

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138176/FO/2023		
Date registered valid:	19 October 2023		
Proposal:	Demolition of existing rooftop plant room wings, roof mounted photo voltaic panels with edge protection, roof mounted air source heat pumps and air handling units together with elevational alterations including the installation of louvred screens and associated works.		
Address:	Zochonis Building, The University Of Manchester, Dover Street, Manchester, M13 9PL		
Ward(s):	Hulme		Ward
Applicant:	University of Manchester		
Agent (if any):	Mr David Tye Paul Butler Associates Ltd		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	24 April 2024		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 November 2023

Standard consultations:

Printed: 6 November 2023 Expired: 27 November 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 3 November 2023 Expired: 24 November 2023

Press advert

Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a non-designated Heritage Asset known as the Zochonis Building and located on Dover Street. The building is not listed and is not within a conservation area but is considered to be a non-designated heritage asset for its architectural and historic significance. It was designed by the architects JS & JW Beaumont (Kendal Milne, Lewis's, Student's Union Manchester University) and has been named after the Industrialist and philanthropist Sir John Zochonis (soap company PZ Cussons). It was constructed in 1953 and is a striking building.

The building sits within the Science Quadrangle of the University of Manchester's campus and is flanked by more modern purpose-built multi-storey educational buildings of greater height and mass including the Simon, Williamson, Chemistry and Schuster buildings. Directly facing the site to the south is the Grade II listed Dover Street building.

The north elevation overlooks Brunswick Park where the main entrance to the Zochonis building is located. Brunswick Park is a recent, 2016 creation, that pedestrianised Brunswick Street which previously severed the campus. The design evolution for the park references the intimate space between the Zochonis and Simon buildings, with the listed Dover Street building cited as a focal backdrop.

The grade II listed Dover Street building (1881-6, Mills and Murgatroyd - 2nd Royal Exchange, Chop House Cross Street), is an attractive red brick and stone 2 to 4 storey former girls' school

with a richly decorated main range fronting onto Dover Street. Its significance derives mainly from its architectural values, and historic association with distinguished Manchester Architects and history of the university's expansion.

The most striking architectural features are a distinctive 4-storey pyramidal tower designed in a similar style to Alfred Waterhouse's' Victoria University tower, and a 3-storey gabled bay with part-ledged oriel windows to the left. These elements appear to have been purposefully framed by siting of the later Zochonis and Simon buildings when approaching from the north and was a consideration in the design of the Brunswick Park central lawn, the view mirroring that of Waterhouse's tower and Victoria Gate to the west.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

Planning permission is sought for the following works:

- Roof-mounted photovoltaics.
- Roof-mounted air source heat pumps and air handling units.
- Replacement of the existing flat roof with new insulated bituminous felt roof.
- Roof edge guardrail to the perimeter and retained section of plant room.
- The construction of a fire exit in relation to the creation of an additional internal fire exit stair.

The University is currently undergoing an estate-wide review of its energy strategy to comply with its commitment to achieve net zero carbon by 2038, as set out in its Zero Carbon Masterplan (ZCM).

The present application follows a series of meetings with MCC to consider the proposals and guide the applicants in terms of the design and scope of the submission.

Consultations & Notification Responses

Highway Services - Advised that the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Environmental Health - Recommended conditions to require an amended acoustic study, restrict construction hours and require a construction management Plan.

Greater Manchester Police - No comments received.

Manchester Airport Safeguarding Officer - Confirmed that they have no objection to this development and recommend an informative.

Helipad Manager - Confirmed that they have no objection.

Greater Manchester Ecology Unit - As individual bats can on occasion turn up in unexpected locations and birds use flat rooves, they recommend relevant informatives applied to any permission and advised that any measures to enhance the roof for wildlife would be an enhancement. The simplest measure would be provision of bird box e.g. house sparrow

terrace, but this is simply a suggestion. The detail can be conditioned if enhancement is required.

University Of Manchester - No response received.

Publicity - The application was advertised in the local press as affecting a listed building. A site notice was displayed on site and letters were sent to surrounding occupiers. No responses have been 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 EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through actions including using new development and retrofit projects as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)

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

Policy SP1 (Spatial Principles) advises that:

Development in all parts of the City should:

- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents.
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- 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.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

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. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

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

Policy CC7 (Mixed Use Development) advises that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

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.

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

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, which provides 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 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-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

National Policy

Section 2 (Achieving sustainable development)

This chapter of the NPPF recognises the need to balance the use of resources to meet the challenges of environmental protection and climate change.

Paragraph 8c states that the environmental objective is to protect and enhance the natural, built, and historic environment, including adapting to climate change and moving to a low carbon economy.

Section 12 (Achieving well-designed places)

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, including surrounding built environment.

Section 14 (Meeting the challenge of climate change, flooding, and coastal change)

This chapter of the NPPF gives emphasis to the radical reduction of greenhouse gas emissions, extend the uptake of renewable energy, and mitigate negative climatic impacts due to flood risk, and overheating from rising temperatures.

Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions:
- b) approve the application if its impacts are (or can be made) acceptable.

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

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

Paragraph 194 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 200 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 201 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.

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

Under these criteria the effect of the proposal on the affected heritage assets has been considered as follows:

Works to the elevations:

The significance of the Zochonis building is derived from its architectural interest - the uniform rhythm of its simple and restrained vertical elevations and H-plan form, and its local, historic interest as an early university campus building associated with a prominent Industrialist.

The provision of an additional means of escape

The external fire escape door to the southwest side of the building is understood to be required to improve the building's fire safety. It would replicate the existing door on the opposite elevation adding more interest to the elevation that is in keeping with the original design of the building.

Works to the rooves:

The roof coverings of the non-designated asset are not original and have low significance.

Solar Photovoltaics -

The installation of the solar PV arrays falls within Class J of the GPDO requiring the Prior Approval of the Local Planning Authority for a determination as to their siting and external appearance on the building, amenity of the area and the impact of glare on occupiers of neighbouring land. However, as other works are proposed, the impacts of the solar arrays are considered in this application.

Solar PV arrays are proposed on each of the 5 flat roof sections of the building. They would be sited 1.7 metres in from the parapet roof edge and sit no more than 1m above the highest part of the roof. The PVs would not generate energy over the 1-megawatt threshold. They would not be seen from street level as they are sited far enough away from the parapet roof edge, and would be high enough from ground level, to conceal their view.

Air Source Heat Pumps -

The university's transition to an all-electric system has opted for the installation of rooftop Air Source Heat Pumps as the best solution to provide a sustainable source of space heating.

Their installation requires the demolition of the 2no. brick plantroom wings which are too small to accommodate the new plant. These are deemed of low significance, so their loss represents a low level of harm to the building.

The ASHPs and air-handling units would be contained within 1.6m high x 65mm deep anodized aluminium acoustic screens provided by United Anodisers. These would be sited 2.9 metres in from the edge of the parapet roof on either side and have a perforated decorative finish and would be coloured red brown (Ref: UA 120-1) to match the existing brickwork palette. To ensure the quality of the finish the materials, including the specified colour would be required to be implemented by condition.

The plant screen would have limited visibility at street level given the height of the building, height of the screens and the set back from the parapet. There is likely to be some long-range views from Portsmouth Street and Brunswick Park where the screens would have a low impact given the context. The height, scale, design, and proportions of the screen respond positively to the demolished wings and supports the university's aim of transitioning to a low carbon future.

The colour-coating of the roof-top ASHP / Air-handling unit enclosure would be required to be implemented in accordance with the United Anodisers 'red brown' (UA 120-1) specification by condition.

Replacement Roof Fabric

These works are classed as Permitted Development so no assessment is needed.

Edge protection

Works to the roof have created the opportunity to overhaul the permanent roof guarding system, which comprises two elements.

New 'Kee Guard' rooftop edge protection guardrails are proposed around the main roof perimeter. This is a galvanised aluminium tube rail system that is 1100mm high and would be set in off the base of the parapet. Its height, siting, set back and lightweight open design means that it will have little appreciable impact from ground level.

A second tier of edge protection would be sited on the perimeter of the retained central plant room deck. This is a more vulnerable space as it does not benefit from an existing parapet wall. The guardrail system in this location will therefore be more visible.

Views of this section of guardrail from within Dover Street indicate that there would be limited visibility due to the narrowness of the street. Longer range views, from Portsmouth Street and Brunswick Park, mean that the guardrail would be more exposed. At these greater distances however, together with the light and open design of the system and the fact it occupies a smaller centrally positioned footprint, the guardrail system would appear recessive.

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 196 and 197 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 as follows:

- In the short term, job opportunities associated with the construction and procurement would be created. Furthermore, the reduction in annual carbon emissions would be associated with lower energy costs, enabling the applicant to make long term savings on maintaining the estate and the buildings affected.
- The proposals would improve ventilation and cooling/ heating within the building, which would provide an appropriate operational environment for students and staff using the building.

- The proposed works have potential to provide up to an 80% reduction in carbon emissions, equating to a saving of 238 tons of Carbon each and every year. The proposals would therefore achieve a significant reduction in carbon emissions and represent meaningful progress in the applicant's transition to a Zero Carbon estate by 2038.
- Post development the building would be fire safety compliant.

Given the above, the works are considered to be consistent with the above identified policies.

Sustainability

The works include:

- -Roof-mounted photovoltaics.
- -Roof-mounted air source heat pumps and air handling units.
- -Replacement of the existing flat roof with new insulated bituminous felt roof.

The proposed works have potential to provide up to an 80% reduction in carbon emissions at the site, equating to a saving of 238 tons of Carbon each and every year. The proposals will therefore achieve a significant reduction in carbon emissions and represent meaningful progress in the applicant's transition to a Zero Carbon estate by 2038.

Given the above the proposals are considered to be in accordance with the above policies.

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 conditions requested by the City Council's Environmental Health Service would be attached to the application other than those related to construction noise and hours, which are not controlled by the planning service.

Given the above the proposals are considered to be in accordance with the above policies.

Highway Safety and Impacts

The advice from Highway Services in relation to the requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will be applied to the applications as an informative.

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 in relation to highway safety and impacts.

Biodiversity (Birds and Bats) -

The recommended informatives will be applied to the application.

Conditions would require the provisions of biodiversity features relevant to this location.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies EN15, SP1 and DM1.

Public Safety (Glint and Glare) -

The closest helipad is located at Manchester Royal Infirmary which is situated 0.33km from the proposed development.

A Glint and Glare assessment has been undertaken which considers the approach paths for the Manchester Royal Infirmary helipad, rail infrastructure, ocular impact on the approach to Manchester Airport and residential dwellings within 1Km of the development. It concludes that the array will not cause undue harm or risk to the safety of occupiers of neighbouring land, or to passing aircraft, motorists, and rail infrastructure from the modelled receptors due to distances, intervening topography, built structures and vegetation.

Manchester University NHS Foundation Trust have confirmed that they have no objection.

They would not present a risk or cause harm due to glint and glare and overall, meet the test within Part J of the GPDO, NPPF paras.152, 158a) and 203, and Core Strategy SP1.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that have resolved the issues and allowed the approval of the application.

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:

The location plan referenced 18-047 1000 received by the City Council as local planning authority on 22 September 2023

The drawings referenced:

18-047 - BSA - XX - 1 - D -A - 1201 Rev D
18-047 - BSA - XX - 2 - D -A - 1200 Rev D
18-047 - BSA - XX - 03 - D - A - 1205 Rev D
18-047 - BSA - XX - 04 - D - A - 1206 Rev D
18-047 - BSA - XX - XX - D - A - 1225 Rev B

all received by the City Council as local planning authority on 22 September 2023

18-047 - BSA - XX - 05 - D - A - 1207 Rev E
18-047 - BSA - XX - XX - D - A - 1218 (2no. drawings)

all received by the City Council as local planning authority on 4 October 2023

18-047 - BSA - XX - 00 - D - A - 1202 Rev E
18-047 - BSA - XX - 01 - D - A - 1203 Rev E
18-047 - BSA - XX - 02 - D - A - 1204 Rev E
18-047 - BSA - XX - XX - D - A - 1210 Rev D
18-047 - BSA - XX - XX - D - A - 1211 Rev D
18-047 - BSA - XX - XX - D - A - 1212 Rev D

all received by the City Council as local planning authority on 12 April 2024

The Design and Access Statement prepared by Bowker Sadler Architecture received by the City Council as local planning authority on 22 September 2023

The R32 e-series Modular Chiller Range product specification document received by the City Council as local planning authority on 22 September 2023

The Energy Statement prepared by DSSR Consulting Engineers received by the City Council as local planning authority on 22 September 2023

The Glint and Glare Assessment prepared by Mabbett received by the City Council as local planning authority on 22 September 2023

The Environmental Noise Survey Report prepared by Hoare Lea received by the City Council as local planning authority on 22 September 2023

The Preliminary Roost Assessment prepared by Urban Green received by the City Council as local planning authority on 22 September 2023

The Planning and Heritage Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 22 September 2023

The letter from Paul Butler Associates dated 24 April 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, EN1, EN3, EN4, EN6 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Environmental Noise Survey Report prepared by Hoare Lea received by the City Council as local planning authority on 22 September 2023 in order to secure a reduction in the level of noise emanating from the site.

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

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

4) No external works shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Manchester City Council. The CMP shall provide for: -

- a) measures to control the emission of dust and dirt during construction.
- b) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- c) location, removal and recycling of construction waste.
- d) a Community Consultation Plan
- e) sheeting of construction vehicles.

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

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of any works to the existing roof, a programme detailing final details of the measures to create potential opportunities to enhance and create new biodiversity within the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. As a minimum the measures to be assessed within the programme shall include:

- a) bat boxes and bricks and bird boxes, including for House Sparrows,
- b) appropriate planting and rainwater harvesting.

All above measures (a) & b) shall be incorporated unless there are justified reasons not to include them. The programme shall include full details of the measures to be provided, a full justification for those that won't be provided and an implementation timeframe. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

6) The colour-coating of the roof-top Air Source Heat Pumps and Air-handling units and their enclosure shall be implemented in accordance with the United Anodisers 'red brown' (UA 120-1) specification contained within the Design and Access Statement prepared by Bowker Sadler Architecture received by the City Council as local planning authority on 22 September 2023.

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 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 measures detailed within the Energy Statement prepared by DSSR Consulting Engineers received by the City Council as local planning authority on 22 September 2023 shall be fully implemented prior to the completion of the works hereby approved.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the Northwest (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

2) Measures to control noise and vibration are to be discussed with the City Council's Environmental Health Service. The applicant should refer to the City Council's noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions.

3) Whilst the proposed development has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work shall cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

4) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work shall cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

5) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

6) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please

see:

<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification>

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Highway Services
Environmental Health
Greater Manchester Police
Manchester Airport Safeguarding Officer
Helipad Manager
Greater Manchester Ecology Unit
University Of Manchester

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL