

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136625/FO/2023

Date registered valid: 25 April 2023

Proposal: Change of use from offices (Class E) to 2no. residential dwellings (C3 use).

Address: 28 St John Street, Manchester, M3 4DJ

Ward(s): Deansgate Ward

Applicant: Nikar Properties (No 2) Limited

Agent (if any): Lynsay Ewart Paul Butler Associates

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16/04/2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 11 May 2023 Expired: 1 June 2023

Neighbour notifications

Printed: 11 May 2023 Expired: 1 June 2023

Site notice

Posted: Expired:

Press advert

Published: 16 May 2023 Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed three storey property, with basement, at no28 St John Street. The building is a former Georgian Town House, currently offices (Class E(g)(i)), completed in red brick with timber sash windows, and 2no oriel side elevation windows. The property features a main entrance off of St John Street, a side entrance off of Byrom Street. A bricked up former third entrance off of Byrom Street with soldier coursing detail still visible is also present. Internally, the property has undergone some alteration, with modern partitions being present at all levels making minor alterations to its layout and sub-dividing multiple rooms.

Listed building: Grade II

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies in walking distance of Deansgate and St Peters Square and within the St John Street Conservation Area, which is characterised by Georgian town houses between three and four storeys. Larger scale commercial development lies to the north and east as one travels further to the heart of the City Centre. To the south/south-west smaller scale residential development is present, with St John's Gardens lying to the west of the site across Byrom Street. St John Street itself is comprised of properties in residential or small scale Class E office and administrative uses.

Description of development

The application seeks consent for the change of use of the application site from offices (Class E(g)(i)) to 2no residential dwellings (Class C3).

The proposed works externally would comprise of the opening up of the property's former doorway on Byrom Street. In its place a new timber door with clear glazed fanlight and timber surround would be installed. 8no external ventilator terminals are then proposed, which would be located on the property's rear and side elevation. 5no extract ducts are then proposed which would protrude from the property's roof.

Internally, the 2no proposed dwellings would be set over 4no floors, including the property's basement. The first dwelling would be accessed from the property's front door off of St John Street and would feature 5no bedrooms and other general amenity space. Each habitable room would be lit by natural light and have access to an outlook. The second dwelling would be accessed from the reinstated entrance off of Byrom Street. Said dwelling would feature 3no bedrooms and a basement living room. Its habitable rooms would also be lit by natural light and feature an outlook.

Both properties would utilise a shared bin store that would be located internally within a communal hallway accessed from the proposed reinstated entrance off of Byrom Street. Access to the second dwelling would then be possible through an internal door located off of said communal hallway.

Planning History

136626/LO/2023 - Listed Building Consent for external and internal alterations in association with change of use from offices (Class E) to 2no. residential dwellings (C3 use) – Application pending consideration.

129614/LO/2021 - Internal alterations, in association with re-instatement of subdivision to office accommodation – Approved June 2021.

129613/FO/2021 - Proposed re-instatement of subdivision to office accommodation – Approved June 2021.

094678/LO/2010/C1 – LISTED BUILDING CONSENT for internal and external works associated with providing improved office accommodation, including removal of internal walls, creation of glazed partitions, suspended ceiling and installation of air conditioning units within rear internal courtyard – Approved January 2011.

Consultations & Notification Responses

Environment Agency – No objection.

Environmental Health - No objection subject to conditions relating to a construction management plan, external plant, acoustics, refuse and air quality.

Greater Manchester Archaeological Advisory Unit – No objection subject to the development proceeding in accordance with the submitted Written Scheme of Investigation.

Greater Manchester Police – No objection subject to the development being completed to secure by design standards.

Highways - No objection subject to a condition requiring the submission of a Construction Management Plan and informative relating to highway hoarding.

Historic England – No objection received.

United Utilities – No objection received.

Ward Councillors – No objection subject to the installation of no parking provisions along St John Street.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H3 – Type, Size and Design of New Housing
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Manchester Residential Quality Guidance Document

St John’s Strategic Regeneration Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the Development

The application would see the creation of 2no residential dwellings within Manchester City Centre at the expense of the loss of office space. Core Strategy Policy EC2 seeks to retain and enhance existing employment space and sites, unless it can be proven that the existing use is unviable and/or incompatible with neighbouring uses. The application site is a former dwelling house, converted that has since its inception has been converted to offices. The submitted Planning Statement details that the quality of office space the application site provides is poor and the limitations of the site would make it difficult/economically unviable to make the space attractive to potential occupiers. The St John's Strategic Regeneration Framework recognises that is an area will broaden the range of housing offer in the City Centre. Taking the above into account, as well as how the proposal only seeks to return the application site to its original residential use, the development is considered to be acceptable in principle and is therefore in accordance with Core Strategy policies SP1, EC2, EC3, CC1, H1 and DM1, Places for Everyone Plan Policy JP-Strat2, JP-H1 and JP-H3, the St John's Strategic Regeneration Framework and the National Planning Policy Framework subject to a planning condition that would require they only be occupied as private dwellings and the matters discussed below.

Residential Amenity

The proposed residential dwellings would be feature 5no and 3no bedrooms respectively. Each habitable room would be lit by natural light and would have access to an outlook, furthermore both dwellings would comply with the space standards listed within the Manchester Residential Quality Guidance Document. It is acknowledged that there are rooms proposed within the basement level of the property that would have a sub-par outlook, this is considered to be acceptable however given that they would not form a wholly subterranean development and would still have access to windows with an acceptable outlook at ground, first and second floor. The proposed dwellings would not have access to private outdoor amenity space, however, given the limitations of the application site as a Grade II listed building this is considered to be undeliverable. Notwithstanding this, outdoor amenity space lies within walking distance of the site, in the form of St Johns Gardens located along the western side of Byrom Street.

Environmental Health do not object to the proposal subject to conditions that would require the submission of schemes for the acoustic insulation of the property, clean air intakes, any necessary externally mounted plant and a construction environmental management plan. Environmental Health also requested that the hours of construction and demolition be limited to a specific timeframe, taking into account how this would fall outside the scope of the planning process and would also be controlled via the aforementioned construction environmental management plan. As such, subject to the remaining aforementioned conditions, it is considered that the development is acceptable in tis regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, the Manchester Residential Quality Guidance Document and the National Planning Policy Framework.

Visual Amenity

The element of the development that would affect visual amenity is the reinstatement of the property's third doorway on Byrom Street, and the installation of ancillary external ventilator terminals and extract ducts. Taking into account how the doorway would simply be the reinstatement of a former opening, it is considered that this would have a positive impact on local visual amenity, with the brick upped doorway appearing as a visual oddity on the property. The proposed external ventilator terminals and extract ducts would be located away from the property's front elevation. The proposed extract ducts would protrude from the property's roof but

not to the extent that they would be visible from views along Byrom Street or St Johns Street. Furthermore, multiple external ventilator terminals would be situated on the property's rear elevation, which would only be visible when viewing it face on. On this basis it is considered the proposal would have a neutral impact on visual amenity in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Heritage

As stated previously within this report, the application site is a Grade II listed building located within the St Johns Conservation Area. Externally the proposal that would affect the setting and significance of said heritage assets is comprised of the reinstatement of a doorway, and the installation of external ventilator terminals and extract ducts. The reinstatement of a historic doorway is considered to be a positive addition to the listed building, with the brick used to infill said doorway being a discernible later alteration to the property. Furthermore, the doorways reinstatement will assist in restoring the original layout and appearance of the application property. Inversely, the addition of ventilator terminals and extract ducts, whilst necessary to allow for the change of use of the property to residential dwellings, are considered to be minor additions that would detract from the appearance of the application site. On balance however, due to the minor nature of the ventilation works, it is considered that the development would have a neutral impact on the significance of both the listed building and St Johns Conservation Area.

Taking the above into account the proposal would have a neutral impact on the significance of the St Johns Conservation Area nor the listed building. The proposal is therefore not considered to conflict with policies EN3 and CC9 of the Core Strategy, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-HP2, the Planning (Listed Building and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Crime and Anti-social Behaviour

The application would see the creation of 2no dwellings within the City Centre. Due to the age and listed status of the application site, it is considered that without more significant intervention, a secured by design accreditation would not be able to be achieved. Greater Manchester Police do not object to the proposal subject to the development being completed to secure by design standards. In light of the above however, it is considered appropriate to condition the proposal so that a scheme for security measures that will be implemented as part of the proposal is required to be submitted to and approved in writing by the City Council as Local Planning Authority. Subject to such a condition the proposal is acceptable in this regard.

Highway Safety

The application site is located in a highly sustainable location in Manchester City Centre and lies within walking distance of public transport links and local public amenities. Pay and display on-street parking is available along St John Street and Byrom Street. Cycle Storage facilities are proposed within both dwellings. Highways do not object to the proposal subject to a condition that would require the submission of a construction management plan, as well as an informative relating to highway hoarding. Due to the highly accessible location of the application site, it is considered that dedicated car parking provision is not considered to be necessary. A representation from a ward councillor has stated that in the event of an approval, no parking provisions, including bollard provision along St Johns, should be secured as part of the development. Due to the scale and nature of the development, it is considered that to require such provision would be disproportionate and furthermore is not required in order to make the development acceptable. As such, subject to the aforementioned condition and informative, the proposal is acceptable in this regard.

Waste Management

The proposed waste management arrangement would see a communal internal bin store be situated off of Byrom Street. This would require residents of the dwelling located off of St John Street to exit and re-enter the property to dispose of their waste. Collections would then be undertaken by private waste carrier on a fortnightly basis, with food waste collections taking place on a weekly basis during the spring, summer and autumn months. It is acknowledged that such a waste management arrangement would not typically be supported in the vast majority of circumstances, notwithstanding this however, due to the limitations of the application site, in particular the absence of an outside communal area, it is considered that the proposed arrangement is acceptable subject to a planning condition that would require the proposed strategy to be in place prior to the occupation of the development and for it to be in operation for its lifetime. Subject to such a condition it is considered that the development is acceptable and in accordance with Core Strategy Policy EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above it is considered that the propose development, subject to appropriate planning condition, is in accordance with Core Strategy Policies SP1, EC2, EC3, CC1, CC5, CC9, H1, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policy JP-Strat2, JP-H1, JP-H3 and JP-P2, Manchester Residential Quality Guidance Document, the St John's Strategic Regeneration Framework, the National Planning Policy for Waste, the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval

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:

- o A665_P_102 LOCATION PLAN 1:1250 A3
- o A665_P_101 BLOCK PLAN 1:500 A3
- o A665_P_105A DEMOLITION PLANS_LOWER 1:100 A3 (Received 11/03/2024)
- o A665_P_106 DEMOLITION PLANS_UPPER 1:100 A3
- o A665_P_201 PROPOSED SITE PLAN 1:500 A3
- o A665_P_204 PROPOSED REFLECTIVE CEILING PLANS LOWER 1:100 A3
- o A665_P_205 PROPOSED REFLECTIVE CEILING PLANS UPPER 1:100 A3
- o A665_P_301 PROPOSED WEST ELEVATION 1:100 A3
- o A665_P_302 PROPOSED SOUTH ELEVATION 1:100 A3
- o A665_P_303 PROPOSED CONTEXT SOUTH ELEVATION 1:200 A3
- o A665_P_304 PROPOSED CONTEXT WEST ELEVATION 1:200 A3
- o A665_P_401A Rev B PROPOSED SECTION AA 1:100 A3 (Received 15/04/2024)
- o A665_P_403 PROPOSED SECTION CC 1:100 A3
- o A665_P_404A PROPOSED SECTION DD 1:100 A3 (Received 11/03/2024)
- o A665_P_405A PROPOSED SECTION EE 1:100 A3 (Received 11/03/2024)
- o A665_P_406A PROPOSED SECTION FF 1:100 A3 (Received 11/03/2024)
- o A665_P_500A PROPOSED BASEMENT ELEVATION 1 OF 2 1:20 A3 (Received 11/03/2024)
- o A665_P_501B PROPOSED BASEMENT ELEVATION 2 OF 2 1:20 A3 (Received 11/03/2024)
- o A665_P_502 PROPOSED FIRST FLOOR ELEVATION 1:20 A3
- o A665_P_503 PROPOSED SECOND FLOOR ELEVATION 1 OF 2 1:20 A3
- o A665_P_504 PROPOSED SECOND FLOOR ELEVATION 2 OF 2 1:20 A3
- o A665_P_3006 PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 OF 2 1:100 A3
- o A665_P_3007A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 OF 2 1:100 A3 (Received 16/04/2024)
- o PROPOSED CONSTRUCTION DETAILS A665_T_3000 PROPOSED PARTY FLOOR DETAIL 1:5 A3
- o A665_T_3001 PROPOSED NEW PARTY WALL INFILL DETAIL 1 OF 2 1:5 A3
- o A665_T_3002 PROPOSED NEW PARTY WALL INFILL DETAIL 2 OF 2 1:5 A3
- o A665_T_3003 PROPOSED NEW FRONT DOOR 1:5 A3

- o A665_T_3004 NEW SOIL PIPE PLAN DETAIL 1 OF 2 1:5 A3
- o A665_T_3005 NEW SOIL PIPE PLAN DETAIL 2 OF 2 1:5 A3
- o A665_T_3006 TYPICAL CONSERVATION 1:5 A3
- o A665_T_801 TYPICAL EXISTING SASH WINDOW DETAIL 1:20 A3
- o A665_T_802 PROPOSED SECONDARY GLAZING DETAIL

(All stamped as received by the City Council as Local Planning Authority on 29.03.2023 unless specified otherwise)

- o A665_P_202C PROPOSED BASEMENT, GF & 1ST FLOOR PLANS (Received 11/03/2024)
- o A665_P_203B PROPOSED 2ND FLOOR & ROOF PLANS (Received 15/04/2024)
- o A665_P_501A PROPOSED BASEMENT ELEVATIONS (Received 01/08/2023)

- o A665_P_500C WASTE MANAGEMENT STRATEGY PLAN (Received 11/03/2024)
- o A665_P_3007C PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 of 2 (Received 11/03/2024)
- o A665_P_3008A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 of 2
- o A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE A
- o A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE B
- o A665_T_3005 ELECTRIC RISER DETAIL

(All stamped as received by the City Council as Local Planning Authority on 09.08.2023 unless specified otherwise)

- o A665_C_310 PROPOSED GA ELEVATIONS- VENTS DETAIL
- o A665_T_802A PROPOSED SECONDARY GLAZING DETAILS

(All stamped as received by the City Council as Local Planning Authority on 12.09.2023)

Documents:

- o Planning Statement prepared by Paul Butler Associates
- o Heritage Statement prepared by Paul Butler Associates
- o Design and Access Statement prepared by Ollier Smurthwaite Architects
- o Air Quality Assessment prepared by Redmore Environmental Consulting.

(All stamped as received by the City Council as Local Planning Authority on 29.03.2023)

- o Architectural Method Statement and Specification of Building Elements prepared by Ollier Smurthwaite Architects. 2nd Issue (received on 09.08.2023)
- o Noise Assessment for Planning Purposes prepared by AEC (received on 12.09.2023).
- o Archaeological Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 14/08/2023; Received 15/03/2024)
- o Archaeological Building Survey (Prepared by Paul Butler Associates; Dated 28/09/2023; Received 15/03/2024).

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.

3) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration
- o Dust suppression measures
- o Compound locations where relevant
- o Details of an emergency contact telephone number
- o A community consultation plan
- o Sheeting of construction vehicles

- o Parking of vehicle of site operatives and visitors
- o Types and frequency of vehicular demands
- o Routes for construction traffic (Including appropriate swept-path assessment)
- o Locations for loading/unloading and storage of plant, waste and construction materials
- o Any necessary temporary traffic management measures
- o Arrangements for turning vehicles
- o Arrangements to receive abnormal loads or unusually large vehicles

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents and neighbouring properties and in the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads / streets shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- o Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- o Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- o Gardens and terraces (daytime) 55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

5) a) Prior to commencement of the development, a scheme for a clean air intake shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

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 commencement of the use 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

7) Prior to the commencement of the occupation of the use hereby approved, a scheme detailing the security measures that have been implemented as part of the development, including new doors, windows and secondary glazing, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall then be retained for the lifetime of the development.

Reason - In the interest of delivering a secure development to discourage and prevent criminal and anti-social behaviour in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

8) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed drawing A665_P_550C WASTE MANAGEMENT STRATEGY PLAN (Received on 11.03.2024) shall be implemented as part of the development, be made available for use prior to first occupation 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

9) The development shall proceed in accordance with the submitted Archaeological Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 14/08/2023; Received 15/03/2024) and Archaeological Building Survey (Prepared by Paul Butler Associates; Dated 28/09/2023; Received 15/03/2024).

The Greater Manchester Archaeological Advisory Service will be notified no less than one week in advancement of the commencement of the development hereby approved and shall be kept informed of significant findings of the building investigation during the carrying out of the approved scheme.

Reason - In the interest of recording and advancing understanding of the heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

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

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

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Historic England (North West)
Environment Agency
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC

The Old Schoolhouse, 14 Byrom Street, Manchester, M3 4PP
12 Byrom Street, Manchester, M3 4PP
Flat 303, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 302, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 301, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 203, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 202, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 201, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 103, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 102, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 101, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G03, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G02, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G01, Artillery House, 15 Byrom Street, Manchester, M3 4PF
The Private Clinic, 25 St John Street, Manchester, M3 4DT
24A - 26 St John Street, Manchester, M3 4DJ
17 Quay Street, Manchester, M3 3HN
19 Quay Street, Manchester, M3 3HN
19 St John Street, Manchester, M3 4DS
22 St John Street, Manchester, M3 4EB
21 St John Street, Manchester, M3 4DT
17 St John Street, Manchester, M3 4DR
15 St John Street, Manchester, M3 4DG
23 St John Street, Manchester, M3 4DT
24 St John Street, Manchester, M3 4DF

Appendix 2 – Planning constraints

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
Conservation Area - St John Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL