommodation at an unreasonable hour. The proposed hours of operation of the commercial unit would be agreed through a condition in consultation with the Head of Environmental Health to ensure that impacts on amenity are acceptable in terms of the limitations outlined above and on this and the above basis the use of the ground floor and basement units is considered to be acceptable.

A condition would require approval of a Management Plan for F&B units in relation to controlling noise and anti social behaviour from people leaving the premises.

Given the above it is considered that on balance and subject to conditions, controlling the acoustic insulation of the premises, the hours of operation, fume extraction, operational management and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC10.1, 10.2, 10.3 and 10.4 and DC26.1 and 26.5.

Crime and Disorder – The increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance. In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Servicing – It is not clear how the servicing needs to a convenience retailer could be reasonable met at this site without disruption to adjacent businesses which in addition to the reasons set out above supports the exclusion of such a use within the ground floor and basement commercial units.

Transport and Sustainability

The site is in an area that is well served by various methods of public transport including buses, trains and the Metrolink and the proposals for servicing and waste collections are considered to be acceptable. 23 cycle parking spaces would be provided internally for staff.

Given the above, the proposals are considered to be in accordance with Core policies DM1 and T2.

Disabled Access

Currently the ground floor and basement areas are all accessed via steps so there is no level access at all to the building. The proposals would provide level and lift access to the upper floor offices and all ground floor and basement commercial units with the exception of the small unit D at basement level. Given the size of this unit and the basement location this is on balance considered to be acceptable given the wider overall improvements to accessibility to and within the building which would be provided by these proposals

Given this having regard for this policy in relation to accessibility the proposals are considered to be consistent with Core Strategy Policy DM1.

Impact on the character of the Conservation Area, setting of Listed Buildings ,principle of the proposed internal and external alterations and impact on listed building.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed refurbishment and proposed mix of uses would help secure the full use of the property in a prominent location in the St Peter's Square Conservation Area. The building would be enhanced internally and externally.

Where there is loss or alternation of historic fabric, this is principally due to the necessity of bringing the accommodation up to the regulatory standards necessary to support the proposed ground floor and basement uses and the historic use of the upper floors. This relates to the need to provide functional office layouts and useable accommodation which would be suitable for a modern standard of office and commercial F&B operators including the provision of full disabled access to all but one of the spaces within the building, to provide the necessary level of M&E services and other plant requirements and to provide safe means of access and egress and circulation requirements within a multi tenanted building.

Currently the building is generally in a poor state of repair. The proposals along with the previously approved works to the roof and windows would arrest any further deterioration of its condition associated with ongoing vacancy and reverse many of the previous inappropriate modern interventions.

The areas of the building with the highest significance are the external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used. This significance would be retained and enhanced through a comprehensive scheme of repair/ reinstatement work and removal of inappropriate adverse interventions and there would be clear heritage benefits derived from these works, not least in terms of the improvements in the buildings current appearance and consequently its contribution

to the character of the conservation area and setting of adjacent listed building including the Grade I Listed City Art Gallery.

Externally, particular positive enhancement of the listed building would be derived from the removal of the modern shop front at 77a Mosley Street to reveal the historic timber framed frontage which would be retained and repaired. A Stone signage within this frontage would also be revealed and retained. Likewise, the former building society frontage would be retained and glazing revealed and reinstated where necessary. To Back George Street non-original windows inserted within former hoist run at floors 3, 2 and 1 would be removed and the openings returned to likely original dimensions and fully glazed within new slim steel frames.

Internally the conservation philosophy is based on retaining as much historic fabric as possible and the existing character of the original plan form with the largely open-plan warehouse and office floors which is a key feature of high significance within the building would be maintained. The principal form of the lightwell would be retained although there is a need for some intervention here to facilitate the insertion of a new service core. The rear hoist, columns, the column grid, and timber floor structure would all be retained. Ground floor cornicing would be repaired and reinstated to improve the legibility of the building's historic functions and layout.

However, a number of key interventions in relation to the lightwell, ornate historic staircase, ground floor main entrance space and the provision of adequate plant to serve the building are required and are discussed in more detail below.

In terms of the ornate staircase, another key feature of high significance, it is noted that this has suffered from substantial alterations. A full options analysis for its retention within the constraints of requirements for physical separation and fire compartmentation has been explored and it is accepted on balance that the only feasible mitigation that would allow the effective operation of the upper floors of the building as a multi tenanted office would be the creation of a physical 'memory' of the staircase from reassembled elements within the 3rd floor and the storage of the remaining removed elements for potential future use. A further historic staircase within the building would be retained.

The physical character of the lightwell would be compromised due to various interventions necessary to ensure the safe and effective use of the upper floors for modern office occupation standards. It is noted that alternative locations for lifts would involve a greater degree of damage to historic fabric through loss of floor and structure, and loss of internal floor area. The area within which the extraction flues would be located would be a simple honest element which would run vertically through the lightwell, packed neatly against the new lift enclosure and this would clearly be read as a modern intervention. A brick recess would shield them from some views but allow them to remain accessible. Further mitigation would be provided by powder coating them in a black finish to further reduce impact.

The form of the lightwell would be further affected to a limited degree with the insertion of a solid floor at ground floor level. A limited number of windows would be lost by conversion to openings. Flooring over at this level would have the benefit of creating a secure bike store to the basement. The two side doorways will retain the memory of the windows in their openings and the larger opening will retain existing wall to either side. Openings are necessary to access the ground floor space. the wider characteristics of space and light are maintained to the upper parts. The use of a glazed roof would ensure the views upwards remain and that the ground floor would continue to benefit from natural light. Overall, however it is considered that the interventions to the lightwell would not compromise its overall character or its legibility in terms of the buildings plan form.

In terms of the removal of the chimney and alterations to the roof to accommodate a plant deck, it is noted that alternative options such as utilising the lightwell would cause more harm than the

proposed location as well creating cumulative harm with the interventions as outlined above. Placement of the deck within the valley would require substantial steel beams connecting to external walls, penetrating several areas of roof in multiple locations. It is accepted on balance that the chosen location is considered to be the least harmful.

The ground floor layout incorporates a platform lift to the Mosley Street entrance which would improve accessibility but would impact on the internal, and to a degree the external appearance of the shop front. The new partition would unfortunately subdivide the space and result in an odd relationship but following an options analysis this solution has been determined to be the least harmful and is the minimum harm necessary to facilitate level access and access to the lift core. It is important that this partition and shopfront is dealt with in a sensitive way so that the partition does not sit awkwardly against the back of the window. This area of work showing the partition and the detailed interface with the shopfront will need further detail following the strip out and will be subject of a condition to agree an appropriate treatment that will minimise the level of harm.

The principal of the approach to the installation of the M&E necessary to facilitate a modern standard of office occupation is accepted and as with other detailed elements the final details will have to be agreed via the discharge of conditions which would be attached to any consent granted.

The proposed scheme would retain most of the existing historical fabric including. Thus, with the exception of the ornate staircase for the reasons outlined above, the proposals would maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building.

Heritage benefits to offset harm would be derived from: cornicing repairs/reinstatement; repairs of any damaged lath and plaster ceiling; reinstatement of missing skirting, repairs; replacement of non-historic fabric and reinstatement of railings, sash and curved windows where previously removed; replacement of non historic doors and replacement of poorly matched brickwork; restoration of historic shopfront to Mosley Street following removal of non original cladding; reinstatement of corner doorway at corner of Back George Street and Princess Street; and paint removal from the Back George St elevation brickwork;

It is considered that the combined physical (direct) impacts on the Grade II listed building would be moderate beneficial in nature, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy. Any harm would be less than substantial and the proposals would with the proposed mitigation for harm in place, overall enhance the special interest of the building and the ability to understand and appreciate it and the character of the surrounding conservation area.

As required by paragraph 208 of the NPPF there would be a clearly identifiable set of public benefits delivered through the scheme to off set the less than substantial harm which would it is noted, avoid the total internal demolition of the previously approved scheme. The proposals would contribute to the economic vitality of St Peter's Square by creating employment and workspace within a long-term vacant listed building; bring the last vacant site in this distinct area of the city back into active use; enhance the streetscape and George Street Conservation Area through restoration of elevations, re-integration of the historic shop frontages and avoiding further dereliction and decay; and provide enhancement and improvement to the appearance and enjoyment of the Conservation Area;

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of

the architectural and historic character and fabric of the listed building and the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 195, 200, 201, 203, 205, 206 and 208 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

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:

139183/FO/2024 : Approve

139184/LO/2024: Approve

Article 35 Declaration

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

discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

139183/FO/2024 : Approve

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

a) Site Location Plans 1995 E(900) and E(901)

(b) Dwgs 1995 P(100) Rev M, P(101) Rev E, P(107) Rev D, P(108), P(110) Rev N, P(111) Rev F, P(117) Rev E, P(118), P(120) Rev O, P(121) Rev E, P(127) Rev E, P(130) Rev N, P(131) Rev E, P(137) Rev E, P(138), P(140) Rev O, P(141) Rev D, P(147) Rev E, P(148), P(150) Rev J, P(151) Rev D, P(152) Rev A, P(180) Rev A and P(181) Rev A;

(c) Dwgs 1995 P(200) REV G, P(201) REV C, P(203), P(210) REV F, P(211) REV D, P(213), P(220) REV F, P(221) REV B, P(223), P(230), P(300) REV G, P(301) REV B, P(311) REV B, P(320) REV C, P(321) REV D, P(330) REV E, P(331) REV A, P(340) REV F, P(341) REV B, P(350) REV A, P(351) REV A, P(360) REV A, P(361) REV A, P(400) REV C, P(410) REV C, P(411), P(402), P(404), P(405), P(406) and P(407);

(d) Inspection & Assessment in relation to Bats & Breeding Birds , March 2023 by Tyrer Ecological Consultants Ltd;

(e) 79 MOSLEY STREET, MANCHESTER, ARCHAEOLOGICAL DESK BASED ASSESSMENT, December 2017 by Wardell Armstrong;

(f) NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08 AUGUST 2024 by PDA;

(g) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB; and

(h) ENVELOPE REPAIR SCHEDULE by Atelier. MB

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC7, CC9 , CC10, T1, T2 and DM 1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1.

3) No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority

*How servicing and site traffic access will be maintained to adjacent buildings;

*Display of an emergency contact number;

*Details of Wheel Washing;

- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period;
- *the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- *Details of the loading and unloading of plant and materials;
- *Details of the storage of plant and materials used in constructing the development;
- *Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- *The design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1; please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires;
- *Details showing the erection and maintenance of security hoarding;
- *The provision of a "mock up" security hoarding to review and mitigate any hazards associated with positioning next to an operational tramway prior to permanent erection;
- *Pedestrian management proposals to ensure that a suitable footway width is retained and that pedestrians are not forced into the tramway path.

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) a) Prior to commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically

The Report will confirm the following:

- i) the measures proposed to recruit local people including apprenticeships
 - ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
 - iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives
- (b) Within one month prior to construction work being 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).

5) Prior to first occupation of the development a servicing strategy for the building to include details of the following:

(i) Details of servicing to the building including routing and management measures to ensure bins are not placed out onto the foot way to await servicing;

(ii) Details of how traffic access will be maintained to Back George Street and adjacent buildings that require traffic access including for servicing;
and

(iii) Details of hours during which servicing will take place coordinated with neighbouring businesses in terms of (ii) above.

shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The cycle parking spaces shall be fully implemented as shown in dwg 1995 P(100) Rev M the development shall not be occupied unless and until the above cycle parking spaces are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

7) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

8) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as Class E ((a) (excluding convenience retail), (b), (c), (e) and (g) only within the ground floor and basement commercial units as shown in dwgs 1995 P(100) Rev M and P(110) Rev N and for no other purposes.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and to safeguard the amenity of the office users above pursuant to Core Strategy policies SP1 and DM1 and saved UDP Policies DC26.

9) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor and basement units as shown on Dwgs 995 P(100) Rev M and P(110) Rev N shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses.

The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

10) Prior to occupation of each of the following:

(a) The office space at floors 1 to 3; and

(b) Each of the ground floor and basement commercial units (A, B, C and D) as shown within Dwgs 1995 P(100) Rev M and P(110) Rev N

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment.

The approved scheme shall be completed before each of the above are occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy.

11) Before any use hereby approved commences, within each of the ground floor and basement units (A, B, C and D) details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential 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.

12) With the exception of Unit D the development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above as shown in Dwg no's 1995 P(100) Rev M and P(110) Rev N

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

13) Prior to commencement of development final details of a scheme for the storage (including segregated waste recycling) and disposal of refuse for each of the following:

(a) The office space at floors 1 to 3; and

(b) Each of the ground floor and basement commercial units (A,B,C and D) as shown within Dwgs 1995 P(100) Rev M and P(110) Rev N

Shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) (a) Before development commences details of how each of the ground floor and basement commercial units (A, B, C and D) as shown on dwgs 1995 P(100) Rev M and P(110) Rev N will be acoustically insulating to ensure that there is no unacceptable level of noise break out or noise transfer from these units to the office accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses in the basement and ground floor commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future office occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

15) Before use of each of the ground floor and basement commercial units (A, B, C and D) as shown in dwgs 1995 P(100) Rev M and P(110) Rev N commence, a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise break shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(b) Prior to occupation of each unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential 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.

17) The window(s) at ground level, fronting onto Mosley Street and Princess Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) The commercial units within the basement and ground floor, as shown on drawings 1 995 P(100) Rev M and P(110) Rev N shall remain as 4 units (A,B,C and D) and shall not be sub divided without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

19) In the event that any of the commercial units A,B,C and D.as shown in dwgs 1995 P(100) Rev M and P(110) Rev N are occupied as an restaurant (Class E (b)) use, prior to their first use the

following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

20) Prior to commencement of the each of the following details of the materials shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Reinstated windows;

(b) Proposed railings;

(c) New Doors to Back George Street;

the works shall then be implemented in accordance with the approved details prior to occupation.

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 and and because 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 DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

21) Prior to the first use of the development hereby approved a final external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include that there will be no vinyl signs within any windows and that projecting signs should not exceed 30mm. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Final detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building not covered separately by condition requirements below, to include making good to roof, works to stonework, plasterwork, repointing prepared by a conservation specification, schedule of works and sign off of samples on site prior to full works commencing;
- b) Reinstatement works to original shopfronts;
- c) A methodology for the taking down, capping off and making good of the chimney;
- d) Details of reinstatement of windows;
- e) Details of all secondary glazing;
- f) Details of vents to WC's within brickwork including appearance and final locations;
- g) Works to basement windows and pavement lights to Princess Street and final design details;
- h) A strategy for the location and detailing of all building services along with the detailed design including plumbing, lighting internal and external telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment);

139184/LO/2024: Approve

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

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

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

(a) Site Location Plans 1995 E(900) and E(901)

(b) Dwgs 1995 P(100) Rev M, P(101) Rev E, P(107) Rev D, P(108), P(110) Rev N, P(111) Rev F, P(117) Rev E, P(118), P(120) Rev O, P(121) Rev E, P(127) Rev E, P(130) Rev N, P(131) Rev E, P(137) Rev E, P(138), P(140) Rev O, P(141) Rev D, P(147) Rev E, P(148), P(150) Rev J, P(151) Rev D, P(152) Rev A, P(180) Rev A and P(181) Rev A;

(c) Dwgs 1995 P(200) REV G, P(201) REV C, P(203), P(210) REV F, P(211) REV D, P(213), P(220) REV F, P(221) REV B, P(223), P(230), P(300) REV G, P(301) REV B, P(311) REV B, P(320) REV C, P(321) REV D, P(330) REV E, P(331) REV A, P(340) REV F, P(341) REV B, P(350) REV A, P(351) REV A, P(360) REV A, P(361) REV A, P(400) REV C, P(410) REV C, P(411), P(402), P(404), P(405), P(406) and P(407);

(d) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB; and

(e) ENVELOPE REPAIR SCHEDULE by Atelier. MB

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC7, CC9 , CC10, T1, T2 and DM 1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1.

3) Prior to any strip out works to the ground floor frontages comments details of a watching brief for the strip out / removal of the non original elements at ground floor level including shopfronts shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

4) (a) Prior to commencement of development a schedule of materials to be used on all internal and external elevations (including the film to windows) (other than those specified in condition 5) and timescales for submission shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(b) Details of each material shall then be submitted for approval in accordance with the approved schedule and timescales

(c) The approved details shall then be implemented in accordance with the approved details prior to occupation.

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.

5) Prior to the commencement of works relation to each of (a) and (b) below details the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Final detail of the proposed flues within the lightwell;

(b) hand sample and drawn detail of a sample panel of the cladding materials to the lift area with details of fixings, interfaces with lightwell and existing building fabric.

(c) Prior to installation of the cladding the sample panel approved in (b) will be constructed and approved in writing by the City Council as Local Planning Authority

The development of (a) and (b) shall be carried out 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) Before development commences, a full photographic record of the building internally and externally before and after any strip out / demolition works) including the roof and ornate staircase

and all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Final detailed schedule of all (i) internal and (ii) external repairs and specification for all of the repair works to the building not covered separately by condition requirements below, to include making good to roof, works to stonework, plasterwork, repointing prepared by a conservation specification, schedule of works and sign off of samples on site prior to full works commencing;
- b) Reinstatement works to original shopfronts;
- c) Interface of partition to reception area and retained shopfront;
- d) A methodology for the taking down, capping off and making good of the chimney;
- e) Fit out works to reception area;
- f) Final details of the roof lantern within the lightwell including details of glazing system and ornate capping;
- g) Works to the lightwell including: cleaning, repairs, making good where fabric is to be removed;
- h) Details of all secondary glazing;
- i) Details of all works to original doors including modifications;
- j) Details of vents to WC's within brickwork including appearance and final locations;
- k) Works to basement windows and pavement lights to Princess Street and final design details;
- l) Final details of the recreated staircase and partitioning associated with the retained staircase between the 2nd and 3rd floor and works to make good following removal;
- m) Details of how the existing staircase will be dismantled and stored for reuse;
- n) A strategy for the location and detailing of all building services along with the detailed design including plumbing, lighting internal and external telecommunications, fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment);
- o) Details of making good parts of the building that are to be the subject of removals and / or demolition;

- p) Details of interfaces of new partitions and raised floors with original building fabric;
- q) Details of how alterations to floors will impact on levels, thresholds and features such as doors, architraves and skirtings;
- r) Fireproofing works;
- s) A schedule of paintwork and finishes informed by paint analysis;
- t) Formation and making good of structural openings;

All of the above shall be implemented in accordance with the approved details before the development is first occupied

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 prior to installation of any M&E equipment the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) The M&E to the common building areas (reception, circulation corridors, toilets);
- (b) A Final strategy for the fit out of (i) the Offices at floor 1-3 and (ii) the ground floor and basement commercial units (A, B, C and D)

The approved details for (a) shall be implemented in accordance with the approved details before the development is first occupied.

In respect of (b) for the avoidance of doubt the final details of the M&E for each of (i) and (ii) shall be submitted as part of the tenant fit out which should be the subject of separate applications for Listed Building Consent.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester

Flat 6, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
1 Cooper Street, Manchester, M2 2FW
73 - 75 Princess Street, Manchester, M2 4EG
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
79 Mosley Street, Manchester, M2 3LQ
Staycity, 3 Dickinson Street, Manchester, M1 4LF
83 Mosley Street, Manchester, M2 3LQ
2 St Peter's Square, Manchester, M2 3AA
Abbey House, Cooper Street, Manchester, M2 2FW
Unit 6, Abbey House, 32 Booth Street, Manchester, M2 4AB
9 Cooper Street, Manchester, M2 2FW
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
80 Mosley Street, Manchester, M2 3FX
5 Cooper Street, Manchester, M2 2FW
Flat 2, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
FRISKA, 3 St Peter's Square, Manchester, M2 3AA
First Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Fourth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Flat 12, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
14 Princess Street, Manchester, M1 4NB
Unit 9, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 3, Abbey House, Cooper Street, Manchester, M2 2FW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room D, Abbey House, 32 Booth Street, Manchester, M2 4AB
Porky Pigs, 7 Cooper Street, Manchester, M2 2FW
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Flat 9, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
77A Mosley Street, Manchester, M2 3HR
Basement Room A, Abbey House, 32 Booth Street, Manchester, M2 4AB
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Flat 3, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG

Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
 Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
 16 Princess Street, Manchester, M1 4NB
 Motel One, 1 Dickinson Street, Manchester, M1 4LF
 Unit 5, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Basement Room C, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
 Suite 4A, 80 Mosley Street, Manchester, M2 3FX
 Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
 Suite 1A, 80 Mosley Street, Manchester, M2 3FX
 Flat 8, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 Flat 1, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
 Second Floor, 12 Princess Street, Manchester, M1 7AG
 Mezzanine Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
 Suite 7B, 80 Mosley Street, Manchester, M2 3FX
 Suite 6B, 80 Mosley Street, Manchester, M2 3FX
 Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
 Suite 5B, 80 Mosley Street, Manchester, M2 3FX
 72 George Street, Manchester, M1 4HF
 The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
 Flat 11, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 Flat 7, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 Flat 5, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 Flat 4, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 77 Mosley Street, Manchester, M2 3HR
 5 Back George Street, Manchester, M1 4NA
 Greggs, Unit 7, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Unit 8, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Third Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
 Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
 GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
 Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
 Suite 4B, 80 Mosley Street, Manchester, M2 3FX
 Suite 5A, 80 Mosley Street, Manchester, M2 3FX
 Flat 10, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
 12 Princess Street, Manchester, M1 7AN
 Second Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
 Basement Room B, Abbey House, 32 Booth Street, Manchester, M2 4AB
 9A Cooper Street, Manchester, M2 2FW
 Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
 Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
 Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
 Suite 2A, 80 Mosley Street, Manchester, M2 3FX
 Suite 2B, 80 Mosley Street, Manchester, M2 3FX

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL