

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140258/FO/2024 and 140259/LO/2024

Date registered valid: 30 July 2024

Proposal: Use of the ground and lower ground floor as a restaurant with external alterations.

Address: 86 Cross Street, Manchester, M2 4LA

Ward(s): Deansgate Ward

Applicant: Mr Andrew Lister Individual Restaurants

Agent (if any): Mr Chris Betteridge De Pol Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 October 2024

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 9 April 2024

Standard consultations:

Printed: 2 August 2024 Expired: 23 August 2024

Neighbour notifications

Printed: 2 August 2024 Expired: 23 August 2024

Site notice

Posted: 6 August 2024 Expired: 28 August 2024

Press advert

Published: 6 August 2024 Expired: 27 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a commercial unit located to the ground floor of the Grade II listed Anglia House that is positioned on a prominent location within Albert Square Conservation Area at the core of the City Centre. The unit was last in commercial use as a betting office.

The building was constructed in 1906 as an insurance office to the design of Charles Heathcote, with red sandstone and polished granite elevations. Both externally and internally many of the original/historic features survive, including joinery (sash widows and external shop window frames), steel columns, timber floorboards, tiles, plastered walls with cornices and exposed brick walls to basement, making an important contribution to the asset's overall significance.

In the late 2010s the upper storeys were converted to residential units in accordance with Planning and Listed Building Consent applications referenced 117966/FO/2017 and 117967/LO/2017. The same applications also included provisions for the conversion of the ground floor and basement to restaurant and bar, but these works were not undertaken as part of the approval and removed the internal riser proposed in a previous application.

The building is within the central shopping and business area of the City Centre and surrounding uses include the Town Hall Complex, shops, offices, bars, hotels and restaurants. The building is diagonally opposite the corner of Albert Square.

Description of development

Planning Permission is sought for the following works:

- The installation of an external flue on the Four Yards elevation.
- The installation of double glazing within existing window frames (if these can be reused).
- Reinstall timber mullion within one window on Cross Street and one window on John Dalton Street.
- Reinstall openable windows to match the other windows within a window on John Dalton Street.
- The removal of boarding and mesh panels from the windows on the Four Yards elevation and repair and reuse existing timber windows if possible.
- The installation of railings on all lower ground floor windows on the Four Yards elevation.
- The installation of wooden louvres within three window frames on the Four Yards elevation, two of which would be in front of air-conditioning condensers and one of which would house part of the flue.
- The installation of wooden louvres within the lowest sections of three windows on the Four Yards elevation.
- Re-decoration of doors and window frames.
- The repair and reinstatement of paving lights.

Listed Building Consent is sought for the following works:

- The installation of an external flue on the Four Yards elevation.
- The installation of double glazing within existing window frames (if these can be reused).
- Reinstall timber mullion within one window on Cross Street and one window on John Dalton Street.
- Reinstall openable windows to match the other windows within a window on John Dalton Street.
- The removal of boarding and mesh panels from the windows on the Four Yards elevation and repair and reuse existing timber windows if possible.
- The installation of railings on all lower ground floor windows on the Four Yards elevation.
- The installation of wooden louvres within three window frames on the Four Yards elevation, two of which would be in front of air-conditioning condensers and one of which would house part of the flue to include internal connections.
- The installation of wooden louvres within the lowest sections of three windows on the Four Yards elevation.
- The repair and reinstatement of paving lights.
- The removal of the interior frame of the shopfront windows of the John Dalton Street and Cross Street elevations.
- Internal and external re-decoration of walls, floors, ceilings, window frames and doors, cornicing and columns etc.
- The relocation and replacement of the stairs from the ground floor to the basement.
- The installation of a screen to the entrance area.
- The installation of partitions within the basement.
- The installation of one WC on the ground floor and additional WCs in the basement.
- The installation of a pizza kitchen.

Consultations & Notification Responses

140258/FO/2024 - The application was advertised in the local press as an application affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

140259/LO/2024 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Highway Services - Commented as follows:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate a minimum of 2 cycles. Further information on cycle parking provision is requested from the applicant.

Waste would be stored and collected off site and needs to be amended.

Environmental Health - Recommended conditions to require the agreement of opening hours, to restrict the servicing hours, to require the agreement of the scheme of acoustic treatment of the use and any external plant and to require the implementation of the waste strategy.

Greater Manchester Police - Advised that the submitted Crime Impact Statement is acceptable, but new doors, new windows and new glazing would need to be to Secured by Design Standards.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy CC7 (Mixed Use Development) advises that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC10 (Food and Drink) advises that the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan.
- b. the effect on the amenity of neighbouring residents.
- c. the availability of safe and convenient arrangements for car parking and servicing.
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

Saved Policy DC14 (Shopfronts and Related Signs) advises on shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

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-J 1 (Supporting Long-Term Economic Growth) States that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on maintaining a very high level of economic diversity, facilitating the development of high value clusters in prime sectors, making the most of major assets of the sub-region, grasping the economic opportunities from the global transition to a low carbon economy, providing the high-quality, sustainable living environments that will help to attract and retain skilled workers, supporting local job growth, maximising the potential of the key growth locations whilst also securing investment that raises the competitiveness of our northern boroughs to deliver inclusive growth across the sub-region.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

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 listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

- (a) 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.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

Internally original/historic areas of the premises would mainly be redecorated or remain/be exposed. The lower part of columns would however be panelled and some damaged original panelling would be overclad and protected. Pavement lights would be repaired.

Due to the approval of applications referenced 117966/FO/2017 and 117967/LO/2017 the approved internal riser was not implemented and the principle of an external flue was approved. The proposed external flue proposed is a smaller than usual flue and is proposed to be sprayed black. A condition would be attached to the applications to require the treatment to be approved.

Due to the past incongruous works to the windows particularly the ones of the Four Yards Elevation and the detrimental impact of the M&E is reduced due to the removal of the boarding and mesh and reinstatement of glazing. Internally some features remain but are in poor condition and some have been lost. The works include some repairs to these features.

The repair and reinstatement works are beneficial, particularly the flood lights. Some of the other works only affect non-original fabric and therefore have a neutral impact. However, works including the M&E equipment, the over cladding of timber boarding and the partitioning would cause less than substantial harm.

Conditions will be applied to the listed building consent to require final details of the paint specification and colours, the works to windows, the M&E equipment and connections, including the design and material of the louvres and louver screens, the treatment of the flue and the floor, wall and column finishes of the ground floor.

In view of the above, it is considered that due to the proposals would cause less than substantial harm to the Grade II listed building affected by the works. The signage would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework as the public benefit of the proposals is that they would allow the reuse and maintenance of the whole of the ground and basement floors of the building and include repairs to internal and external fabric.

Residential Amenity and the amenity of surrounding occupiers -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is above the restaurant.

All conditions specified by the Head of Regulatory and Enforcement Services (Environmental Health) will be applied to the application with the exception of the condition relating to the restriction of construction hours, which will instead be applied as informative. This is because construction hours are controlled by the City Council's Environmental Health Service.

The use is highly accessible by public transport with bus services on Princess Street and Deansgate, train services at Piccadilly Station and Oxford Road Station and Metrolink routes close to the site at St Peters Square, which link with further rail services at Victoria Train Station.

Highway Safety and Impacts -

The use is highly accessible by public transport with bus services on Princess Street and Deansgate, train services at Piccadilly Station and Oxford Road Station and Metrolink routes close to the site at St Peters Square, which link with further rail services at Victoria Train Station.

The issues raised by Highways would be applied to the application as conditions.

Disabled Access -

There is currently level access into the premises from the main entrance on Cross Street and the ground floor would be level throughout. An accessible WC is also proposed on the ground floor. There would be no level access or lift access to the basement private dining or back of house and toilet areas as there is not considered room for the installation of a lift.

Given the above, the proposals are considered to be in accordance with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester, the Design and Accessibility principles of the Guide to Development in Manchester SPD and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester and policy JP-P 1 of Places for Everyone.

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 140259/LO/2024: Approve

Recommendation 140258/FO/2024: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval - 140258/FO/2024

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

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

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

The site location referenced 1368 P.00.050 received by the City Council as local planning authority on 22 May 2024

The drawings referenced:

2405 201 Rev C3
2405 202 Rev C2
2405 204 Rev C2
2405 205 Rev C2
2405 206 Rev C2
2405 223 Rev C2

received by the City Council as local planning authority on 20 September 2024

2405 207 Rev C1

received by the City Council as local planning authority on 30 July 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations of the development.

(b) jointing and fixing details between all component materials.

(c) a strategy for quality control management.

(d) 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.

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

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

4) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) 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.

Reason - In the interests of amenity and public health, 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.

5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of development.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) a) The scheme to acoustically insulate the premises to limit the break out of noise as detailed within the PDA Acoustic assessment dated May 2024 reference J004941-7851-JW-01 shall be implemented in full before the first use of the premises.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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, respectively.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) 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 the installation of the equipment hereby approved the 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.

b) Within one month of the first operation of the equipment hereby approved, 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 works 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 safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) The security measures detailed within the Secured by Design Statement prepared by Anthony Hughes Architecture shall be fully implemented prior to the first use of development and shall be maintained for the duration of the use. Any alternations to the external fabric of the building i.e. doors/windows/glazing etc. shall be to a recognised burglary resistant standard meeting SBD specifications unless justification is provided and agreed in writing by the City Council for non-compliance prior to the commencement of any external alterations. Works shall be carried out only in accordance with approved information.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

9) The security measures detailed within the Management Strategy Document prepared by Anthony Hughes Architecture shall be fully implemented prior to the first use of development and shall be maintained for the duration of the use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

10) A servicing management plan shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the use hereby approved. This document shall include measures to reduce the effects on traffic of the operation of the use. This approved plan shall then be complied with for the duration of the use hereby approved.

Reason - To ensure an acceptable development in the interests of residential amenity, ensuring highway safety and preventing crime pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

11) All ground floor windows of the building 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.

12) The use hereby approved shall not be open outside the following hours:

Monday to Thursday 11:00 to 23:00

Friday and Saturday 11:00 to 00:00

Sundays (including Bank Holidays) 10:00 to 23:00

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.

13) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 - Monday to Saturday,

10:00 to 18:00 - Sunday/Bank Holiday

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) If the proposed flue is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license by contacting Environment on Call on 0161 234 5004.

3) The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Condition(s) to be attached to decision for approval - 140258/LO/2024

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

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

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

The site location plan received by the City Council as local planning authority on 11 June 2024.

The drawings referenced:

2405 201 Rev C3

2405 202 Rev C2

2405 204 Rev C2

2405 205 Rev C2

2405 206 Rev C2

2405 223 Rev C2

received by the City Council as local planning authority on 20 September 2024

2405 207 Rev C1

received by the City Council as local planning authority on 30 July 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan

3) The works hereby approved shall not commence until a full method statement for all works to the original fabric has been submitted to and approved in writing by the City Council as local planning authority. This shall include repairs, including the repair of the pavement lights. The works shall then be carried out only in accordance with the approved method statement and all works within the approved method statement shall be completed prior to the first occupation of the completed development.

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 in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan.

4) Notwithstanding the information hereby approved, full and final details of the louvres/louvre screens and railings to be installed on the Four Yards elevation of the building including details of the design, materials and finishes and junction details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the external louvres hereby approved. The approved railings and louvres/louvre screens shall be installed only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full and final details of the paint colours and specifications to be used on features of the interior and exterior of the ground floor and basement, including but not exclusive to window frames, walls, columns, ceilings, new doors and the existing metal door shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any painting/repainting within the site. The approved paint specifications and colours shall be used only in accordance with the approved information and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the

City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) No works to the windows, including repair to existing windows shall commence until details of the work has been submitted to and approved in writing by the City Council as local planning authority. Such works should not include for the removal or replacement of any original windows unless otherwise approved in writing by the City Council as local planning authority and any such proposal shall be accompanied by a full justification for such works, including a structural survey, details of why repair and refurbishment of such windows is not viable and details, including materials and cross sections, of any proposed replacement windows.

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 in accordance with saved policies EN3 ; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Full and final MEP drawings, including details of any new penetrations, installations, and internal & external manifestation, including internal lighting, comprising floor plans, ceiling plans, cross-sections, specifications and method statements and shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any such equipment.

The MEP shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the information hereby approved, full and final details of the scale, appearance, siting and finishes of the proposed flue shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of fume extraction equipment. The approved flue shall be installed only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the

City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Full and final details of the finishes of walls, columns, ceilings, new doors of the ground floor and the existing basement metal door, metalwork and fireplace shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of any redecoration within the site. The approved details shall be implemented fully in accordance with the approved information and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and 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

Flat 45, 31 John Dalton Street, Manchester, M2 6AL
Flat 32, 31 John Dalton Street, Manchester, M2 6AL
Flat 5, 31 John Dalton Street, Manchester, M2 6AL
Flat 55, 31 John Dalton Street, Manchester, M2 6AL
Flat 30, 31 John Dalton Street, Manchester, M2 6AL
Flat 14, 31 John Dalton Street, Manchester, M2 6AL
Flat 52, 31 John Dalton Street, Manchester, M2 6AL
Flat 38, 31 John Dalton Street, Manchester, M2 6AL
Flat 7, 84 Cross Street, Manchester, M2 4LA
Flat 8, 84 Cross Street, Manchester, M2 4LA
11 St James's Square, Manchester, M2 6DN
43 Cross Street, Manchester, M2 4JF
74 Cross Street, Manchester, M2 4JG
First Floor Offices, 9 Princess Street, Manchester, M2 4DN
9 Princess Street, Manchester, M2 4DN
17 Bow Lane, Manchester, M2 4FW
16 Tib Lane, Manchester, M2 4JB
Second Floor, 76 King Street, Manchester, M2 4NH
Flat 43, 31 John Dalton Street, Manchester, M2 6AL
Flat 9, 31 John Dalton Street, Manchester, M2 6AL
The Dalton Street Salon, Unit B, 11 St James's Square, Manchester, M2 6DN
Second Floor, 7 St James's Square, Manchester, M2 6DN
Basement, 7 St James's Square, Manchester, M2 6DN
Fourth Floor, 7 St James's Square, Manchester, M2 6DN
Third Floor, 7 St James's Square, Manchester, M2 6DN
Flat 21, 31 John Dalton Street, Manchester, M2 6AL
Flat 60, 31 John Dalton Street, Manchester, M2 6AL
Flat 16, 31 John Dalton Street, Manchester, M2 6AL
Flat 3, 84 Cross Street, Manchester, M2 4LA
Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
70 - 72 Cross Street, Manchester, M2 4JG
82 Cross Street, Manchester, M2 4LA
Fifth Floor, 9 Princess Street, Manchester, M2 4DN
Ground Floor, 57 Cross Street, Manchester, M2 4JW
Fourth Floor, 1 Princess Street, Manchester, M2 4DD
Basement, 3 - 5 Princess Street, Manchester, M2 4DF
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, 1 St James's Square, Manchester, M2 6DN
Basement Store, 38 John Dalton Street, Manchester, M2 6LE
Basement, 2 - 10 Albert Square, Manchester, M2 6LW
Ground Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Fifth Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Duttons, 2 - 10 Albert Square, Manchester, M2 6LW
Maray Restaurant, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 3, 31 John Dalton Street, Manchester, M2 6AL
Flat 25, 31 John Dalton Street, Manchester, M2 6AL
Serviced Apartment 4, 42 John Dalton Street, Manchester, M2 6LE

Flat 47, 31 John Dalton Street, Manchester, M2 6AL
Flat 35, 31 John Dalton Street, Manchester, M2 6AL
Flat 8, 31 John Dalton Street, Manchester, M2 6AL
First Floor, 7 St James's Square, Manchester, M2 6DN
Ground Floor, 7 St James's Square, Manchester, M2 6DN
Flat 1, 84 Cross Street, Manchester, M2 4LA
Xana Health Manchester Clinic, 1 Albert Square, Manchester, M2 6LW
Second Floor, 1 Albert Square, Manchester, M2 6LW
Flat C, 44 - 46 John Dalton Street, Manchester, M2 6LE
Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
76 Cross Street, Manchester, M2 4JG
29 Bow Lane, Manchester, M2 4FW
59A Cross Street, Manchester, M2 4JW
1 Princess Street, Manchester, M2 4DF
Third Floor, 76 King Street, Manchester, M2 4NH
Ground Floor, 1 St James's Square, Manchester, M2 6DN
GLAISYERS SOLICITORS LLP, First Floor, 1 St James's Square, Manchester, M2 6DN
Ground Floor, 38 John Dalton Street, Manchester, M2 6LE
Fourth Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 18, 31 John Dalton Street, Manchester, M2 6AL
Flat 28, 31 John Dalton Street, Manchester, M2 6AL
My Thai, Unit C, 11 St James's Square, Manchester, M2 6DN
Flat 2, 42 John Dalton Street, Manchester, M2 6LE
Serviced Apartment 3, 42 John Dalton Street, Manchester, M2 6LE
Flat 56, 31 John Dalton Street, Manchester, M2 6AL
Flat 49, 31 John Dalton Street, Manchester, M2 6AL
Flat 31, 31 John Dalton Street, Manchester, M2 6AL
Flat 37, 31 John Dalton Street, Manchester, M2 6AL
Flat 11, 31 John Dalton Street, Manchester, M2 6AL
Flat 40, 31 John Dalton Street, Manchester, M2 6AL
Basement, 11 St James's Square, Manchester, M2 6DN
Malmin Dental Manchester, Basement And Ground Floor, 44 - 46 John Dalton Street, Manchester, M2 6LE
47 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Ground Floor, 76 Cross Street, Manchester, M2 4JG
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Northern Assurance Building, 9 - 21 Princess Street, Manchester, M2 4DN
57 Cross Street, Manchester, M2 4JW
Ground Floor, 59 Cross Street, Manchester, M2 4JW
Johnson THE CLEANERS, 61 Cross Street, Manchester, M2 4JW
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
First Floor, Bow Chambers, 8 Tib Lane, Manchester, M2 4JB
Third Floor, Bow Chambers, 8 Tib Lane, Manchester, M2 4JB
Second Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 23, 31 John Dalton Street, Manchester, M2 6AL
Flat 33, 31 John Dalton Street, Manchester, M2 6AL
Flat 51, 31 John Dalton Street, Manchester, M2 6AL
Unit A, 11 St James's Square, Manchester, M2 6DN

Flat 27, 31 John Dalton Street, Manchester, M2 6AL
Flat 19, 31 John Dalton Street, Manchester, M2 6AL
Flat 29, 31 John Dalton Street, Manchester, M2 6AL
Flat 50, 31 John Dalton Street, Manchester, M2 6AL
Flat 4, 84 Cross Street, Manchester, M2 4LA
41 Cross Street, Manchester, M2 4JE
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, 9 Princess Street, Manchester, M2 4DN
8 - 10 Clarence Street, Manchester, M2 4DW
First And Second Floor, 59 Cross Street, Manchester, M2 4JW
3 - 5 Princess Street, Manchester, M2 4DN
7 Princess Street, Manchester, M2 4DN
Third Floor Office, 1 Princess Street, Manchester, M2 4DF
Fourth Floor, Bow Chambers, 8 Tib Lane, Manchester, M2 4JB
First Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 54, 31 John Dalton Street, Manchester, M2 6AL
Flat 2, 31 John Dalton Street, Manchester, M2 6AL
Flat 44, 31 John Dalton Street, Manchester, M2 6AL
Flat 22, 31 John Dalton Street, Manchester, M2 6AL
Flat 53, 31 John Dalton Street, Manchester, M2 6AL
Little Mr Male Grooming, The Kiosk, 11 St James's Square, Manchester, M2 6DN
Flat 13, 31 John Dalton Street, Manchester, M2 6AL
Flat 10, 31 John Dalton Street, Manchester, M2 6AL
40 John Dalton Street, Manchester, M2 6LE
7 St James's Square, Manchester, M2 6XX
Flat 26, 31 John Dalton Street, Manchester, M2 6AL
Optimax Laser Eye Clinic, Third Floor, 1 Albert Square, Manchester, M2 6LW
Flat B, 44 - 46 John Dalton Street, Manchester, M2 6LE
Fourth Floor Suite 1, Bow Chambers, 8 Tib Lane, Manchester, M2 4JB
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Flat 2, 84 Cross Street, Manchester, M2 4LA
Fourth Floor, 9 Princess Street, Manchester, M2 4DN
Ground Floor And First Floor, 3 - 5 Princess Street, Manchester, M2 4DN
Second Floor Offices, 1 Princess Street, Manchester, M2 4DF
First Floor, 1 Princess Street, Manchester, M2 4DF
Sixth Floor, 9 Princess Street, Manchester, M2 4DN
Second Floor, Bow Chambers, 8 Tib Lane, Manchester, M2 4JB
Third Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 4, 31 John Dalton Street, Manchester, M2 6AL
Flat 41, 31 John Dalton Street, Manchester, M2 6AL
Flat 1, 42 John Dalton Street, Manchester, M2 6LE
Flat 59, 31 John Dalton Street, Manchester, M2 6AL
Flat 36, 31 John Dalton Street, Manchester, M2 6AL
Flat 24, 31 John Dalton Street, Manchester, M2 6AL
Flat 58, 31 John Dalton Street, Manchester, M2 6AL
Flat 48, 31 John Dalton Street, Manchester, M2 6AL
Flat 1, 31 John Dalton Street, Manchester, M2 6AL
Flat 15, 31 John Dalton Street, Manchester, M2 6AL
Flat 7, 31 John Dalton Street, Manchester, M2 6AL
Flat 12, 31 John Dalton Street, Manchester, M2 6AL
1 Albert Square, Manchester, M2 3FU
Skin Clinics, Fourth Floor, 1 Albert Square, Manchester, M2 6LW

55 Cross Street, Manchester, M2 4JN
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
12 Tib Lane, Manchester, M2 4JB
53 Cross Street, Manchester, M2 4JN
Second Floor, 1 St James's Square, Manchester, M2 6DN
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
38 John Dalton Street, Manchester, M2 6LE
First And Second Floor, 38 John Dalton Street, Manchester, M2 6LE
Third And Fourth Floor, 38 John Dalton Street, Manchester, M2 6LE
Ditto, 2 - 10 Albert Square, Manchester, M2 6LW
Flat 42, 31 John Dalton Street, Manchester, M2 6AL
Flat 39, 31 John Dalton Street, Manchester, M2 6AL
Flat 20, 31 John Dalton Street, Manchester, M2 6AL
Flat 6, 31 John Dalton Street, Manchester, M2 6AL
Flat 46, 31 John Dalton Street, Manchester, M2 6AL
Flat A, 44 - 46 John Dalton Street, Manchester, M2 6LE
Flat 57, 31 John Dalton Street, Manchester, M2 6AL
Flat 34, 31 John Dalton Street, Manchester, M2 6AL
Flat 17, 31 John Dalton Street, Manchester, M2 6AL
Flat 5, 84 Cross Street, Manchester, M2 4LA
Flat 6, 84 Cross Street, Manchester, M2 4LA
Basement To First Floor, 1 Albert Square, Manchester, M2 3LW
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Second Floor, 9 Princess Street, Manchester, M2 4DN
Ground Floor, 7 Princess Street, Manchester, M2 4DF
Basement, 9 Princess Street, Manchester, M2 4DN
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
10 Tib Lane, Manchester, M2 4JB
Fifth Floor, 1 St James's Square, Manchester, M2 6DN

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 - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL