

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138795/JO/2023
Date registered valid: 8 January 2024
Proposal: S19 application to amend conditions 2 (Approved dwgs) attached to app ref no 136866/LO/2023
Address: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ward(s): Piccadilly Ward

Applicant: Capital & Centric (Rush) Limited
Agent (if any): Mr Neil Lucas AshtonHale
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27-02-24

Application details

Type of application: Variation or Removal of Condition
Development type: Listed building alteration
Date of site visit: 15 January 2024

Standard consultations:
Printed: 15 January 2024 Expired: 5 February 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 15 January 2024 Expired: 5 February 2024

Press advert
Published: 23 January 2024 Expired: 6 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 1 / 4 storey (plus lift overrun) brick former mill building formerly known as Chapeltown Mill which forms part of a group of buildings known as the Crusader Mill complex. The buildings main elevations are to Baird Street (facing the Metrolink) and Congou Street. It also has elevations to a service yard shared with the adjacent Crusader Works (a residential development) and an adjacent double height warehouse building at the junction of Congou Street and Chapeltown Street. The adjacent Crusader Mill is Grade II Listed and the building, which is the subject of this application, is listed by attachment.

The gable wall to Congou Street overlooks a narrow cleared site which although not owned by the applicants, features a fire escape from the building and the applicants state that they have a legal right to a means of escape across some of that land. The single storey element of the building lies adjacent to the rear service yard. The building is physically connected to the Crusader Mill complex via a closed bridge link at level 4. The line of the roof parapet is broken by a vertical stairwell and a lift shaft, with an adjoining stairwell, to the southern and northern ends of the elevation respectively. The roof top additions to both projections are quite crude

The residential apartments known as Crusader Works are to the east of the building and beyond this is the 10 storey new build Phoenix apartment tower. In total these buildings contain 126 apartments.

The building has most recently been used as offices including as a site office for the adjacent residential developments.

Planning and Listed Building consent (application ref no's 136865/FO/2023 and 136866/LO/2023) was granted in 2023 for refurbishment works associated with continued use within Use Class E (Commercial, Business and Service) essentially a rebranding of the office offer and upgrades to bring it up to modern standards.

Description of area

The site is situated within the Piccadilly area of Manchester City Centre. The surrounding area is characterised by a mix of uses, primarily residential and some commercial and associated parking. Beyond Chapeltown Street to the north is a residential apartment complex, known as Thomas Telford Basin, comprising part 3 and part 4 storeys which overlook the canal. There is also an apartment complex of similar scale located westwards of the site at 35, 37, and 39 Chapeltown Street.

The Ashton Canal Tow Path is located on the northern side of the canal. To the south of the site beyond Fair Street is the metrolink tram line which travels north east towards Etihad stadium and Ashton-under-Lyme, and south west to Piccadilly Station. Towards the west of the site is surface car parking beyond which is the rear of Piccadilly Train Station and a multistorey car parking. The site sits within an area undergoing significant regeneration, designated within Manchester Piccadilly Strategic Regeneration Framework area, the HS2 Manchester Piccadilly SRF and the adjacent Portugal Street East SRF.

Description of development

Following design development including as a result of engagement with the contractor who is to carry out the approved development as detailed above, a number of changes to the approved scheme are proposed. In terms of this application these relate to minor material internal amendments.

An application ref no 138819/NMC/2023 has already granted permission for minor material amendments to the external facades and roof.

This application approved amendments to the planning permission comprising changes to the gaps between glazing bars to the rooflights, addition of door to bridge link at 3rd floor level, relocation of vents / louvres, at ground floor level: removal of new door access and reinstatement of window, reduction in the width of a new door opening, retention of new door access as window, window lowered to create door and external lighting added to all elevations.

The additional internal works proposed:

Ground Floor

- Existing internal door opening to rear stair retained (previously infilled)
- Kitchen duct omitted and riser size reduced.
- Ground floor now to be fitted out (same design intent for walls / glass etc) as 1st floor;
- Extent of polishing to existing concrete slab increased to entire ground floor;

First Floor

- Kitchen duct omitted and riser size reduced;
- Internal office fit out omitted including proposed floor finish;
- Layout to WC areas amended including extent of suspended ceilings.

Second Floor

- Kitchen duct omitted and riser size reduced;
- Layout to WC areas amended including extent of suspended ceilings.

Third Floor

- Kitchen duct omitted and riser size reduced;
- WC areas layout adjusted;
- Door added to existing opening to bridge link.

Fourth Floor

- Kitchen duct omitted and layout of WC / Shower amended;
- WC areas layout updated.

Consultations & Notification Responses

Publicity – The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. No representations have been received.

Issues

Issues

National Planning Policy Framework – The following Policies are of relevance to these applications:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 'Conserving and enhancing the historic environment' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 195)

In determining 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; 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. (para 203).

When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm (para 205).

Any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected

wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 206).

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 208)

Core Strategy - 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 CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others:

- The effects on amenity, including privacy light, noise.
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

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.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). 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.

Places for Everyone - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

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

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

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

Policy JP-P 2 (Heritage)

States that :Through this Plan we will 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 sections that are relevant to the Appeal Proposals are detailed below:

- Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should 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.
- Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Listed Buildings and Conservation Areas Act 1990

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

Impact on the Character and Fabric of the Listed Building

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 main issue to consider is whether the proposed amendments would have any additional harm on the character and fabric of the listed building which are not outweighed by the public benefits.

The proposed external amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. Overall, this would cause less harm than the 2023 proposals which would continue to be outweighed by the public benefits.

The amended internal proposals continue to give great weight to the asset's special significance and the level of harm would not increase from that of the previous approval, in particular noting that the intervention at first floor is now moved to the ground floor which has previously been subdivided into offices. Also noted is that the removal of fabric for ductwork has been reduced. The harm would continue to be outweighed by the public benefit that the scheme would deliver.

The amended proposals would continue to cause no harm to the special architectural or historic interest heritage interest of the building and will continue in fact to greatly enhance that interest and the ability to understand and appreciate it.

It is considered that the combined physical (direct) impacts would avoid any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

In terms of the amended scheme the proposed internal and external changes would remain overall be beneficial in nature and any harm would be less than substantial. The works would continue to enhance the character and fabric of the listed building.

Whilst it is necessary to have special regard to the desirability of preserving the character of any affected Heritage Assets it is considered that the proposals would remain be beneficial in the context of the architectural and historic character and fabric of the listed building.

On the above basis the proposals are considered on balance to be acceptable.

For these reasons, the amended proposal is considered acceptable on heritage grounds, in accordance with Section 16 of the NPPF, in particular consideration of paragraphs 205, 206 and 208, Policies CC9, EN1 and EN3 of the Core Strategy and saved UDP policy 19.1.

Conditions

Due to the nature of the changes proposed as well as updating condition 2 (approved dwgs and documents) it is necessary to update condition 6 due to the addition of items that require final detailing approving such as lighting and the removal / relocation of some elements such as louvres and the changes at ground floor on the Baird Street elevation.

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

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

1) The development must be begun not later than 18-08-26

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:

(a) Location Plan PD 0001 Rev T1, Existing Site Plan CD 001 Rev T1 and Proposed Site Plan CD 1001 Rev T1;

(b) Dwgs Proposed Ground Floor Plan 1002 Rev P2, Proposed 1st Floor Plan 1003 Rev P3, Proposed 2nd Floor Plan 1004 Rev P3, Proposed 3rd Floor Plan 1005 Rev P3, Proposed 4th Floor Plan 1006 Rev P3, Proposed Roof Plan 1007 Rev P2, Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4, Proposed section AA 1011 Rev P3, Proposed Section BB 1012 Rev P3, Proposed Detail Section 1013 Rev P2, Proposed Fabric Details 1 1014 Rev P2 and Proposed Fabric Details 2 1015 Rev P3;

Strip Out and Alterations - Ground Floor 2001 Rev P3, Strip Out and Alterations - 1st Floor 2002 Rev P4, Strip Out and Alterations - 2nd Floor 2003 Rev P4, Strip Out and Alterations - 3rd Floor 2004 Rev P4, Strip Out and Alterations - 4th Floor 2005 Rev P4, Media Cleaning - Ground Floor 2006 Rev P3, Media Cleaning - 1st Floor 2007 Rev P3, Media Cleaning - 2nd Floor 2008 Rev P3, Media Cleaning - 3rd Floor 2009 Rev P3, Media Cleaning - 4th Floor 2010 Rev P3, External Fabric - East Gable Offshoot 2011 Rev P2, External Fabric - Roof 2012 Rev P2, External Fabric - South Elevation 2013 Rev P2, External Fabric - North Elevation 2014 Rev P2 and External Fabric - East and West Elevations 2015 Rev P3;

(c) Dwgs External Walls Ground Floor Plan 2101 Rev T1, External Walls 1st Floor Plan 2102 Rev T1, External Walls 2nd Floor Plan 2103 Rev T1, External Walls 3rd Floor Plan 2104 Rev T1, External Walls 4th Floor Plan 2105 Rev T1, External Walls South Elevation 2106 Rev T1, External Walls North Elevation 2107 Rev T1, External Walls - East and West Elevations 2108 Rev T1;

(d) Dwgs Internal Walls & Linings Ground Floor Plan 2201 Rev T13, Internal Walls & Linings 1st Floor Plan 2202 Rev T1, Internal Walls & Linings 2nd Floor Plan 2203 Rev T1, Internal Walls & Linings 3rd Floor Plan 2204 Rev T1 and Internal Walls & Linings 4th Floor Plan 2205 Rev T1; Floor and Stair Elements Ground Floor Plan 2301 Rev T1, 1st Floor Plan 2302 Rev T1, 2nd Floor Plan 2303 Rev T1, 3rd Floor Plan 2304 Rev T1 and 4th Floor Plan 2305 Rev T1;

(e) Dwg Roof Plan 2701 Rev T1;

(f) Dwgs Door & Window Schedule 3001 Rev T1, Aluminium Window Elevations - 1/2 3002 Rev T1 Aluminium Window Elevations - 2/2 3003 Rev T1, Aluminium Door Elevations - 1/3 3004 Rev T1 and Aluminium Door Elevations - 2/3 3005 T1, External Door Sleeves 3006 Rev T1 and Internal Glazed Screen Elevations 3/3 3008 Rev T1;

(g) Dwgs Ceilings Ground Floor Plan 3501 Rev T1, Ceilings Ground 1st Floor Plan 3502 Rev T1, Ceilings Ground 2nd Floor Plan 3503 Rev T1, Ceilings Ground 3rd Floor Plan 3504 Rev T1 and Ceilings Ground 4th Floor Plan 3505 Rev T1;

(h) Dwgs External Works Proposed Site Plan 9001 Rev T1

(i) Avison Young Response to Consultee Comments letter (Highways) 06-07-23

(j) Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23

(k) Neptune Mill, Chapeltown St, Manchester, Waste Management Strategy 353 PD 0003 (P2) April 2023 stamped as received on 12-05-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

3) 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:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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) Scaffolding to the building shall be implemented in accordance with the following:

Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-01;
Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-02.;
Perimeter Scaffold and Temporary Roof System Plan Ref. 23-BSD-915-01-03;
Specification of the Lithomex product; and
Example of Restoration Mortars
all as amended by Ashton Hale's e-mail of 11-12-23

Construction Phase Plan by Workspace 08-01-24;and
Method Statement for Tube and Fitting by Crest 01/10/2024

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Fire and acoustic separation works.
- b) Final details of M&E services including a strategy for any fume extraction from the commercial units.
- c) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;
- d) Details of any structural strengthening works and other structural interventions .
- e) A method statement for the removal of the extension and making good.
- f) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;
- g) A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
- h) Details of the proposed cycle store and maintenance station;

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A strategy and details of works associated with removal and replacement of windows and any required making good.
- b) Timber repairs;
- c) Building cleaning internal and external;
- d) External and internal repairs;
- e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;
- f) Details of the grilles within the elevations;
- g) Details of installation of cast iron RWP's;
- h) Works to and finishes within the stairwell;
- i) Details of any proposed dampproofing;
- j) Details of formation of new doorway and reinstatement of window to Baird Street and making good of new opening;
- k) Details of making good parts of the building that are to be the subject of removals
- l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;
- m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;
- n) Details of repairs and upgrade of existing roof;
- o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
- p) Final specification of new main entrance door and doors to Baird Street elevation;
- (q) Fixings location and positions in the reveals of the new Juliet Balconies;
- (r) Detailed design of louvres at ground floor;
- (s) Final finish to block work behind glazing within lift shaft;
- (t) Details of external lighting and any associated fixtures and fittings including cables and transformers; and
- (u) Door to bridge link

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

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Before any mural as shown in dwgs Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4 are installed on (a) the gable wall facing Congou Street and (b) the stair core / lift overrun details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Design brief / parameters for the mural;
- (b) Details of repair works to the surfaces to which the murals are to be applied;

(c) A specification and method of application ensure that there is no permanent damage to the surfaces to which the installations are being applied; and

(d) Details how the murals can be removed without damage to the surfaces to which they are applied.

Reason

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

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

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL