MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140438/JO/2024
Date registered valid:	4 July 2024
Proposal:	Variation of conditions 2 (Approved Dwgs) 9 (Disabled Access) and 16 (Cycle Parking) attached to application ref no 138110/FO/2023
Address:	68 - 70 High Street, Manchester, M4 1EA
Ward(s):	Piccadilly Ward
Applicant:	Mr Adam Karim
Agent (if any):	Mr Stuart Howden Northern Planners
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 29-08-24

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 2 August 2024

Standard consultations:
Printed: 30 July 2024 Expired: 20 August 2024

Neighbour notifications
Printed: 30 July 2024 Expired: 20 August 2024

Site notice
Posted: 2 August 2024 Expired: 23 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: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 4 storey former Victorian Warehouse building at the junction of High Street and Turner Street known as 68-70 High Street. The building has a rear façade to Edgehill Street. The building also has a basement level and the 3rd floor level if concealed behind a brick parapet above the 2nd floor level.

The building is on a prominent corner and has a number of decorative stone features to its principal brick facades. The existing roof comprises two principal roof pitches serving the High Street and Turner Street elevations, with two secondary triangular pitches above the curved section of wall between the two streets. There are no rear roof pitches as the two main pitches meet a small flat area before joining the higher roof covering the third floor. This top section is of traditional double pitched form, meets brick gable ends. All roof coverings are of natural slate.

The building has ground, first and second floors facing the street with an additional basement, and a small third floor level concealed within the roof structure. The distribution of window bays between the elevations is uneven. The formal, decorative elevations of the building comprise a single bay facing west on to High Street, five bays facing north-west onto the High Street extension, a single curved bay facing north at the junction between High Street and Turner Street, and two and a half bays facing north-east onto Turner Street.

The ground floor areas are largely occupied by retail units with modern shop fronts, although the timber entablature may therefore be original to 1906. Separating the shop fronts on High Street and Turner Street are two Italianate classical doorcases. Above each of the doorcases is a section of decorative perforate stonework.

To the first and second floors, the window bays are defined by classical window surrounds with carved stone hood moulds, dropped keystones, and bracketed stone cills. There is some differentiation between the first and second floors, with the principal first floor accentuated by the presence of decorative stone panels beneath the window cills, and between the cill brackets. At second floor level this detail is replaced with a single decorative band of saw-toothed brickwork. In addition, the window openings of the first floor are somewhat taller than those of the second floor above the second floor is a substantial brick parapet which largely conceals the roof structure.

Drawings from 1906 suggest that the parapet was previously supplemented by a decorative cornice, however, this has now been removed and replaced with a plain band, likely to be of cement mortar. The same drawings suggest that there were also two chimneys stacks to the rear of the parapet wall, positioned directly above the street, a typical feature of 19th century commercial buildings in Manchester. These chimneys have also since been removed, although three further chimneys remain embedded within the roof structure itself.

To the rear elevation facing east onto Edgehill Street, the layout of the façade is less formal with no decorative elements, and there is no clear arrangement of window bays. Edgehill Street is the only position from which the third floor of the building can be seen, above which is a plain brickwork gable end. To the right of this is a hoist structure of c. 1907, and the return elevation

of the main façade, in which there are two blocked former windows and a blocked former round headed door at ground level.

The building is considered to be a non designated heritage asset and lies within the Smithfield Conservation Area and adjacent to the Grade II Listed 75-77 High Street and 79 High Street which together form the remains of a former fish market. The building sits at the western edge of the conservation area and is part of a series of 19th century commercial buildings on the eastern side of the High Street which mark the transition between the heavily altered areas where the Arndale Centre sits. The building lies within the Northern Quarter which is an area where incremental changes has taken place over the past 20 years.

There is an existing commercial unit within part of the ground floor level but otherwise the building is vacant externally above ground floor appears to be in poor condition.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

Permission was granted under application ref no 138110/FO/2023 for the creation of a hotel (Use Class C1) and associated external alterations. Within the approved development there would be 26 bedrooms within the 1st, 2nd and 3rd floors (roof space). A refuse store and cycle storage for 2 bikes would be located within the basement. At ground floor level would be a reception area, with a lift and stairs to access the hotel rooms on the upper floors from the ground floor. The refuse store would be located within the basement accessed from ground floor level.

Consent is now sought for some minor material amendments to that approved scheme which would comprise the following:

The main external alterations proposed under this Application are noted to be as follows:

- Adjustments to dormer and rooflight sizes;
- The addition of a roof access hatch to flat roof;
- Slight roof modification during detailed design development to improve drainage and simplify construction. The height and external materials are not proposed to be amended from the approved scheme;
- The addition of edge protection balustrade on the roof;
- The addition of proposed Mechanical and Electrical (M&E) plant at side elevation, with a parapet wall to obscure this plant on the side elevation. Edge protection railing behind the parapet wall;
- The addition of a dry riser inlet on the side elevation, with the design to be complimentary to this historic building;
- The relocation of the fire door on the side elevation so that it is at the head of the stairs, as required for building control purposes.

Internally, the main alterations proposed under this Application are noted to be as follows:

- The addition of 7 no. en-suite bedrooms at basement level, • The addition of a staff W.C. at basement level;

- A relocated enclosed area for 2 no. cycle parking spaces at basement level;
- The addition of a plant room at basement level;
- The revision to the staircase from ground floor level to basement level;
- The addition of a basement build up floor;
- New internal walls at ground floor level so as to create an entrance lobby;
- The reconfiguration of the first, second, third and fourth floors, including alterations to the siting and layout of the stairs: and
- The introduction of a riser in the building.

The above changes necessitate amendment to the wording of conditions 2 (Approved Dwgs) 9 (Disabled Access) and 16 (Cycle Parking) to account for the amended drawings.

Consultations & Notification Responses

Publicity – The application was advertised as affecting the setting of a listed building and the character of a conservation area. Occupiers of adjacent properties have been notified about the application. No representations have been received.

Head of Environmental Protection – Has no objections to the amendments subject to agreement of updated refuse storage and collection arrangements to reflect the increased room numbers and subject to the previous conditions in relation to acoustic insulation of plant, hours during which deliveries can take place being retained.

Head of Highways – Have no objection

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework are of relevance to this application:

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system. For reasons set out below the proposals would align with this section.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments. For reasons set out below the proposals would align with this section.

Section 12 (Requiring Good Design) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. For reasons set out below the proposals would align with this section.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
● the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

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Paragraph 195 – Requires that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 200 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 202 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state should not be taken into account in any decision.

Paragraph 203 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 205 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 206 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 207 - Proposals that lead to substantial harm to a designated heritage asset should be refused, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

Paragraph 208 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Paragraph 209 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Paragraph 212 - Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.

For reasons set out below the proposals would align with this section.

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

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre. The proposed use would align with this policy.

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- 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.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The alignment of the proposals with SP1 and DM1 is set out below.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. In the context of this policy the principle of a hotel use in this location is acceptable.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. The alignment with this policy is set out below.

Policy CC4 (Visitors - Tourism, Culture and Leisure) - The development would improves facilities for visitors and provide essential infrastructure to meet demand for bed spaces.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings. The alignment with this policy is set out below

Policy T2 (Accessible Areas of opportunity and need)- which 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. The alignment with this policy is set out below.

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

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas. The alignment with this policy is set out below.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity. The alignment with this policy is set out below.

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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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion

of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-Strat1: Core Growth Area and Policy JP-J1: Supporting Long-Term Economic Growth -The hotel use would support the operation of a s new business and support jobs within the Core Growth Area (City Centre) supporting long term economic growth within the Regional Centre.

Policy JP-P 2 (Heritage) The development proposals would not have an adverse impact on the overall character of the conservation area or undermine its significance. The low level of harm is clearly justified and outweighed by the public benefits of the proposal.

Principle of the proposed amendments and potential impacts on amenity

The increase in hotel rooms is considered to be acceptable and the increase in numbers would continue to be complementary to the existing uses, providing an additional facility for visitors to the City. Given the number of additional rooms proposed there are no additional amenity impacts to consider which are not covered by existing conditions.

Refuse Storage

Given the increased number of rooms the arrangements in terms of capacity for the storage and disposal of refuse also need to be updated as the updated arrangements have not yet been agreed a pre-occupation condition will have to be applied to any consent granted to agree these details.

Impact on the character of the Conservation Area, setting of Listed Buildings and principle of the proposed external alterations – The alterations to the approved scheme at roof level would require minor alteration to the approved amendments to the profile of the roof and the design of the dormers would only slightly further alter its current character. However, it is considered that this would not be material in terms the previously accepted negative impact on the local views and the appearance and skyline of the conservation area.

The proposed changes to the ground floor are supported, including the new design of the curtain glazed wall to the north-east and new timber stallriser, considered an improvement from the former design.

Whilst M&E equipment and a dry riser are now proposed, these will be on the less prominent side elevation of the building. The proposed parapet wall on the side elevation of the building will also help to screen the M&E equipment from public view. As before, it is considered that the

amendments to the building will not adversely impact on the overall appearance of the building within the street scene.

The proposed alterations will also not have any impacts on the already approved locations of the bat and bird boxes approved under Discharge of Condition Application reference: CDN/24/0099.

Details of the appearance of the dry riser would be finalised through the discharge of the materials condition

It is considered that the amended design would continue to not adversely impact on the overall appearance of the building within the street scene or the overall character of the conservation area. Any harm to its significance would continue to be at the lower level of less than substantial overall. There would be negligible impact on the setting of adjacent listed buildings.

Given the level of harm paragraph 208 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

Overall the proposals would continue to improve the external appearance of the building and complement the proposed works of repair and removal of inappropriate elements to the building (such as external roller shutters) along with the economic benefits from bringing the building back into full use the small degree of less than substantial harm would be outweighed by the public benefits.

It is considered that the non-designated heritage asset and the conservation area will be protected and preserved, and the proposals would have a positive impact on the local amenity

In the context of the NPPF and Section 72 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building,and character of the conservation area and the public benefits weighed against the level of harm.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving and enhancing the character of the conservation area and to preserving the building or its setting or any features of special architectural or historic interest which it possess as required by virtue of Section 72 the Listed Buildings Act, the less than substantial would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 205, 206 and 208 of the NPPF and that in view of this, it is considered that the proposed development would be consistent with sections 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies18.1 and 19.1 and Places for Everyone Policy JP-P 2 (Heritage).

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 polices 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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

1) The development must be begun not later than 21.12.2026

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

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

(a) Location Plan A001 and Site Plan A002;

(b) Dwgs 3293 A500 Rev C as amended by A 202 Rev E and, A 203 Rev D, A-109 Rev B, A 110 Rev C, A 111 Rev B, A 112 Rev B, A113 Rev B, A 114 Rev D, A 115 Rev B, A 300 Rev C and A 501 Rev A,

(c) Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23;

(d) Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

(e) BREEAM Refurbishment and Fit-Out (RFO), Pre-Assessment Report Rev0, 70 High Street,Manchester, 9 August 2023 stamped as received on 15-09-23; and

(f) AIR QUALITY ASSESSMENT, on behalf of, SEED ARCHITECTS LTD, for 70 HIGH STREET, MANCHESTER, REPORT DATE: 9 MAY 2023 by Miller Goodall stamped as received on 15-09-23;

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies CC4, CC7, SP1 and DM1 and saved Unitary Development Plan policies DC18.1, DC19.1 DC26.1.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials (including details of interfaces with existing building fabric, the dry riser and edge protection) to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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

4) The approved Waste Management strategy as set out in condition 2, (Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23) and updated by Northern Planners e-mail dated 27-08-24 for the storage and disposal of refuse 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.

5) Prior to occupation of the hotel a scheme for the acoustic insulation of any plant and externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity 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 residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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.

7) The development shall be implemented and operated in accordance with the following:

Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23

and thereafter operated in accordance with this document.

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

8) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Metrolink which for the avoidance of doubt should include the following details;

The routing of construction traffic;
Vehicular activity associated with the construction including appropriate swept-path assessment;
Details of the location and arrangements for contractor parking;
The identification of the vehicular access points into the site;
Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
Agreed safe methods of working adjacent to the Metrolink Hazard Zone
Details relating to the retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and
chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
Details of and location for loading and unloading of plant and materials;
Details of construction and demolition methods to be used; including the use of lifting equipment or cranes (which must not oversail the tramway);
Details of the design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1 (please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires);
Details of measures to control the impacts from dust and dirt during construction on Metrolink operation;
The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

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

9) The development hereby approved shall include for full disabled access to be provided in accordance with Dwgs A110 C and A202 D.

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

10) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

11) Notwithstanding the details approved within condition 2 before each of the following elements of works commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of repair works to the elevations;

(b) Full and final details of all new doors including sections and detailed elevations;

(c) Full and final details of works to the windows and details of replacement windows including sections and detailed elevations;

(d) Full and final details of works to existing ground floor shopfront including sections and detailed elevations;

(e) A method statement for the building cleaning;

(f) A methods statement for the removal of paintwork;

(g) Reinstatement of timber stallrisers;

(h) Replacement of pavement level upstand granite tiling; and

(c) Details of blocked windows to lift shaft.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and as given the historic nature of the building careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

12) Before the works hereby granted consent are commenced details of a watching brief for the strip out of the roller shutters shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this

building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) Refurbishment and Fit-Out (RFO)rating of at least a 'Very Good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

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

14) The development hereby approved shall be carried out in accordance with the targets set out within the Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

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

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

16) Prior to the first occupation of the development the cycle parking as shown in dwg 3293-A109 Rev B shall be fully implemented and thereafter retained and maintained in situ.

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

17) No development shall commence unless and until the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead along with details of any necessary mitigation
Or
Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)
Or
A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence

Reason - To ensure the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

18) The development shall be implemented on the basis of the measures in relation to Bats as set out in the 68-70 HIGH STREET,MANCHESTER, Bird and Bat Box Report February 2024 being fully implemented with no lighting is proposed around the replacement bat roost box

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

19) The development shall be implemented on the basis of the measures in relation to Bats as set out in the 68-70 HIGH TREET,MANCHESTER, Bird and Bat Box Report February 2024 being fully implemented. The details of the report must be carried out in full, including pre-commencement checks for nesting birds as per section 1.3.3 of the report.

Reason : On the basis that suitable nesting habitat was recorded for black redstart which are a Schedule 1 species (Wildlife and Countryside Act, 1981 (as amended)) and an LBAP species and to ensure that a satisfactory measures to protect and enhance biodiversity are incorporated within the development in accordance with Core Strategy policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

20) In the event that demolition works have not commenced by 20 December 2025, an updated bat survey, to assess any change in the building's condition and recommending any alterations to the proposed measures, shall be submitted to and approved in writing by the City Council as local planning authority prior to demolition works commencing. Any measures to protect bats shall be implemented prior to demolition commencing.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Flat 308, 25 Church Street, Manchester, M4 1PE
Shockout Academy, 25 Church Street, Manchester, M4 1PE
Flat 202, 25 Church Street, Manchester, M4 1PE
Flat 105, 25 Church Street, Manchester, M4 1PE
Flat 502, 25 Church Street, Manchester, M4 1PE
Flat 205, 25 Church Street, Manchester, M4 1PE
Flat 609, 25 Church Street, Manchester, M4 1PE
Flat 407, 25 Church Street, Manchester, M4 1PE
Flat 701, 25 Church Street, Manchester, M4 1PE
Flat 610, 25 Church Street, Manchester, M4 1PE
Flat 412, 25 Church Street, Manchester, M4 1PE
Flat 212, 25 Church Street, Manchester, M4 1PE
Flat 606, 25 Church Street, Manchester, M4 1PE
Flat 28, 23 Church Street, Manchester, M4 1PY
Flat 36, 23 Church Street, Manchester, M4 1PY
Cooperative Retail Services Ltd, 38 High Street, Manchester, M4 1QB
Flat 39, 23 Church Street, Manchester, M4 1PY
Flat 40, 23 Church Street, Manchester, M4 1PY
Flat 21, 23 Church Street, Manchester, M4 1PY
Flat 7, 56 High Street, Manchester, M4 1ED
56 High Street, Manchester, M4 1ED
Flat 12, 56 High Street, Manchester, M4 1ED
Flat 25, 56 High Street, Manchester, M4 1ED
Flat 20, 56 High Street, Manchester, M4 1ED
Flat 27, 56 High Street, Manchester, M4 1ED
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
60 - 62 High Street, Manchester, M4 1EA
Flat 1, 14 Turner Street, Manchester, M4 1DZ
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
69 High Street, Manchester, M4 1FS
Flat 204, 25 Church Street, Manchester, M4 1PE
Flat 509, 25 Church Street, Manchester, M4 1PE
Flat 706, 25 Church Street, Manchester, M4 1PE
Flat 604, 25 Church Street, Manchester, M4 1PE
Flat 503, 25 Church Street, Manchester, M4 1PE
Flat 107, 25 Church Street, Manchester, M4 1PE
Flat 504, 25 Church Street, Manchester, M4 1PE
Flat 101, 25 Church Street, Manchester, M4 1PE
Flat 309, 25 Church Street, Manchester, M4 1PE
Flat 201, 25 Church Street, Manchester, M4 1PE
Flat 403, 25 Church Street, Manchester, M4 1PE
Flat 4, 23 Church Street, Manchester, M4 1PY
Flat 30, 23 Church Street, Manchester, M4 1PY
Flat 27, 23 Church Street, Manchester, M4 1PY
Flat 38, 23 Church Street, Manchester, M4 1PY
Flat 2, 56 High Street, Manchester, M4 1ED
Flat 19, 23 Church Street, Manchester, M4 1PY
Flat 3, 23 Church Street, Manchester, M4 1PY

Flat 10, 56 High Street, Manchester, M4 1ED
Flat 33, 56 High Street, Manchester, M4 1ED
Flat 32, 56 High Street, Manchester, M4 1ED
Flat 17, 56 High Street, Manchester, M4 1ED
Flat 24, 56 High Street, Manchester, M4 1ED
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
16 - 20 Turner Street, Manchester, M4 1DZ
72 High Street, Manchester, M4 1ES
Flat 806, 25 Church Street, Manchester, M4 1PE
Flat 208, 25 Church Street, Manchester, M4 1PE
Flat 805, 25 Church Street, Manchester, M4 1PE
Flat 108, 25 Church Street, Manchester, M4 1PE
Flat 209, 25 Church Street, Manchester, M4 1PE
Flat 506, 25 Church Street, Manchester, M4 1PE
Flat 12, 23 Church Street, Manchester, M4 1PY
Flat 26, 23 Church Street, Manchester, M4 1PY
Flat 28, 56 High Street, Manchester, M4 1ED
Flat 19, 56 High Street, Manchester, M4 1ED
Flat 23, 23 Church Street, Manchester, M4 1PY
Flat 6, 23 Church Street, Manchester, M4 1PY
Flat 29, 56 High Street, Manchester, M4 1ED
Flat 23, 56 High Street, Manchester, M4 1ED
Flat 14, 56 High Street, Manchester, M4 1ED
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Third Floor, 65 High Street, Manchester, M4 1FS
Flat 603, 25 Church Street, Manchester, M4 1PE
Flat 211, 25 Church Street, Manchester, M4 1PE
Flat 111, 25 Church Street, Manchester, M4 1PE
Flat 104, 25 Church Street, Manchester, M4 1PE
Flat 607, 25 Church Street, Manchester, M4 1PE
Flat 305, 25 Church Street, Manchester, M4 1PE
Flat 206, 25 Church Street, Manchester, M4 1PE
Flat 401, 25 Church Street, Manchester, M4 1PE
Flat 802, 25 Church Street, Manchester, M4 1PE
Flat 43, 23 Church Street, Manchester, M4 1PY
Flat 32, 23 Church Street, Manchester, M4 1PY
Flat 31, 56 High Street, Manchester, M4 1ED
Flat 44, 23 Church Street, Manchester, M4 1PY
Flat 15, 23 Church Street, Manchester, M4 1PY
Flat 45, 23 Church Street, Manchester, M4 1PY
Flat 24, 23 Church Street, Manchester, M4 1PY
Flat 1, 56 High Street, Manchester, M4 1ED
Flat 22, 56 High Street, Manchester, M4 1ED
Flat 8, 56 High Street, Manchester, M4 1ED
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement And First To Third Floor, 2A Turner Street, Manchester, M4 1DZ
The Hogshead, 64 High Street, Manchester, M4 1EA
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Second Floor, 65 High Street, Manchester, M4 1FS

Flat 310, 25 Church Street, Manchester, M4 1PE
Flat 505, 25 Church Street, Manchester, M4 1PE
Flat 402, 25 Church Street, Manchester, M4 1PE
Flat 301, 25 Church Street, Manchester, M4 1PE
Flat 307, 25 Church Street, Manchester, M4 1PE
Flat 704, 25 Church Street, Manchester, M4 1PE
Flat 703, 25 Church Street, Manchester, M4 1PE
Flat 608, 25 Church Street, Manchester, M4 1PE
Flat 602, 25 Church Street, Manchester, M4 1PE
Flat 110, 25 Church Street, Manchester, M4 1PE
Flat 404, 25 Church Street, Manchester, M4 1PE
Flat 210, 25 Church Street, Manchester, M4 1PE
Flat 41, 23 Church Street, Manchester, M4 1PY
Flat 34, 23 Church Street, Manchester, M4 1PY
Flat 7, 23 Church Street, Manchester, M4 1PY
Flat 10, 23 Church Street, Manchester, M4 1PY
Flat 46, 23 Church Street, Manchester, M4 1PY
Flat 1, 23 Church Street, Manchester, M4 1PY
Flat 6, 56 High Street, Manchester, M4 1ED
Flat 11, 23 Church Street, Manchester, M4 1PY
Flat 14, 23 Church Street, Manchester, M4 1PY
Flat 15, 56 High Street, Manchester, M4 1ED
2A Turner Street, Manchester, M4 1DZ
Basement And Ground Floor, 74 - 76 High Street, Manchester, M4 1ES
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 203, 25 Church Street, Manchester, M4 1PE
Flat 406, 25 Church Street, Manchester, M4 1PE
Flat 409, 25 Church Street, Manchester, M4 1PE
Flat 507, 25 Church Street, Manchester, M4 1PE
Flat 803, 25 Church Street, Manchester, M4 1PE
Flat 102, 25 Church Street, Manchester, M4 1PE
Flat 306, 25 Church Street, Manchester, M4 1PE
Flat 411, 25 Church Street, Manchester, M4 1PE
Flat 605, 25 Church Street, Manchester, M4 1PE
Flat 311, 25 Church Street, Manchester, M4 1PE
Flat 501, 25 Church Street, Manchester, M4 1PE
Flat 601, 25 Church Street, Manchester, M4 1PE
Flat 405, 25 Church Street, Manchester, M4 1PE
Flat 22, 23 Church Street, Manchester, M4 1PY
Flat 37, 23 Church Street, Manchester, M4 1PY
Flat 2, 23 Church Street, Manchester, M4 1PY
Flat 29, 23 Church Street, Manchester, M4 1PY
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, 56 High Street, Manchester, M4 1ED
Flat 4, 56 High Street, Manchester, M4 1ED
Flat 5, 56 High Street, Manchester, M4 1ED
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
First Floor, 65 High Street, Manchester, M4 1FS
Fourth Floor, 65 High Street, Manchester, M4 1FS
Basement And Ground Floor, 68 - 70 High Street, Manchester, M4 1ES
74 - 76 High Street, Manchester, M4 1ES
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
7 Nicholas Croft, Manchester, M4 1EY
9 Nicholas Croft, Manchester, M4 1EY
67 High Street, Manchester, M4 1FS
67B High Street, Manchester, M4 1FS
Flat 804, 25 Church Street, Manchester, M4 1PE
Flat 109, 25 Church Street, Manchester, M4 1PE
Flat 112, 25 Church Street, Manchester, M4 1PE
Flat 103, 25 Church Street, Manchester, M4 1PE
Flat 303, 25 Church Street, Manchester, M4 1PE
Flat 312, 25 Church Street, Manchester, M4 1PE
Flat 302, 25 Church Street, Manchester, M4 1PE
3 Union Street, Manchester, M4 1PB
Flat 16, 23 Church Street, Manchester, M4 1PY
Flat 5, 23 Church Street, Manchester, M4 1PY
Flat 9, 23 Church Street, Manchester, M4 1PY
Flat 50, 23 Church Street, Manchester, M4 1PY
Flat 48, 23 Church Street, Manchester, M4 1PY
Flat 49, 23 Church Street, Manchester, M4 1PY
58 High Street, Manchester, M4 1EF
Flat 20, 23 Church Street, Manchester, M4 1PY
Flat 35, 23 Church Street, Manchester, M4 1PY
Flat 17, 23 Church Street, Manchester, M4 1PY
Flat 8, 23 Church Street, Manchester, M4 1PY
Flat 31, 23 Church Street, Manchester, M4 1PY
Flat 3, 56 High Street, Manchester, M4 1ED
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Fifth Floor, 65 High Street, Manchester, M4 1FS
14B Turner Street, Manchester, M4 1DZ
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
67A High Street, Manchester, M4 1FS
Flat 508, 25 Church Street, Manchester, M4 1PE
Flat 408, 25 Church Street, Manchester, M4 1PE
Flat 410, 25 Church Street, Manchester, M4 1PE
Flat 106, 25 Church Street, Manchester, M4 1PE
Flat 207, 25 Church Street, Manchester, M4 1PE
Flat 304, 25 Church Street, Manchester, M4 1PE
Flat 801, 25 Church Street, Manchester, M4 1PE
Flat 510, 25 Church Street, Manchester, M4 1PE
Flat 47, 23 Church Street, Manchester, M4 1PY
Flat 18, 23 Church Street, Manchester, M4 1PY
Flat 33, 23 Church Street, Manchester, M4 1PY
Flat 42, 23 Church Street, Manchester, M4 1PY
Flat 25, 23 Church Street, Manchester, M4 1PY
23 Church Street, Manchester, M4 1PY
Flat 13, 56 High Street, Manchester, M4 1ED
Flat 16, 56 High Street, Manchester, M4 1ED

Flat 30, 56 High Street, Manchester, M4 1ED
Flat 21, 56 High Street, Manchester, M4 1ED
Flat 26, 56 High Street, Manchester, M4 1ED
Flat 9, 56 High Street, Manchester, M4 1ED
Flat 11, 56 High Street, Manchester, M4 1ED
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement, 65 High Street, Manchester, M4 1FS
Top Flat, 16 - 20 Turner Street, Manchester, M4 1DZ
Flat 2, 14 Turner Street, Manchester, M4 1DZ
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Sixth Floor, 65 High Street, Manchester, M4 1FS

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 - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL