

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137584/FO/2023 and 137585/LO/2023		
Date registered valid:	6 September 2023		
Proposal:	Change of use from Sui Generis to Class E(d) Indoor Sports Listed Building Consent for physical alterations, including signage, for the creation of a new spin cycle, fitness and yoga studio.		
Address:	Unit 15, Barton Arcade, Manchester, M3 2BH		
Ward(s):	Deansgate		Ward
Applicant:	Mr Kyle Harris RYDE (Manchester) Limited		
Agent (if any):	Marc Zablotny Ruth Jackson Planning Ltd		
Case officer:	Emily Tel: 0161 234 Email: emily.booth@manchester.gov.uk		Booth 4193
Recommendation:	Approve		
Date of recommendation:	1 March 2024		

Application details

Type of application: Listed Building Consent and Full Planning Permission

Development type: Listed building alteration

Date of site visit: 4 October 2023

Standard consultations:

Printed: 8 September 2023

Expired: 29 September 2023

Neighbour notifications

Printed: 8 September 2023

Expired: 29 September 2023

Site notice

Posted: 26 September 2023

Expired: 17 October 2023

Press advert

Published: 19 August 2023

Expired: 2 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a unit within a building named Barton Arcade, which is a Grade II* listed Victorian cast iron and glass shopping arcade that has a number of shop units at ground floor and suites used as offices and education uses on the floors above. The building is within the St Ann's Square Conservation Area and fronts onto Deansgate, which is a main route through the City Centre.

As a Grade II* listed Barton Arcade is in the top 8.5% of buildings listed nationally. It was built in 1871 to the designs of Corbett, Raby and Sawyer. The building was designated due to its high architectural and historic interest. It also has high social value, the location of the first meeting of the founders of the Catenian Association in 1908.

The commercial unit under consideration presents an opportunity to enhance the appearance and contribution of this part of the premises to the asset's overall significance and appreciation, and to the local streetscene. Previous works have caused harm and removed or damaged some existing features. The unit however retains some original flooring, historic decorative suspended ceilings, original columns, beams, doorways etc. The frontage of the unit faces onto Barton Square, which is at the rear of the building and is within the basement of the building.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, bars, restaurants and entertainment venues.

Applications referenced 109204/LO/2015/C1 and 109204/LO/2015/C1 were approved in 2015 and allowed the use of the premises as a cocktail bar with associated internal and external alterations.

Application referenced 125081/LO/2019 was approved in 2020 and granted Listed Building Consent for minor internal alterations and refurbishment works, the installation of restaurant kitchen facilities and replacement signage.

Planning Permission is sought for the use of the premises as a spin cycle, fitness and yoga studio (Use Class E(d))

Description of development

Listed building consent is sought for the following works in associated with the use of the premises:

- The installation of internal and external signage consisting of a 40mm thick non-illuminated projecting sign attached to brickwork, vinyl logos attached to the glazing and a vinyl individual letter sign attached to the glazing.
- The removal of modern fixtures and fittings.
- The installation of partitions to separate two of the spaces.
- The installation of a reception desk, selfie wall, booth seating areas and merchandise kiosk and creation of toilet and changing facilities.
- The installation of new timber skirting to match existing.
- The installation of freestanding privacy screens in the changing rooms.
- The installation of plasterboard partitions to create a storeroom within the cycle studio and a toilet within the corridor.
- Padded black matting and concrete effect vinyl would be installed to the floor of the cycle studio and a mirror wall with plasterboard, plaster and paint finish to the remaining walls within the cycling studio.
- The installation non-slip floor finishes within toilet and shower areas.
- The installation of a Lemark dance floor within the yoga studio with a section of original flooring exposed adjacent to the doorway. The brickwork walls would be exposed other than one wall of plasterboard with lime plaster and paint finish.
- The installation of fire boarding to the existing plasterboard walls of the corridor and concrete effect flooring to part of the floor.
- The installation of concrete effect flooring within the reception area with the timber panelling retained, repaired and redecorated, a mirror wall, the tile wall retained and repaired and a plasterboard partition separating the space from the yoga studio.
- The installation of a service void and water supply and waste behind the showers.
- Lime plaster and tiles repaired within the changing rooms.
- The installation of exposed M&E and services.

No external alteration are proposed other than the signage.

Consultations & Notification Responses

Historic England (Northwest) - Suggest that the City Council seeks the views of our specialist conservation and archaeological advisers.

Publicity -

137585/LO/2023 - The application was advertised in the local press as an application for Listed Building Consent and as affecting a conservation area and a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

137584/FO/2023 - The application was advertised in the local press as affecting a listed building and affecting a conservation area and a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Issues

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 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 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.

Places for Everyone -

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, 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 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.

Policy JP-P 6 (Health) states that to help tackle health inequality new development will be required, as far as practicable, to include support for healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice.

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

National Policy

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.

Section 8 (Promoting healthy and safe communities) Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

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

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

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

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

The works would include the reinstatement and repair of some of the affected surfaces and features. They would include some works that would cover damaged fabric in a sensitive way. Where some of the original flooring of the yoga room is in good condition this would be exposed close to the entrance to that room to show how that flooring looks.

The existing decorative suspended ceiling would be reused to conceal as much of the M&E as possible.

The use is one that would mainly work with existing walls and therefore the historic use of the premises would be legible. There is however a toilet proposed in the corridor that interrupts this space, but the need for this has been justified.

The premises has suffered from damaging previous works and this application would be an improvement to the existing character and appearance and reinstate some of the premise's significance.

Conditions are required for the following works:

- Full and final M&E and drainage details, including details of internal and external manifestation, exposed equipment and new penetration to existing fabric.
- Full and final scope of works to remediate any damage and repair the original wall and associated features to the proposed room 06 (male changing room)
- Full and final details, including fixing details, of the proposed modern partition between room 01/02 and to room 06 (historic doorway).
- Full and final schedule of works, including finishes, to original/historic features, including but not limited to columns and joinery (doors and surrounds)

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, better maintained and reused.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is within No 1 Deansgate.

The conditions recommended by our Environmental Health Service would be applied to the application to ensure that the proposals are acceptable.

The proposed uses would result in an increase in comings and goings during the evening and night and there is the potential for there to be some disturbance associated with this.

Whilst it is not possible to control such disturbance through the imposition of conditions, it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context, and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours would be limited to:

Monday to Friday - 06:00 to 19:00

Saturday and Sunday - 09:00 to 12:00

The site is close to Deansgate and Victoria train stations and Victoria Metrolink Station and regular bus services are routed along Deansgate.

The business would use Barton Arcades waste store.

The use would provide a further varied opportunity for visitors and residents to exercise and improve their health.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, EN1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P 1 of Places for Everyone in relation to the impact on residential amenity.

Highway Safety and Impacts

The site is located within a prominent city centre location and benefits from excellent connectivity to regular Metrolink, rail and bus connections. It is likely, given the travel opportunities available, that many staff and customers would travel to and from the site via sustainable modes or walk from their City Centre workplace or home.

Given that the premises is within a basement and the use of the lift is restricted and must be rearranged and on the basis that it is centrally located within the City Centre and there are bike parking spaces and rental bikes in close proximity it is not considered to require secure bicycle storage to be implemented as part of this application.

Highways Services have confirmed that they have no objections to the proposals.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC10, and DM1 of the Core Strategy for the City of Manchester and Policy JP-P 1, JP-P 6 and JP-P 7 of Places for Everyone in relation to highway safety and impacts.

Crime and Disorder

The use of the unit would increase natural surveillance onto Barton Square, which is a back street and not well trafficked as existing.

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 Policy JP-P 1 and JP-P 6 of Places for Everyone in relation to highway safety and impacts.

Disabled Access

There is level access into the premises, but an existing staircase then provides access to the basement. There is a lift that accesses the basement that could be used and arranged in advance should a person that requires the use of the lift be visiting the premises. This would be pre-arranged to ensure availability of the lift. There would be adequate space for a customer in a wheelchair to navigate the rooms within the basement.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies CC10, SP1 and DM1 and Policy JP-P 1 and JP-P 6 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 a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the extensive discussions within the applicant and the conditions attached to the decision.

Condition(s) to be attached to decision for approval

Application referenced 137584/FO/2023

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced BAA-SEV-XX-00-DR-A-01100 Rev A received by the City Council as local planning authority on 8 December 2023

The drawings referenced:

64/43-250

received by the City Council as local planning authority on 9 August 2023

BAA-SEV-XX-00-DR-A-02006 Rev B
BAA-SEV-XX-00-DR-A-02008 Rev B
BAA-SEV-XX-00-DR-A-02010 Rev B
BAA-SEV-XX-00-DR-A-03001 Rev C
BAA-SEV-XX-00-DR-A-03002 Rev C
BAA-SEV-XX-00-DR-A-03003 Rev D

received by the City Council as local planning authority on 8 December 2023

BAA-SEV-XX-00-DR-A-02005 Rev G
BAA-SEV-XX-00-DR-A-02007 Rev D
BAA-SEV-XX-00-DR-A-02004 Rev G
BAA-SEV-XX-00-DR-A-04001 Rev C

received by the City Council as local planning authority on 24 January 2024

E01 Rev P2
M01 Rev P2
M02 Rev P2
24-01-24-E02 Rev P2
24-01-24-E03 Rev P2

received by the City Council as local planning authority on 1 February 2024

FP23-2789-02

received by the City Council as local planning authority on 14 February 2024

The Noise Impact Assessment prepared by Temple Group Ltd. referenced T9663 received by the City Council as local planning authority on 9 August 2023

The Noise Impact Assessment referenced T9663 prepared by Temple Group Ltd received by the City Council as local planning authority on 12 December 2023

The Restoration Specification prepared by Seven received by the City Council as local planning authority on 24 January 2024

The completed waste management proforma received by the City Council as local planning authority on 9 August 2023

The emails from RJP Town Planners dated 13 October 2023, 8 December 2023, 24 January 2024, 1 February 2024, 14 February 2024, 21 February 2024 and 28 February 2024

The letter from RJP Town Planners dated 9 August 2023, 17 October 2023 and 19 January 2024

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

3) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, 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.

4) Notwithstanding the information detailed within Condition 2 of this application full and final M&E and drainage details, including details of internal and external manifestation, exposed equipment and new penetrations to existing fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to install this equipment commencing including any associated removal of the existing fabric. This information shall accord with the principles agreed within the drawing referenced FP23-2789-02, the emails from RJP Town Planners dated 1 February 2024, 21 February 2024 and 28 February 2024 and the Restoration Specification prepared by Seven.

The M&E shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with 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) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Noise Impact Assessment referenced T9663 prepared by Temple Group Ltd received by the City Council as local planning authority on 12 December 2023. This scheme shall be implemented in full before the use commences.

b) Upon completion of the development and within 1 month of the approved becoming operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met.

c) 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 1 month of the equipment hereby approved becoming operational, 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 access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced BAA-SEV-XX-00-DR-A-02004 Rev G and described within the Planning Statement prepared by RJP Town Planners 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.

8) The glazing at ground level, fronting onto Barton Square; shall be retained as a clear glazed window openings and shopfront at all times and views into the premises shall not be screened or obscured in any way other than as shown on BAA-SEV-XX-00-DR-A-03003 Rev D.

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.

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

Monday to Friday - 06:00 to 20:00

Saturday and Sunday - 09:00 to 12:00

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.

10) No loading or unloading shall be carried out on the site outside the hours of:

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

10:00 to 18:00 - Sunday/Bank Holiday

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

Informatives

1) Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Application referenced 137585/LO/2023

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced BAA-SEV-XX-00-DR-A-01100 Rev A received by the City Council as local planning authority on 8 December 2023

The drawings referenced:

BAA-SEV-XX-00-DR-A-02006 Rev B

BAA-SEV-XX-00-DR-A-02008 Rev B

BAA-SEV-XX-00-DR-A-02010 Rev B
BAA-SEV-XX-00-DR-A-03001 Rev C
BAA-SEV-XX-00-DR-A-03002 Rev C
BAA-SEV-XX-00-DR-A-03003 Rev D

received by the City Council as local planning authority on 8 December 2023

BAA-SEV-XX-00-DR-A-02005 Rev G
BAA-SEV-XX-00-DR-A-02007 Rev D
BAA-SEV-XX-00-DR-A-02004 Rev G
BAA-SEV-XX-00-DR-A-04001 Rev C

received by the City Council as local planning authority on 24 January 2024

E01 Rev P2
M01 Rev P2
M02 Rev P2
24-01-24-E02 Rev P2
24-01-24-E03 Rev P2

received by the City Council as local planning authority on 1 February 2024

FP23-2789-02

received by the City Council as local planning authority on 14 February 2024

The Restoration Specification prepared by Seven received by the City Council as local planning authority on 24 January 2024

The emails from RJP Town Planners dated 13 October 2023, 8 December 2023, 24 January 2024, 1 February 2024, 14 February 2024, 21 February 2024 and 28 February 2024

The letter from RJP Town Planners dated 9 August 2023 and 19 January 2024

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

3) Notwithstanding the information detailed within Condition 2 of this application a full and final schedule of works, including finishes, to original/historic features, including but not limited to columns and joinery (doors and surrounds) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new fabric at the premises including new finishes or treatments.

The finishes shall then be implemented and completed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with 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) Notwithstanding the information detailed within Condition 2 of this application full and final M&E and drainage details, including details of internal and external manifestation, exposed equipment and new penetrations to existing fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to install this equipment commencing including any associated removal of the existing fabric. This information shall accord with the principles agreed within the drawing referenced FP23-2789-02, the emails from RJP Town Planners dated 1 February 2024, 21 February 2024 and 28 February 2024 and the Restoration Specification prepared by Seven.

The M&E shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with 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) Notwithstanding the information detailed within Condition 2 of this application the full and final details, including fixing details, of the proposed modern partitions between room 01/02 and to room 06 (historic doorway) as shown on the drawing referenced BAA-SEV-XX-00-DR-A-02004 Rev G shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of either partition.

The partitions between room 01/02 and to room 06 shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with 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) Notwithstanding the information detailed within Condition 2 of this application the full and final scope of works to remediate damage and repair the original wall and associated features to the proposed room 06 (male changing room) as shown on the drawing referenced BAA-SEV-XX-00-DR-A-02004 Rev G shall be submitted to and approved in writing by the City Council as local planning authority. The remediation and repair works approved shall then be fully implemented within 2 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 within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with 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) The glazing at ground level, fronting onto Barton Square; shall be retained as a clear glazed window openings and shopfront at all times and views into the premises shall not be screened or obscured in any way other than as shown on BAA-SEV-XX-00-DR-A-03003 Rev D.

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.

Informatives

1) For the avoidance of doubt, this grant of listed building consent does not grant or imply grant of advertisement consent for the external signage shown on the drawings hereby approved.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design

Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
Barbour, 6 St Ann's Square, Manchester, M2 7HD
14 St Ann's Square, Manchester, M2 7HQ
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
76 Deansgate, Manchester, M3 2FW
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
International House, 82 - 84 Deansgate, Manchester, M3 4HF
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
12B St Ann's Square, Manchester, M2 7HW
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
Acresfield, 10 Exchange Street, Manchester, M2 7HA
86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
56 Barton Arcade, Manchester, M3 2BJ
44 Barton Arcade, Manchester, M3 2BJ
62 - 66 Deansgate, Manchester, M3 2EN
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
67 Deansgate, Manchester, M3 2BW
Basement, Barton Arcade, Manchester, M3 2BJ
32 Barton Arcade, Manchester, M3 2BH
48 Barton Arcade, Manchester, M3 2BH
46 Barton Arcade, Manchester, M3 2BH
Flat 4, 6A St Ann's Square, Manchester, M2 7HD
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
40 Barton Arcade, Manchester, M3 2BH
25 Barton Arcade, Manchester, M3 2BB
55 Barton Arcade, Manchester, M3 2BJ

78 Deansgate, Manchester, M3 2FW
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
76 Deansgate, Manchester, M3 2FW
Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ
60 Barton Arcade, Manchester, M3 2BJ
80 Barton Arcade, Manchester, M3 2BJ
65 Barton Arcade, Manchester, M3 2BJ
19 - 20 Barton Arcade, Manchester, M3 2BB
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH
53 Deansgate, Manchester, M3 2BB
51 Deansgate, Manchester, M3 2AY
1 Barton Arcade, Manchester, M3 2BB
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
13 - 16 Barton Arcade, Manchester, M3 2BB
12 Barton Arcade, Manchester, M3 2BB
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
22 Barton Arcade, Manchester, M3 2BB
17B Barton Arcade, Manchester, M3 2BB
63 Deansgate, Manchester, M3 2BW
67 Barton Arcade, Manchester, M3 2BJ
2 Barton Arcade, Manchester, M3 2BB
54 Barton Arcade, Manchester, M3 2BH
49 Deansgate, Manchester, M3 2AY
61 Barton Arcade, Manchester, M3 2BJ
Flat 6, 6A St Ann's Square, Manchester, M2 7HD
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
Flat 18, 12 St Ann's Square, Manchester, M2 7HW
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
Acresfield, Exchange Street, Manchester, M2 7HA
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Fourth Floor, Barton Arcade, Manchester, M3 2BJ
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN
90 Barton Arcade, Manchester, M3 2BJ
Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB
17C Barton Arcade, Manchester, M3 2BB
41 Barton Arcade, Manchester, M3 2BJ
38 Barton Arcade, Manchester, M3 2BH
59 Barton Arcade, Manchester, M3 2BJ
William Hill, 47 Deansgate, Manchester, M3 2AY
Basement, Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
Flat 3, 6A St Ann's Square, Manchester, M2 7HD
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
12A St Ann's Square, Manchester, M2 7HW
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
International House, 82 - 86 Deansgate, Manchester, M3 2ER
84B Deansgate, Manchester, M3 2ER
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Lunya, 57 Deansgate, Manchester, M3 2AY
80 Deansgate, Manchester, M3 2ER

45 - 47 Barton Arcade, Manchester, M3 2BH
34 - 35 Barton Arcade, Manchester, M3 2BH
45 Barton Arcade, Manchester, M3 2BH
39 Barton Arcade, Manchester, M3 2BH
43 Barton Arcade, Manchester, M3 2BJ
14 Barton Arcade, Manchester, M3 2BB
Flat 1, 6A St Ann's Square, Manchester, M2 7HD
Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 17, 12 St Ann's Square, Manchester, M2 7HW
17A Barton Arcade, Manchester, M3 2BB
33 Barton Arcade, Manchester, M3 2BH
First Floor, 76 Deansgate, Manchester, M3 2FW
36 Barton Arcade, Manchester, M3 2BH
69 - 70 Barton Arcade, Manchester, M3 2BJ
68 Barton Arcade, Manchester, M3 2BJ
58 Barton Arcade, Manchester, M3 2BJ
49 - 50 Barton Arcade, Manchester, M3 2BH
3 Barton Arcade, Manchester, M3 2BB
Flat 9, 6A St Ann's Square, Manchester, M2 7HD
Flat 5, 6A St Ann's Square, Manchester, M2 7HD
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
19A Barton Arcade, Manchester, M3 2BB
66 Barton Arcade, Manchester, M3 2BJ
26 - 27 Barton Arcade, Manchester, M3 2BB
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Ground Floor, 76 Deansgate, Manchester, M3 2FW
65 Deansgate, Manchester, M3 2BW
13D Barton Arcade, Manchester, M3 2BB
47A Barton Arcade, Manchester, M3 2BJ
11 Barton Arcade, Manchester, M3 2BB
57 Barton Arcade, Manchester, M3 2BJ
62 Barton Arcade, Manchester, M3 2BJ
45 Deansgate, Manchester, M3 2AY
Flat 7, 6A St Ann's Square, Manchester, M2 7HD
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
17D Barton Arcade, Manchester, M3 2BB
17 Barton Arcade, Manchester, M3 2BB
37 Barton Arcade, Manchester, M3 2BH
55 Deansgate, Manchester, M3 2BN
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN

61 Deansgate, Manchester, M3 2BW
64 Barton Arcade, Manchester, M3 2BJ
18 Barton Arcade, Manchester, M3 2BB
51 - 53 Barton Arcade, Manchester, M3 2BJ
Flat 2, 6A St Ann's Square, Manchester, M2 7HD
Flat 8, 6A St Ann's Square, Manchester, M2 7HD
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Serviced Apartment 13, 12 St Ann's Square, Manchester, M2 7HW
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86
Deansgate, Manchester, M3 2ER

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 - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL