

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139221/FO/2024 and 139222/LO/2024

**Date registered valid:** 5 June 2024

**Proposal:** 139221/FO/2024 - Creation of bar (Sui Generis) within basement, with external alterations.  
139222/LO/2024 - Listed Building Consent for creation of bar (Sui Generis), with associated external and internal alterations.

**Address:** Basement, 24 Lever Street, Manchester, M1 1DZ

**Ward(s):** Piccadilly Ward

**Applicant:** Mr Simon Davey St Josephs Group

**Agent (if any):** Mrs Sarah Schofield iCatch Design

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

**Recommendation:** Approve

**Date of recommendation:** 30 July 2024

## Application details

**Type of application:** Full Application Consent and Listed Building Consent

**Development type:** Minor Other

**Date of site visit:** 26 June 2024

### Standard consultations:

Printed: 11 June 2024      Expired: 2 July 2024

### Neighbour notifications

Printed: 11 June 2024      Expired: 2 July 2024

### Site notice

Posted: 19 June 2024      Expired: 10 July 2024

### Press advert

Published: 18 June 2024      Expired: 2 July 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II

**Conservation area:** Stevenson Square Conservation Area 1987

**Tree Preservation Order:** Not applicable

## Description of area

This application relates to a Grade II Listed Building that is located within Stevenson Square Conservation Area. The building consists of a basement level, 4 storeys and attic. It was constructed in 1898 as the Watts Bros Hardware and Furniture Warehouse and offices in red brick in Flemish bond and glazed white brick (Bunsen Street) with red sandstone dressings and slate roof in the Free Elizabeth style.

The building is preserved fairly intact externally and retains many original features and elements of the floorplan internally, considered to be of high overall significance. Due to its form, scale, corner location and aesthetic, it makes a prominent and positive addition to the conservation area, being a key contributor to its overall significance; it also has a strong group interest with and contributes to the setting of the neighbouring non-designated heritage assets and listed buildings, including the Grade II listed 25-27 Dale Street and 22 Dale Street to south, Sevendale House to northwest and 29-32 Dale Street and 49 Newton Street to southeast.

Internally the building has been sensitively refurbished and is in good condition for a building of this age.

The building is within the Northern Quarter of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. The Northern Quarter is home to creative industries, bars, shops, takeaways, cafes that are mainly operated by

independent businesses and residential properties. Lever Street is a major route through the Northern Quarter that was formally occupied by a number of warehouse, a number of which remain.

This application relates to the vacant basement premises. The access is provided via a flight of steps on Lever Street, with an additional fire exit at the back.

## **Description of development**

Listed building consent has been sought for the fit out of the premises as a bar including the following works:

- The removal of the existing roller shutters on the Lever Street elevation and replacement with railings to match those attached to the adjacent former warehouse building
- The installation of a louvre within a window opening on the Bunsen Street elevation
- The installation of partitions to provide cellars, WCs and an office including the required connections.
- The installation of a bar structure.
- The removal of existing plasterboard partitions.
- Decoration of existing window frames, columns, brickwork, tongue and groove cladding and original sliding metal door.
- Decoration of walls.
- Installation of fireboard lining to the ceiling and to one side of the entrance screen.
- Installation of M&E and the use of cable trays.
- Exposure and restoration of a window on Bunsen Street
- Installation of floor fixed seating
- Installation of fire doors at the end of the timber entrance screen

Planning permission is sought for:

- The use of the basement as a bar (Sui Generis)
- The removal of the existing roller shutters on the Lever Street elevation and replacement with railings to match those attached to the adjacent former warehouse building
- The installation of a louvre within a window opening on the Bunsen Street elevation

## **Consultations & Notification Responses**

Highway Services - Commented as follows:

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

No Waste Proforma has been provided by the applicant. Further information is required from the applicant on the location of refuse bins, waste collection point, and the refuse vehicle route for servicing.

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

Greater Manchester Police - No comments provided.

Transport For Greater Manchester - Advised that their comments had been sent to the City Council's Highway Services

Publicity -

139221/FO/2024 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

139222/LO/2024 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

## **Issues**

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

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

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

e. the storage and collection of refuse and litter.

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

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

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

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

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

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

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

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

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

## National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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

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

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

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

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

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

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

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

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

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

The existing basement premises is in a fairly good state of repair and the features such as the columns, beams, window frames, columns, tongue and groove cladding, timber screen and sliding metal door are all exposed. The floor has been replaced with a concrete floor and walls have been over boarded.

Externally roller shutters have been installed on the front elevation and some of the windows on the side elevation have been boarded up.

The use of plaster boarding would only be implemented in areas that are currently plaster boarded. This would allow the current areas of original fabric to remain exposed and some plasterboard would be removed to repair and reveal additional fabric.

The fire boarding would be attached to the existing ceilings but would still expose most of the depth of the beams and all of the column heads. Trays would be used for the M&E cables and lighting leaving these features exposed and undisturbed.

The colour and type of paint used to decorate walls and ceilings and other features would be required by condition.

A method statement would be required by condition for the proposed repairs.

Full details of the M&E scheme is required to be finalised and a condition will require the agreement of the final proposals.

A condition would also be required to agree details of a louvre screen to obscure the standard louvre.

Final details will also be required of some of the other works.

Beneficial works include the replacement of external roller shutters with railings, the exposure and restoration of a window, the exposure and repair of parts of the internal brickwork and all other repairs.

Works that cause less than substantial harm that has been justified are the fire boarding of the ceiling and timber entrance screen, the external louvre, the partitions and the M&E equipment.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be re-occupied, the repairs proposed and the improvements to the external appearance of the building.

### **Residential Amenity and the amenity of surrounding occupiers -**

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

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

The proposed bar use could result in a change in comings and goings with these possibility being more frequent and comprising larger groups during the evening and night and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to continue to develop as a mixed use destination. A condition has been applied to the application to require the agreement of the proposed opening hours.

The use is highly accessible by public transport with bus services on Lever Street and at Piccadilly Gardens, train services at Piccadilly Station and Metrolink routes close to the site at Piccadilly Gardens, which link with further rail services at Victoria Train Station. The accessible location of the premises would assist in reducing disturbance, by allowing customers to leave the area quickly.

Bins would be stored within the internal bin store for the building.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester and policies JP-J 1 and JP-P 1 of Places for Everyone.

### **Crime and Disorder -**

An operational management plan would be required by condition. No comments have been received from Greater Manchester Police.

Given the above the proposals are considered to be in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC10.

### **Highway Safety and Impacts -**

The use is highly accessible by public transport with bus services on Lever Street and at Piccadilly Gardens,, train services at Piccadilly Station and Metrolink routes close to the site at Piccadilly Gardens, which link with further rail services at Victoria Train Station. These public transport options are within an acceptable short walking distance from the use.

The City Council as Highways Authority are satisfied that the development proposals will have little impact on network operations, as with similar type drinking establishments and restaurants it is considered the majority of trips to the building would be undertaken by customers arriving by Taxi, walking or via public transport and that there would be little in the way of additional traffic requiring off-street parking.

The proposed bin storage location and details of the servicing and refuse collection has been provided and are considered satisfactory.

2no. secure cycle parking spaces would be provided within the rear loading bay.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, Policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester.

### **Disabled Access -**

The proposed access into the building is from the existing entrance on Lever Street, using an existing staircase down to the basement level. The existing door opens directly onto the stair with a minimum landing space of 400mm, onto which the doors fold back.

It is not considered possible to provide level access or lift access into the premises for the following reasons:

Due to another business being located on the floor above head height restrictions internally do not allow this.

There would be substantial changes required to the façade to accommodate this method which would cause harm due to loss of original features and due to the windows being only partly above street level, therefore not providing sufficient height clearance to allow access onto a platform lift. There is insufficient width within the existing entrance stair to accommodate a platform lift or a stair lift while allowing enough space for escape and access, additionally, the entrance doors open inwards onto the existing stair and there is no landing at the top of the stair so there is no safe platform to embark.

Current Stair Width between handrails: 1500mm  
Stair Lift Dimension when folded against wall: 300mm  
Width of stair with platform stair lift fitted: 1200mm

The other access is an existing spiral staircase from internal areas which opens into a shared exit route at ground floor level and exits to street level. This stair would not be suitable for an accessible route due to the type of steps and the existing enclosure is not large enough for a refuge to be positioned within the space.

The provision of lift access at the property would prevent safe escape from both areas

The applicant has however confirmed that they would provide:

- Contrasting nosings to stairs
- Light Level to be sufficient for visually impaired
- Ambulant handrails within the toilets
- Contrasting colours to doors.

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

## **Other Legislative Requirements**

### **Equality Act 2010**

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

### **Human Rights Act 1998 considerations**

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

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

**Recommendation:** Approve

### **Article 35 Declaration**

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

### **Condition(s) to be attached to decision for approval**

#### **139221/FO/2024**

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

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

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

The location plan received by the City Council as local planning authority on 9 February 2024

The drawings referenced:

0209-06  
0209-08  
0209-09

received by the City Council as local planning authority on 17 May 2024

0209-10 Rev A  
0209-11 Rev A

received by the City Council as local planning authority on 5 June 2024

0209-05 Rev B  
0209-07 Rev A

received by the City Council as local planning authority on 22 July 2024

0209-02 Rev B  
0209-14 Rev A  
0209-15  
0209-16

received by the City Council as local planning authority on 26 July 2024

The Method Statement dated 12th April 2024 received by the City Council as local planning authority on 30 April 2024

The completed waste proforma received by the City Council as local planning authority on 12 July 2024

The Design and Access Statement prepared by received by the City Council as local planning authority on 12 July 2024

The email from iCatch Design dated 19 July 2024

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

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

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

(b) jointing and fixing details between all component materials

(c) a strategy for quality control management.

(d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) An Operating Schedule and management plan for the use, to include prevention of crime and disorder, prevention of public nuisance, management of smokers and details of a dispersal procedure shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the use hereby approved.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

5) a) Prior to the first use of the development hereby approved, a scheme to acoustically insulate the premises to limit the break out of noise shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use of the premises.

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

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

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

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Within one month of the first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

7) The use hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the development hereby approved. The use hereby approved shall then not operate outside of the approved opening hours.

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.

8) Notwithstanding the information hereby approved, full and final details of the screen to be installed in front of the louvre to be installed on the Bunsen Street elevation and full and final details of the louvres including details of the design, materials and finishes shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the external louvre hereby approved. The approved screen shall be installed only in accordance with the approved information and shall be installed within the window opening prior to the installation of the louvre.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) (a) Prior to the first use of the development hereby approved, full details of the exact location and method of secure storage of the 2no. cycle spaces described within the email from iCatch Design dated 19 July 2024 shall be submitted to and agreed in writing by the City Council as local planning authority.

(b) Following the identification of the exact locations of cycle parking and prior to the first use of the development hereby approved the 2no. cycle spaces shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

10) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the completed waste management proforma received by the City Council as local planning authority on 12 July 2024 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

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

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

Sunday and Bank Holidays - 10:00 to 18:00

Reason: To safeguard the amenities of the occupiers of nearby residential accommodation saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) The access measures for disabled people to gain access into and throughout the premises as follows:

- Contrasting nosings to stairs
- Light Level to be sufficient for visually impaired
- Ambulant handrails within the toilets
- Contrasting colours to doors.

shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

#### **139222/LO/2024**

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

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

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

The location plan received by the City Council as local planning authority on 9 February 2024

The drawings referenced:

0209-06

0209-08

0209-09

received by the City Council as local planning authority on 17 May 2024

0209-10 Rev A

0209-11 Rev A

received by the City Council as local planning authority on 5 June 2024

0209-05 Rev B

0209-07 Rev A

received by the City Council as local planning authority on 22 July 2024

0209-02 Rev B

0209-14 Rev A

0209-15

0209-16

received by the City Council as local planning authority on 26 July 2024

The Method Statement dated 12th April 2024 received by the City Council as local planning authority on 30 April 2024

The Design and Access Statement prepared by received by the City Council as local planning authority on 12 July 2024

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

3) Notwithstanding the information hereby approved, full and final details of the screen to be installed in front of the louvre to be installed on the Bunsen Street elevation and full and final details of the louvres including details of the design, materials and finishes and junction details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the external louvre hereby approved. The approved screen shall be installed only in accordance with the approved information and shall be installed within the window opening prior to the installation of the louvre.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Should any additional M&E equipment be proposed in addition to the ceiling suspended tray work and associated installations shown on the drawing referenced 0209-05 Rev B [i.e. conduits and electrical outlets to walls etc.] full and final details of these items shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any additional equipment that isn't shown on the drawing referenced 0209-05 Rev B. The approved equipment shall be installed only in accordance with the approved information and shall be completed prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Full and final details of the repairs to the existing windows and internal and external brickwork and stonework, including a method statement and samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the completion of the elevational alterations. The repair works shall be carried out fully and only in accordance with the approved details and shall be completed within 3 months of the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) All ground floor and basement windows of the Lever Street and Bunsen Street elevations of the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police  
Transport For Greater Manchester

20 Hilton Street, Manchester, M1 1FR  
32 Lever Street, Manchester, M1 1DE  
Studio 4, 14 - 16 Faraday Street, Manchester, M1 1BE  
Studio 5, 14 - 16 Faraday Street, Manchester, M1 1BE  
Flat 11, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Flat 8, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Noho Bar, Stevenson Square, Manchester, M1 1FB  
Fourth Floor, 22 Lever Street, Manchester, M1 1EA  
Third Floor, 22 Lever Street, Manchester, M1 1EA  
Basement, 26A Lever Street, Manchester, M1 1DW  
First Floor, 26 Lever Street, Manchester, M1 1DW  
Ground Floor, 24 Lever Street, Manchester, M1 1DZ  
Fifth Floor, 10 Little Lever Street, Manchester, M1 1HR  
TPM LANDSCAPE LTD, Fourth Floor, 10 Little Lever Street, Manchester, M1 1HR  
First Floor, 9 Stevenson Square, Manchester, M1 1DB  
41A Newton Street, Manchester, M1 1FT  
Third Floor, 45 - 47 Newton Street, Manchester, M1 1FT  
First And Second Floor, 31 Dale Street, Manchester, M1 1EY  
Ground Floor, 31 Dale Street, Manchester, M1 1EY  
11A Stevenson Square, Manchester, M1 1DB  
10 Stevenson Square, Manchester, M1 1FB  
18 Hilton Street, Manchester, M1 1FT  
Contract Options, Ground Floor, 47 Newton Street, Manchester, M1 1FT  
Third Floor, 14 - 16 Faraday Street, Manchester, M1 1BE  
12 Faraday Street, Manchester, M1 1BE  
25A Hilton Street, Manchester, M1 1ET  
Flat 3, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Flat 12, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Flat 10, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Second Floor, 22 Lever Street, Manchester, M1 1EA  
First Floor, 22 Lever Street, Manchester, M1 1EA  
Ground Floor, 26 Lever Street, Manchester, M1 1DW  
8 Stevenson Square, Manchester, M1 1FB  
Third Floor, 8 Stevenson Square, Manchester, M1 1FB  
First Floor, 8 Stevenson Square, Manchester, M1 1FB  
Ground Floor, 14 Little Lever Street, Manchester, M1 1HR  
Basement, 14 Little Lever Street, Manchester, M1 1HR  
Love Creative Ltd, Third Floor, 31 Dale Street, Manchester, M1 1EY  
41 Newton Street, Manchester, M1 1FT  
Basement Floor, 41A Newton Street, Manchester, M1 1FT  
Fourth Floor, 45 - 47 Newton Street, Manchester, M1 1FT  
Second Floor, 11 Stevenson Square, Manchester, M1 1DB  
GLORIOUS CREATIVE, 10A Stevenson Square, Manchester, M1 1FB  
14 - 16 Faraday Street, Manchester, M1 1BE

57 Newton Street, Manchester, M1 1ET  
Flat 14, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Basement, 20 Spear Street, Manchester, M1 1JE  
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Ground Floor, 22 Lever Street, Manchester, M1 1EA  
Second Floor, 26 Lever Street, Manchester, M1 1DW  
Ground Floor, 8 Stevenson Square, Manchester, M1 1FB  
Fourth Floor, 24 Lever Street, Manchester, M1 1DZ  
First Floor, 24 Lever Street, Manchester, M1 1DZ  
Second Floor, 10 Little Lever Street, Manchester, M1 1HR  
Third Floor, 10 Little Lever Street, Manchester, M1 1HR  
Advertising Right BT Inlink Outside 9, Stevenson Square, Manchester, M1 1DB  
Basement, 45 - 47 Newton Street, Manchester, M1 1FT  
11 Stevenson Square, Manchester, M1 1DB  
First Floor Unit 1, 18 Hilton Street, Manchester, M1 1FT  
Fourth Floor Unit A1, 18 Hilton Street, Manchester, M1 1FT  
First Floor Unit 2, 18 Hilton Street, Manchester, M1 1FT  
Third Floor Unit 3B, 18 Hilton Street, Manchester, M1 1FT  
Studio 2, 14 - 16 Faraday Street, Manchester, M1 1BE  
Basement, 14 - 16 Faraday Street, Manchester, M1 1BE  
Basement And Ground Floor, 25 Hilton Street, Manchester, M1 1ET  
Flat 13, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
20 Spear Street, Manchester, M1 1JE  
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
First Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Basement, 22 Lever Street, Manchester, M1 1EA  
IDEAS BY MUSIC LTD, Third Floor, 24 Lever Street, Manchester, M1 1DZ  
Third Floor, 14 Little Lever Street, Manchester, M1 1HR  
9 Stevenson Square, Manchester, M1 1DB  
Third Floor, 9 Stevenson Square, Manchester, M1 1DB  
Fourth Floor, 31 Dale Street, Manchester, M1 1EY  
31 Dale Street, Manchester, M1 1EY  
Basement And Ground Floor, 23 Hilton Street, Manchester, M1 1EL  
49A Newton Street, Manchester, M1 1FT  
Third Floor, 11 Stevenson Square, Manchester, M1 1DB  
Basement, 11A Stevenson Square, Manchester, M1 1DB  
Third Floor Unit A3, 18 Hilton Street, Manchester, M1 1FT  
Ground Floor, 18 Hilton Street, Manchester, M1 1FT  
47 Newton Street, Manchester, M1 1FT  
First Floor, 14 - 16 Faraday Street, Manchester, M1 1BE  
Studio 3, 14 - 16 Faraday Street, Manchester, M1 1BE  
Greater Manchester Police Museum, Newton Street, Manchester, M1 1ET  
Flat 5, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Flat 2, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Fred Aldous, 37 Lever Street, Manchester, M1 1LW  
Ticketmaster UK Limited, Second Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
Office 3B, 22 Lever Street, Manchester, M1 1EA

Office 3A, 22 Lever Street, Manchester, M1 1EA  
 24 Lever Street, Manchester, M1 1DZ  
 Second Floor, 14 Little Lever Street, Manchester, M1 1HR  
 10A Little Lever Street, Manchester, M1 1HR  
 10 Little Lever Street, Manchester, M1 1HR  
 Second Floor, 9 Stevenson Square, Manchester, M1 1DB  
 First Floor, 45 - 47 Newton Street, Manchester, M1 1FT  
 Second Floor, 45 - 47 Newton Street, Manchester, M1 1FT  
 Basement, 29 Dale Street, Manchester, M1 1EY  
 Second Floor, 18 Hilton Street, Manchester, M1 1FT  
 Ground Floor, 10 Stevenson Square, Manchester, M1 1HR  
 Studio 6, 14 - 16 Faraday Street, Manchester, M1 1BE  
 55 Newton Street, Manchester, M1 1ET  
 Flat 4, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Ground Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1WD  
 Third Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Second Floor, 24 Lever Street, Manchester, M1 1DZ  
 14 Little Lever Street, Manchester, M1 1HR  
 45 Newton Street, Manchester, M1 1FT  
 Basement, 49A Newton Street, Manchester, M1 1FT  
 Ground Floor And First Floor, 11 Stevenson Square, Manchester, M1 1DB  
 Fourth Floor, 18 Hilton Street, Manchester, M1 1FR  
 Studio 1, 14 - 16 Faraday Street, Manchester, M1 1BE  
 Second Floor, 14 - 16 Faraday Street, Manchester, M1 1BE  
 25 Hilton Street, Manchester, M1 1ET  
 Flat 1, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Flat 6, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 35 Lever Street, Manchester, M1 1LW  
 Third Floor, 26 Lever Street, Manchester, M1 1DW  
 Ground Floor Offices 1 And 2, 8 Stevenson Square, Manchester, M1 1FB  
 First Floor, 14 Little Lever Street, Manchester, M1 1HR  
 Fourth Floor, 14 Little Lever Street, Manchester, M1 1HR  
 12 Little Lever Street, Manchester, M1 1HR  
 Basement, 10 Little Lever Street, Manchester, M1 1HR  
 45 - 47 Newton Street, Manchester, M1 1FT  
 22 Little Lever Street, Manchester, M1 1HR  
 Flat 7, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Flat 9, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Flat 15, The Bradley, 23 - 25 Hilton Street, Manchester, M1 1EL  
 Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA  
 Ground Floor, 9 Stevenson Square, Manchester, M1 1DB  
 CTI DIGITAL LTD, Fifth Floor, 31 Dale Street, Manchester, M1 1EY  
 Ground Floor, 45 Newton Street, Manchester, M1 1FT  
 29 Dale Street, Manchester, M1 1EY

## **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  
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  
Area Team Boundary - Name: CENTRAL