

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140249/FO/2024

Date registered valid: 28 June 2024

Proposal: Temporary erection of two padel tennis courts and associated one-storey building to contain reception, cafe bar area, viewing platform and back of house facilities above lower ground level to contain ancillary seating (class Sui Generis), with associated lighting, landscaping, and infrastructure for 3 year period

Address: Premier House, Renaissance Hotel, Blackfriars Street, Manchester, M3 2GQ

Ward(s): Deansgate Ward

Applicant: - Property Alliance Group

Agent (if any): Cait O Dowd AshtonHale Ltd

Case officer: Danielle Cooper
Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22/08/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 08/07/2024

Standard consultations:

Printed: 4 July 2024 Expired: 25 July 2024

Neighbour notifications

Printed: 4 July 2024 Expired: 25 July 2024

Site notice

Posted: 5 July 2024 Expired: 26 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: Not applicable

Tree Preservation Order: Not applicable

Description of site/area

The site includes a 13 storey hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for some years. The site is located in a key strategic position in Manchester City Centre, fronting onto Deansgate, Blackfriars Street, Victoria Bridge Street, and the River Irwell.

The surrounding area comprises a mix of uses, including commercial, retail, restaurant/bars, and residential. The site is located close to the Grade I listed Manchester Cathedral.

The site forms part of the wider Renaissance Hotel complex which has been a strategic regeneration projection for Manchester City Council, and is the last remaining undeveloped site within the 1999 City Centre Masterplan.

The partial demolition of Premier House granted under app ref: 130049/DEM/202, has resulted in vacant space.

Description of development

Planning permission is sought for the temporary erection of two padel tennis courts and associated one-storey building to contain reception, cafe bar area, viewing platform and back of house facilities above lower ground level to contain ancillary seating (class Sui Generis), with associated lighting, landscaping, and infrastructure for 3 year period.

- 2x padel tennis courts measuring 10m x 20m each, with a height of 0.88m at the centre and rises to 0.92m at the court edges. A framed translucent PVC canopy is proposed to cover the courts.
Materials proposed: Steel frames, Tempered glass, monofilament turf
- Temporary container building – Reception and for the sale for food and beverages, measuring 6.1m x 2.4m
Materials: Corrugated corten steel
- Temporary accessible facility (toilet) 2.3m x 3.2m
Prefab toilet block with integrated removable ramp.

A seating area is proposed to the lower ground floor level.

Wooden hoarding (2.4m high), akin to what is currently in situ will be erected along the site perimeter.

Access is proposed via an admin temporary container and single pedestrian gate located at the southern end of the site on Blackfriars Street.

Operational hours: 7am – 10pm

Concrete would be used to provide a level surface. Level access to the courts will be provide via the hotel entrance. There will be no changing facilities.

Consultations & Notification Responses

Highways – No objections

Environmental health – Requested further info in relation to noise during construction hours. The matter of noise during construction will be agreed with Environmental Health separately and as such it is not considered necessary to request this information via this application.

Greater Manchester Police – No objections

Manchester Active – No response

The application was advertised by site notice, the press and neighbour letters. No letters of representation have been received.

Planning history

138533/FO/2023 - Installation of ground anchors in association with residential development as permitted under planning permission reference: 132088/FO/2021 – Approved 11.01.2024

132088/FO/2021 - Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works. – Approved 28.02.2023

134640/FO/2022 - Erection of 5-storey building comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping, new escape stair to car park below and amendments to existing servicing arrangements including new service yard entrance, following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel – Approved 27.01.2023

134208/DEM/2022 - Prior Notification for demolition of remaining structure of Premier House (following previous approval for partial demolition under application ref no 130049/DEM/2021) – Approved 12.08.2022

130446/FO/2021 - Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works. – Approved 26.08.2021

130049/DEM/2021 - Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex). – Approved 08.07.2021

129468/FO/2021 - Replacement of windows to hotel building – Approved 22.05.2021

125207/FO/2019 - Elevational alterations to allow for modifications to existing entrance to hotel on Blackfriars Street – Approved 18.02.2020

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. Also advises

that wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN10 (Safeguarding open space, sport and recreation facilities) advises that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities.

Policy EN12 (Area priorities for Open Space, Sport and Recreation) requires the enhancement of the quality of existing areas and integrate new facilities within the character of the area within the City Centre.

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).

Policy SP1 (Spatial Principles) advises that:

- Development in all parts of the City should:
- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents.
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

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. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

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 T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

The Unitary Development Plan for the City of Manchester

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-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-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-S 5 (Flood Risk and the Water Environment) details measures to protect the quantity and quality of water bodies and manage flood risk.

Policy JP-P 6

(Health) states that to help tackle health inequality new development will be required, as far as practicable, to include support for healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice.

Policy JP-P 7 (Sport and Recreation) states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by requiring new development to support the achievement of strategic and local plan standards by providing new and/or improving existing facilities commensurate with the demand they would generate, ensuring that they meet accessibility standards and locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.

National Policy

Section 8 (Promoting healthy and safe communities)

Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and

(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

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.

Issues

Principle of development

The application site forms part of the wider Renaissance Hotel Complex which has been a long term strategic regeneration priority to become a major asset to the Deansgate area, and provide a strategic link to the medieval Quarter.

The Manchester Playing Pitch and Outdoor Sport Strategy (2022) states that there is a deficiency of tennis courts of all types across Manchester and for which the proposed development would contribute to remedying.

On a temporary basis, the uses of this premises as a leisure facility is considered to be acceptable as it will provide social and economic benefits to the surrounding area and members of the public. Specific planning issues including the impact on visual and residential amenity and highway safety is highlighted below:

Visual Amenity

The proposal seeks two padel courts with a canopy above along with a container building which will be visible from public vantage points. The existing hoardings will be retained to enclose the site and provide security protecting for the padel courts. As the proposed padel courts are temporary and would add activity to the street scene. The structures proposed would be as expected for a temporary outdoor sports facility and are therefore considered acceptable in this instance.

Given the above the proposals are considered to be in accordance with Policies SP1, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Heritage Impact

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

Section 72(1) of the Listed Buildings and Conservation Areas Act relates to conservation areas and states "In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

The application site is located close to the Grade I listed Manchester Cathedral.

As the structure will not be installed on a permanent basis, and is only of a temporary nature, which will also be installed below the ground floor level of Deansgate, resulting in the structure being approx. 3.4m above the proposed wooden hoarding boundaries, the impact on the setting and significance of the listed building will not be permanent.

On this basis it is considered the proposal would have a neutral impact on the aforementioned heritage assets.

As such the proposal is considered to be in accordance with Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

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 at No.1 Deansgate, located east of the site, and the adjacent hotel - Treehouse Hotel is also expected to open soon.

The report included noise measurements were taken at existing Padel courts with a male doubles match and then mixed male and female matches and the main noise sources were from shouting and the impact ball striking the bats/surrounds. The worst-case measurement taken was 60 dB(A) from the sample measurements taken at different heights/openness of the courts.

The predicted noise from the Padel courts is 50dB(A) at the nearest residential accommodation which is in line with criteria in Sport England Guidance for similar activities.

The conditions recommended by our Environmental Health Service would be applied to the application to ensure that the proposals are acceptable in regards to noise and external lighting.

The proposed uses would result in an increase in comings and goings during the evening and night 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 to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context, and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours would be limited to:

07:00 to 22:00 Monday to Sunday.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Highway Safety and Impacts

The site is located within a prominent city centre location and is well accessed by sustainable transport modes. The site has no on-site car parking, however due to the sites city centre location and proximity to sustainable transport modes, there are no concerns to highway safety.

The applicant has confirmed 6 secure cycle spaces will be provided on site which is considered acceptable.

10no. 60 litre bins would be located across the site, which will be for general, recyclable and food waste. A refuse storage area is noted within the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

A Construction Method and Management Plan (CMP) has been produced and details the day to day management of the site and is considered acceptable.

The existing hoarding will be retained for security which has been considered acceptable by highways, however the applicant is advised to ensure that all enclosures / diversions are discussed in detail with highwaynetworkmanagement@manchester.gov.uk.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Level access

Level access would be provided throughout the site and an accessible WC would be provided. Drawing 'AS858-08 'DDA Access Strategy'' details the level access routes across the site. The DDA Strategy demonstrates that 3 proposed routes are in place and also includes a strategy in the event that the padel courts are in operation prior to the hotel.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1.

Crime Impact

A Crime Impact Statement has been provided, and following consultation with Greater Manchester Police, there are no concerns that the proposed development would lead to an increase in crime on the premises or in the surrounding area.

Flood Risk

The site is in Flood Zone 1, the use is temporary and the proposals would maintain existing surface water runoff rates, thereby not increasing flood risk elsewhere. The site has been cleared of structures for a future redevelopment. The extensive cost of delivering a detailed drainage / SUDS strategy would be disproportionate to the overall

development cost associated with this temporary meanwhile use and would risk the proposals not being implemented.

The existing drainage on site would be reused. The foul drainage from the single WC would connect to the existing private drainage that has been located on site.

The connection to the public sewer network would be subject to formal agreement with United Utilities.

Conclusion

The use would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and sustainable travel patterns and provide a sport use on a site that could otherwise be a vacant brown field site for the next three years.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision for approval

1) a) The planning permission hereby granted is for a limited period only, which shall expire on 23 August 2027.

b) The use/development for which permission is hereby granted is required to be discontinued on or before that date (23 August 2027) and all associated development shall be removed, any use of the land authorised by this permission shall be discontinued, and the land shall be reinstated/made good in accordance with a scheme previously approved within one month of the development being vacated or before the expiration of the period specified in this condition, whichever is sooner.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

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

The location plan referenced PC(93)001 received by the City Council as local planning authority on 20 July 2023

The drawings referenced:

The Location Plan, Received 11/06/2024

Padel court plan and elevations, Ref: AS858-05 D, Received 11/06/2024

Floor plans, Ref: AS858-03 C, Received 25/07/2024

Lighting plan, Ref: P2417 MCK XXX 00 DR EL 63 0001 P0, Received 11/06/2024

Elevations, Ref: AS858-04 A, Received 11/06/2024

Street scene elevations, Ref: AS858-07, Received 25/07/2024

Supporting documents referenced:

The Design & Access Statement, Rev 2, Received 28/06/2024

Construction Management Plan and Outline Method Statement, Received 22/08/2024

External Lighting Strategy, Received 11/06/2024

Operational Management Plan, Received 11/06/2024

Crime Impact Statement, Received 25/06/2024

Proposed Drainage Strategy, Received 11/06/2024

DAA Access Strategy, Received 16/08/2024

Dust Control and Monitoring, Received 16/08/2024

Environmental Noise Study, Received 28/06/2024

Waste Proforma and Plan, Received 11/06/2024

Emergency Bulkhead, Received 11/06/2024

Exit Signage, Received 11/06/2024

Floodlights, Received 11/06/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with the External Lighting Strategy, received 11/06/2024 so as to control glare and overspill onto nearby residential properties.

b) Prior to first use of the lighting a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved External Lighting Strategy. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

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

4) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Environmental Noise Study, received 11/06/2024. This scheme shall be implemented in full before the use commences.

b) Upon completion of the development and within 1 month of the use becoming 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 Environmental Noise Study. 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.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00.

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

6) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority: -

07:00 to 22:00 Monday to Sunday

Amplified sound and/or speech or any music shall not be played on the Padel Courts and/or within any area of the site at any time.

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) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to DM1 and EN18 of the Unitary Development Plan for the City of Manchester.

8) The scheme for the storage and disposal of refuse as detailed within the completed waste management proforma, received 11/06/2024, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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.

9) All site preparation and construction works shall be carried out fully in accordance with the Construction Management Plan received by the City Council as local planning authority on 22/08/2024. This document shall be adhered to throughout the construction period.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

10) No part of the development shall be occupied until the secure internal space and facilities for the parking of a minimum of 6 bicycles have been provided within the site. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

11) The development hereby approved shall include for full disabled access to be provided to all areas of the development and to be fully in accordance with the details within document ref: AS858-08 'DDA Access Strategy, received 16/08/2024.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and CC10.

12) The development shall be carried out and used in accordance with the Crime Impact Statement, received 25/06/2024.

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

13) The use hereby approved shall be managed in accordance with the Operational Management Plan, received 11/06/2024 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.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk

2) Details of how the construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

MCR Active

Greater Manchester Police

Third Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG

Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA

Deansgate Surgery, Speakers House, 39 Deansgate, Manchester, M3 2BA

OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX

5 St Mary's Gate, Manchester, M1 1PX

ZARA, 1 New Cathedral Street, Manchester, M1 1AD

Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD
Flat 308, 1 Deansgate, Manchester, M3 1AZ
Flat 1002, 1 Deansgate, Manchester, M3 1AZ
Flat 605, 1 Deansgate, Manchester, M3 1AZ
34 - 36 Deansgate, Manchester, M3 1RH
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH
Apartment 807, 1 Deansgate, Manchester, M3 1AZ
Flat 406, 1 Deansgate, Manchester, M3 1AZ
Flat 108, 1 Deansgate, Manchester, M3 1AZ
Flat 708, 1 Deansgate, Manchester, M3 1AZ
Flat 1201, 1 Deansgate, Manchester, M3 1AZ
Flat 209, 1 Deansgate, Manchester, M3 1AZ
Flat 1001, 1 Deansgate, Manchester, M3 1AZ
Flat 505, 1 Deansgate, Manchester, M3 1AZ
Flat 207, 1 Deansgate, Manchester, M3 1AZ
Flat 804, 1 Deansgate, Manchester, M3 1AZ
Flat 901, 1 Deansgate, Manchester, M3 1AZ
Minshulls House, 14 Cateaton Street, Manchester, M3 1SQ
Cathedral Visitors Centre, 10 Cateaton Street, Manchester, M3 1SQ
42 - 46 Victoria Street, Manchester, M3 1ST
Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
48 Deansgate, Manchester, M3 2FE
Speakers House, 39 Deansgate, Manchester, M3 2BA
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
My Hair Transplant, Part Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
1 St Mary's Gate, Manchester, M1 1BZ
Flat 204, 1 Deansgate, Manchester, M3 1AZ
Unit 5, 1 Deansgate, Manchester, M3 1AZ
Flat 704, 1 Deansgate, Manchester, M3 1AZ
Flat 606, 1 Deansgate, Manchester, M3 1AZ
Flat 307, 1 Deansgate, Manchester, M3 1AZ
Flat 402, 1 Deansgate, Manchester, M3 1AZ
Flat 208, 1 Deansgate, Manchester, M3 1AZ
Flat 706, 1 Deansgate, Manchester, M3 1AZ
Flat 803, 1 Deansgate, Manchester, M3 1AZ
Flat 403, 1 Deansgate, Manchester, M3 1AZ
Flat 2, 42 - 46 Victoria Street, Manchester, M3 1ST
Top Flat, 6 Cateaton Street, Manchester, M3 1SQ
Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Paperchase, 12 - 14 St Mary's Gate, Manchester, M1 1PX
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD
Unit 8, New Cathedral Street, Manchester, M1 1AD
Flat 604, 1 Deansgate, Manchester, M3 1AZ
Apartment 906, 1 Deansgate, Manchester, M3 1AZ
Flat 304, 1 Deansgate, Manchester, M3 1AZ

Flat 805, 1 Deansgate, Manchester, M3 1AZ
Flat 107, 1 Deansgate, Manchester, M3 1AZ
Flat 105, 1 Deansgate, Manchester, M3 1AZ
Flat 707, 1 Deansgate, Manchester, M3 1AZ
Flat 302, 1 Deansgate, Manchester, M3 1AZ
Flat 202, 1 Deansgate, Manchester, M3 1AZ
Fourth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
50 - 52 Deansgate, Manchester, M3 2FE
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
41 Deansgate, Manchester, M3 2AY
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
SPAR, 8 St Mary's Gate, Manchester, M1 1PX
Premier House, 22 Deansgate, Manchester, M3 1PH
Advertising Right And Telephone Kiosk JC Decaux Outside 1, Deansgate, Manchester, M3 1AZ
Unit 6, New Cathedral Street, Manchester, M1 1AD
UGG, 3 New Cathedral Street, Manchester, M1 1AD
First Floor And Second Floor, Premier House, 22 Deansgate, Manchester, M3 1PH
Flat 507, 1 Deansgate, Manchester, M3 1AZ
Flat 503, 1 Deansgate, Manchester, M3 1AZ
Flat 1101, 1 Deansgate, Manchester, M3 1AZ
Flat 808, 1 Deansgate, Manchester, M3 1AZ
Flat 206, 1 Deansgate, Manchester, M3 1AZ
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Apartment 109, 1 Deansgate, Manchester, M3 1AZ
Flat 106, 1 Deansgate, Manchester, M3 1AZ
32 Deansgate, Manchester, M3 1RH
Flat 408, 1 Deansgate, Manchester, M3 1AZ
Unit 3, 1 Deansgate, Manchester, M3 1AZ
Flat 506, 1 Deansgate, Manchester, M3 1AZ
Flat 601, 1 Deansgate, Manchester, M3 1AZ
Flat 602, 1 Deansgate, Manchester, M3 1AZ
Unit 4, 1 Deansgate, Manchester, M3 1AZ
Flat 603, 1 Deansgate, Manchester, M3 1AZ
Flat 303, 1 Deansgate, Manchester, M3 1AZ
Flat 404, 1 Deansgate, Manchester, M3 1AZ
Flat 3, 42 - 46 Victoria Street, Manchester, M3 1ST
4 - 8 Cateaton Street, Manchester, M3 1SQ
Rear Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Fifth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG
Ground Floor And First Floor, 50 - 52 Deansgate, Manchester, M3 2FE
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
BOSS, 11 New Cathedral Street, Manchester, M1 1AD
Flat 1104, 1 Deansgate, Manchester, M3 1AZ
Flat 305, 1 Deansgate, Manchester, M3 1AZ
Flat 508, 1 Deansgate, Manchester, M3 1AZ
Flat 405, 1 Deansgate, Manchester, M3 1AZ
Flat 110, 1 Deansgate, Manchester, M3 1AZ

Flat 203, 1 Deansgate, Manchester, M3 1AZ
 Flat 703, 1 Deansgate, Manchester, M3 1AZ
 Flat 705, 1 Deansgate, Manchester, M3 1AZ
 Flat 201, 1 Deansgate, Manchester, M3 1AZ
 Flat 502, 1 Deansgate, Manchester, M3 1AZ
 Flat 1, 42 - 46 Victoria Street, Manchester, M3 1ST
 Hanging Ditch Wine Merchants, Unit 1, 42 - 46 Victoria Street, Manchester, M3 1ST
 FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU
 Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
 Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
 Flat 210, 1 Deansgate, Manchester, M3 1AZ
 Flat 905, 1 Deansgate, Manchester, M3 1AZ
 Flat 407, 1 Deansgate, Manchester, M3 1AZ
 Flat 101, 1 Deansgate, Manchester, M3 1AZ
 Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
 Unit 4, New Cathedral Street, Manchester, M1 1AD
 Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
 Flat 701, 1 Deansgate, Manchester, M3 1AZ
 Flat 102, 1 Deansgate, Manchester, M3 1AZ
 Flat 504, 1 Deansgate, Manchester, M3 1AZ
 Flat 1003, 1 Deansgate, Manchester, M3 1AZ
 Flat 401, 1 Deansgate, Manchester, M3 1AZ
 Flat 607, 1 Deansgate, Manchester, M3 1AZ
 Flat 205, 1 Deansgate, Manchester, M3 1AZ
 Flat 103, 1 Deansgate, Manchester, M3 1AZ
 Flat 1103, 1 Deansgate, Manchester, M3 1AZ
 Flat 1202, 1 Deansgate, Manchester, M3 1AZ
 43 Deansgate, Manchester, M3 2AY
 Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
 3 St Mary's Gate, Manchester, M1 1BZ
 Unit 1, 19 New Cathedral Street, Manchester, M1 1AD
 15 New Cathedral Street, Manchester, M1 1AD
 Flat 306, 1 Deansgate, Manchester, M3 1AZ
 Astley House, 23 Deansgate, Manchester, M3 4AH
 Flat 904, 1 Deansgate, Manchester, M3 1AZ
 Flat 301, 1 Deansgate, Manchester, M3 1AZ
 Flat 806, 1 Deansgate, Manchester, M3 1AZ
 Flat 702, 1 Deansgate, Manchester, M3 1AZ
 Flat 501, 1 Deansgate, Manchester, M3 1AZ
 Flat 801, 1 Deansgate, Manchester, M3 1AZ
 Flat 104, 1 Deansgate, Manchester, M3 1AZ
 Mitre Hotel, 1 - 3 Cathedral Gates, Manchester, M3 1SW
 Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW

Appendix 2 – Planning constraints

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL