

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126957/FO/2020

Date registered valid: 7 July 2020

Proposal: Erection of 2 storey roof top extension to No. 84 and single storey roof top extension to No. 86 to provide 4 no. new apartments, comprising of 2 no. 1-bed and 2 no. 2-bed apartments (Use Class C3), taking total number of apartments within building to 14, together with associated external alterations and works.

Address: 84-86 Oldham Street, Manchester, M4 1LF

Ward(s): Piccadilly Ward

Applicant: Mr Richard Ward The Daylesford Trust, C/o Millerbook Properties Ltd

Agent (if any): Mr Ralph Taylor Paul Butler Associates

Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22/07/2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 19 December 2023

Expired: 29 December 2023

Neighbour notifications

Printed: 19 December 2023

Expired: 31 December 2023

Site notice

Posted: 23 July 2020

Expired: 13 August 2020

Press advert

Published: 28 July 2020

Expired: 18 August 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: NA

Description of area

The application relates to a pair of attached buildings which have been linked internally at ground floor and upper floors. The ground floor comprises the 'Koffee Pot' café, with a total of 10 residential apartments above. 84 Oldham Street is currently three storeys in height, with 86 Oldham Street being four storeys.

The property was hit by a bomb during the Second World War and the façade was rebuilt in the mid-20th Century. The property has been subject to further alterations since then including changes to the ground floor 'shopfront' and upper floor window openings. The property appears to have undergone rebuilding/extension in the late 20th Century, with the side and rear comprising modern brick under a concrete tiled roof. The property is of brick construction although the Oldham Street and exposed gable elevations are finished with white/off-white render.

Access to the buildings is via doors located on the Oldham Street elevation. The ground floor commercial unit is served by doors integrated within the glazed shopfront. Adjacent to this are two doors; one which provides access to the residential flats above, and one which provides access to the refuse store associated with the residential use of the site. The entrance door to the residential flats is set back from the front elevation of the building, and both doors have been the subject of graffiti. There is no car parking accommodated within the site.

The site is allocated within the City Centre and Regional Centre. The site is located within the Stevenson Square Conservation Area, which was designated by Manchester City Council in 1978. The site is also in proximity to the boundary of the Smithfield Conservation Area which is shared with the Stevenson Square Conservation area and runs down the centre of Oldham Street. The subject site comprises two buildings which have been combined to form a single property. The buildings are not nationally listed. They likely date from the early-mid 19th Century, although they have been heavily altered.

The surrounding area is predominantly retail / commercial interspersed with residential, hotel and leisure uses which reflects the site's City Centre location. The site is located in a highly sustainable and accessible location due to its proximity to services and facilities within the City Centre and choice of high quality public transport links within a short distance of the site. The central retail core of the City Centre (Market Street and Piccadilly Gardens) is within a few minutes' walk, and the site is close to Manchester Victoria and Piccadilly train stations. Piccadilly Gardens bus station and Shudehill interchange are also both within close proximity. The subject building fronts Oldham Street which is a main route through the City Centre, and has historically been the retail heart of the City Centre although this has shifted towards the Arndale. In more recent years there has been significant investment in vacant buildings, with many former commercial buildings being converted into offices, apartments and food / drink premises. However, there are further opportunities for underused and vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.

Description of development

Planning permission is sought for erection of a 2 storey roof top extension to No. 84 and a single storey roof top extension to No. 86 to provide 4 no. new apartments (Use Class C3), together with associated external alterations and works.

The development will increase the number of apartments within the buildings from 10 to 14. The dwelling mix of the proposed new apartments is as follows:

2 x one bed apartments; and,
2 x two bed apartments.

Level 4 of 84 Oldham Street will accommodate the 2 x one bed apartments, whilst Level 5 of each building will accommodate a two bed apartment.

The proposed works are identified by the application drawings. External alterations proposed include the part 1 storey, part 2 storey roof extension which will be constructed using render to match existing and infill panels in a metal standing seam or similar. The roof will be a mansard design and clad with metal standing seam. Windows to the front elevation at Level 4 will involve powder coated aluminium framed double glazed windows, whilst new windows to the rear elevation will match the existing windows. To the front elevation the Level 5 accommodation will be served by zinc clad dormer windows within the mansard roof. The roof extension is of a contemporary design which will provide a sensitive visual contrast to the existing buildings.

The existing ground floor doors providing access to the residential flats and residential refuse store will be replaced with new doors. An enlarged refuse store will be provided on the ground floor with alteration of the existing shopfront. An artwork installation will be provided in this location to add visual interest.

Existing windows on the upper levels of the buildings, which are poor quality timber and UPVC, will be replaced with new units. The existing render is in poor condition and cracked in places, this will be repaired and repainted. External additions to the building such as TV aerials and other clutter will be removed and the elevation made good.

Consultations & Notification Responses

The application was advertised in the press, site notice was displayed and neighbours notified. No representations received.

Highway Services – Could not see any changes which would affect the highway.

Environmental Health – Considered that: the refuse storage and disposal provision is acceptable; ventilation system acceptable; and recommended conditions regarding noise protection.

Heritage & Urban Design – Considered that the scheme now presented is acceptable subject to a condition regarding final details of shopfronts.

Greater Manchester Police – No comments received.

Historic England (North West) – No objection.

Greater Manchester Ecology Unit – Requested an up to date letter from applicant's agent regarding potential for bat roosting.

Issues

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

Section 5 – Delivering a sufficient supply of homes – The proposals would be consistent with the aim of the government's objective of significantly boosting the supply of homes of a variety of sizes, types and tenures.

Section 6 - Building a strong and competitive economy- It is noted that the proposal would result in street level activity and would be acceptable in principle in a mixed use City Centre environment.

Section 7 – Ensuring the vitality of town Centres - this recognises town centres as the heart of their communities and states that planning policies should support their viability and vitality. The proposal would result in additional street level activity associated with an increase in residents.

Section 16 Conserving and enhancing the historic environment – 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.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In order to meet this key

planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The alignment with the above policies is discussed below.

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

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

Policy SP1 (Spatial Principles), - 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.

Policy CC3 (Housing) – States that the City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from

2010-2027. Key locations for the residential development will be Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter.

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.

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

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

The Schemes Contribution to Regeneration and Housing Delivery – Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration and the provision of new housing and it is essential that new homes are provided. The application building is currently somewhat tired and its relationship with the Stevenson Square Conservation area and the wider environment can be improved.

The proposals would bring benefits in terms of providing additional residential accommodation on an underused site located in a highly sustainable location, where there is existing residential accommodation. CS policy CC 7 confirms that residential use will be supported within the Northern Quarter.

The proposal would support population growth, contribute to the economy and help to sustain this part of the City Centre as a vibrant place to live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposed apartments would appeal to a range of potential occupiers.

Given the above, the proposed development would be consistent with the objectives of the Central Manchester Regeneration Framework and the City Centre Strategic Plan and would complement and build upon Manchester City Council's current and planned regeneration initiatives, and as such would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies H1, SP1, CC1, CC3, CC4, CC8, CC10, EN1 and DM1.

Affordable housing provision – The number of units proposed (4) falls below the 15 or more unit level that requires a contribution to be made to the City-wide target for 20% of new housing provision to be affordable. It is considered that the development complies with policies H8 of the Manchester Core Strategy.

Residential development - density/type/accommodation standards - The proposed development would comply with the spaces standards as set out in the Residential Quality Guidance and National Space Standards. It is considered that the development complies with policies SP1, H1, H2, H4 and DM1 of the Manchester Core Strategy.

Design Issues, relationship to context and impact on the Character of the adjacent Conservation Area and setting of Listed Buildings - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8).

In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed development would provide additional accommodation within a sensitively designed extension and will provide external enhancement to a property located in a relatively prominent location in the Stevenson Square Conservation Area.

In assessing the heritage considerations of the scheme, visuals have been submitted and the following points are noted:

- The subject property was hit by a bomb during the Second World War and the façade was rebuilt in the mid-20th Century. The property has been subject to further alterations since.
- The property appears to have undergone rebuilding/extension in the late 20th Century, with the side and rear comprising modern brick under a concrete tiled roof. The property is of brick construction although the Oldham Street elevation and exposed gables are finished with white/off-white render. Inspection of the roof space has identified modern machine cut timbers in the roof and no historic fabric, whilst historic plans confirm that the roof form was different historically. The building currently has UPVC and poor quality timber windows on the upper levels. The historic photographs that have been found do not identify the historic form of windows. Research has confirmed that neither the roof form nor fabric is historic.
- The current roof structure and materials have a negative visual impact on the building's appearance. The 5th floor of the proposed extension has been designed to be 'read' as a contemporary addition and to contrast with the historic host buildings. This will be set back 2m from the front elevation of the buildings. This means that the extensions will not be prominent from the street, especially given the tight urban grain in this location. In response to Officer comments the 5th floor of the proposed extension has been amended post-submission with a mansard design now proposed. The design approach further ensures that the extension will not appear as top heavy or dominant.
- The scale of the extended building is appropriate for Oldham Street (and the conservation area setting) and the approach allows each building to be visually read individually thereby reinforcing the narrow frontage of properties on Oldham Street. The adjacent site to the south (72 Oldham Street) has recently been completed with a part 4, part 5, part 6 and part 8 storey development that acts to further limit visibility of the roof extension to the buildings, with the extension being viewed against the backdrop of this development. Also of note is the recent approval of the development of 68-70 Oldham Street (also to the south) which comprises a building up to 10 storeys in height.
- Whilst the Houldsworth Street elevation of the roof extension is visible on the elevation drawing, this does not give a true impression and shows a view that will never be seen in reality. Houldsworth Street is very narrow and the tight nature of the street, with buildings set at back of pavement, means that the roof extension would not be visible and would be blocked from view by 88 Oldham Street and other buildings on Houldsworth Street. Potential views from Houldsworth Street towards the south east would also be prevented by existing development.
- In terms of materiality, the vertical metal profiled cladding is regarded as an appropriate and high quality material, which can be found on other developments in the City Centre. The proposal will also allow for the replacement of existing poor quality materials (window frames and roof tiles) with materials which are more sensitive to the building and conservation area. A condition on a planning permission would allow for detailed

drawings of the materials including fixing details etc. to be provided and for a sample to be agreed with the Council to ensure its quality.

Amendments to the scheme made during the determination period have mitigated potential adverse impacts associated with the proposal. These have included:

- Changes to the design approach of the proposed roof extension. The new 4th floor to 84 Oldham Street will comprise render which will match the existing building elevation, with the 5th floor extension to each building being of a mansard roof design with vertical standing seam zinc and small dormers.
- Refinement of existing windows to the Oldham Street elevation of the building. This has included rationalisation of the proportions / subdivision of windows.

Conditions attached to any consent granted would ensure that the methodology for the works and detailing / materiality is appropriate to the buildings character and its conservation area context.

In overview the proposed works are deemed to be acceptable in terms of heritage considerations. It is considered, therefore, that the proposal is consistent with S72 of the Listed Buildings Act, which requires that special attention is given to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.

The scheme will also align with S66 of the Listed Buildings Act which states that when considering whether to grant planning permission for development which affects a listed building or its setting, the LPA 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.

The development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Car Parking, cycle parking and relationship to public transport infrastructure - The site is highly accessible via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. On the basis of the above the proposals are consistent with Core Strategy Policies DM1, T1 and T2.

Energy Efficiency and Sustainability - New developments should attain high standards of sustainability because of their high profile and local impact. The Code for Sustainable Homes was revoked in March 2015 but it is important to understand how a development performs in respect of waste efficiency and energy standards. Notwithstanding this the proposal is supported by an Energy & Sustainability Assessment which sets out sustainability measures to be incorporated into the development. These can be secured via planning condition and thereby accord with adopted Core Strategy Policy EN 4, EN6 and the Supplementary Planning Document (SPD) criteria.

Air Quality

The site is located within an Air Quality Management Area (AQMA), which covers the whole of the City Centre, which could potentially exceed the annual nitrogen dioxide (NO₂) air quality objective. Information in relation to air quality impact has been submitted with the application. The development would be located in the City Centre and has access to all forms of public transport including tram, bus and rail and it is considered that the scheme would be unlikely to significantly affect air quality for future residents of the development.

Noise

Given the nature of uses within the adjacent area there is a need for a suitable level of acoustic insulation and ventilation to the property to attain acceptable internal noise standards within the property whilst preventing overheating.

The proposal involves acoustic insulation and ventilation, with details being provided through conditions attached to a permission. New housing would complement the existing residential use at the site. There are no amenity issues associated with the proposal that would impact on surrounding residential properties. It is considered that the proposals are therefore consistent with Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1.

Crime and Disorder - The increased activity of this building would improve security and surveillance. The proposals are consistent with Core Strategy Policy DM1 from a crime / security perspective.

TV Reception – The increase in height of the building could have a potential impact on TV reception. A TV Reception Survey has been submitted and advises that any additional signal deterioration will be negligible. A precautionary condition can be added to an approval to ensure that if any deterioration in signal is experienced, then measures can be taken to mitigate impact.

Waste and Recycling - Refuse and recycling facilities would be provided within an enlarged store on ground floor level. Waste collection crews will be provided with a key/code to access the bin store. The enlarged store will cater for the 4 proposed apartments, as well as the existing 10 apartments, and ensure that the Council's waste guidance is met. In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Disabled access – The proposed apartments are located on fourth and fifth floor levels. Due to existing occupation of the building by commercial and residential uses it is not feasible to provide lift access through the building. In view of the above, with respect to disabled access the proposals are considered on balance to be consistent with the requirements of Core Strategy Policy DM1 and acceptable.

Ecology

A Daytime Bat Survey & Nesting Bird Survey of the building has been submitted. No evidence of nesting birds was found during the survey. The lack of suitable vegetation on the site indicates that nesting birds are unlikely to be a constraint on the proposed development.

As the survey / report are older than 2 years it will be required to ensure a resurvey is taken prior to commencement of the development.

Response to Consultee Comments

It is considered appropriate to impose conditions controlling noise, materials and final design details.

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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to alter the design to minimise impact on the appearance of the building, the streetscene and the conservation setting. Comments were also made regarding bin storage capacity which was subsequently increased.

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

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

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

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

Drawings:

- o DA18078.5. 001: Site - Location and Block Plan (Dated 21/05/2019; Received 20/05/2020)
- o DA18078.6. 004 Rev 10: Proposed GA Plans (Dated 25/06/2024; Received 16/07/2024)
- o DA18078.6. 005. Rev 10: Proposed GA Elevations and Axo (Dated 25/06/2024; Received 25/06/2024)
- o DA18078.6. 006. Rev 7: Existing and Proposed Street Scene Elevations (Dated 25/06/2024; Received 16/07/2024)
- o DA18078.6. 401. Rev 3: MCC - Window Detail New (Dated 25/06/2024; Received 25/06/2024)

Documents:

- o Application form and completed ownership certificates (prepared by Paul Butler Associates) (submitted 20.05.2020)
- o Design and Access Statement November 2023 (prepared by Debtal Architecture) (submitted 06.12.2023)
- o Planning Statement (prepared by Paul Butler Associates) (submitted 20.05.2020)
- o Heritage Statement (prepared by Paul Butler Associates) (submitted 20.05.2020)
- o Planning and Heritage Addendum (prepared by Paul Butler Associates) (submitted 06.12.2023)
- o Energy & Sustainability Assessment (prepared by Watt Energy and Consulting Engineers) (submitted 20.05.2020)

- o Residential Acoustic Survey (reference: 10895) (Prepared by Braiden Acoustics) (submitted 20.05.2020)
- o Daytime Bat Survey & Nesting Bird Survey (prepared by Rachel Hacking Ecology) (submitted 20.05.2020)
- o Pre-Construction Signal Reception Impact Survey (prepared by Astbury) (submitted 20.05.2020)
- o Air Quality Assessment (prepared by Redmore Environmental) (submitted 20.05.2020)
- o Letter from Rachel Hacking Ecology dated 11th March 2024 (submitted 11.03.2024)

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- hand sized samples and specifications of all materials to be used on all external elevations including window frames and cills;
- drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme;
- a programme for the production of the full sized sample panels and a strategy for quality control management; and
- The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.
- Final details shopfronts and fascias.

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

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the submitted Residential Acoustic Survey (Prepared by Braiden Acoustics Ltd; Dated 22/03/2021; Report number 10895). The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-

conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 , H1and DM1 of the Core Strategy.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the measures put forward within the submitted Residential Acoustic Survey (Prepared by Braiden Acoustics Ltd; Dated 22/03/2021; Report number 10895). The approved scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as Local Planning Authority.

b) 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 non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 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 scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the email from Ralph Taylor (Dated and received on 23/02/2023) shall be implemented as part of the development and shall remain in operation at all times for the lifetime of the development.

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.

8) Prior to the first occupation of the development, a scheme for the removal of any redundant externally mounted equipment, cabling and any other paraphernalia shall be submitted and approved in writing by the City Council, as Local Planning Authority. The approved measures shall be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

9) Prior to the first occupation of the development hereby approved, details of the provision of nesting opportunities for birds or roosting opportunities for bats on the refurbished building shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved measures shall be installed within 3 months of the date of the decision notice and shall be retained thereafter for the lifetime of the development.

Reason: With regards to biodiversity enhancement, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians);
- o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly

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

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

13) The development hereby approved shall be carried out in accordance with the targets detailed within the submitted Energy & Sustainability Assessment (Prepared by Watt Energy & Consulting Engineers; Dated 07/05/2020; Received 20/05/2020). A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing by the City Council as local planning authority.

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.

14) Notwithstanding the submitted Pre-Construction Signal Reception Impact Survey Manchester (Prepared by Astbury; Dated 17/04/2020; Received 20/05/2020), within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police
Historic England (North West)
Greater Manchester Ecology Unit
Environmental Health
Highway Services
Heritage & Urban Design
Greater Manchester Ecology Unit
Greater Manchester Police
Historic England (North West)

4 Houldsworth Street, Manchester, M1 1EJ
6 - 8 Houldsworth Street, Manchester, M1 1EJ
Unit 2, 5 Warwick Street, Manchester, M1 1AH
Unit 1, 5 Warwick Street, Manchester, M1 1AH
Unit 3, 5 Warwick Street, Manchester, M1 1AH
2A Houldsworth Street, Manchester, M1 1EJ
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
5 Warwick Street, Manchester, M1 1AH
135 - 141 Oldham Street, Manchester, M4 1LN
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
Flat 2, 119 Oldham Street, Manchester, M4 1LN
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
131 Oldham Street, Manchester, M4 1LN
123 Oldham Street, Manchester, M4 1LN
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 1, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 127 Oldham Street, Manchester, M4 1LN
Flat 1, 127 Oldham Street, Manchester, M4 1LN
111 - 115 Oldham Street, Manchester, M4 1LN
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 5, 127 Oldham Street, Manchester, M4 1LN
Flat 4, 127 Oldham Street, Manchester, M4 1LN
Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN
Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF

Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 8, 127 Oldham Street, Manchester, M4 1LN
Flat 6, 127 Oldham Street, Manchester, M4 1LN
Flat 2, 127 Oldham Street, Manchester, M4 1LN
Flat 4, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 119 Oldham Street, Manchester, M4 1LN
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 7, 127 Oldham Street, Manchester, M4 1LN
1 Houldsworth Street, Manchester, M1 1EJ
117 Oldham Street, Manchester, M4 1LN
133 Oldham Street, Manchester, M4 1LN
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
125 Oldham Street, Manchester, M4 1LN
88 Oldham Street, Manchester, M4 1LF
Flat 2, 2 Houldsworth Street, Manchester, M1 1EJ
129 Oldham Street, Manchester, M4 1LN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRL