

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134919/FO/2022 and 134920/LO/2022

Date registered valid: 20 March 2023

Proposal: Change of use (part basement) from car park and storage space to Drinking Establishment (Sui Generis) including removal of wall mounted air conditioning units

LISTED BUILDING CONSENT Internal and external alterations to facilitate use of premises as a drinking establishment (Sui Generis)

Address: Lloyds House, Jacksons Row, Manchester, M2 5ND

Ward(s): Deansgate Ward

Applicant: Cocktail Takeover Ltd

Agent (if any): Mrs Caroline Tamworth Caroline Tamworth Planning

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

Recommendation: Approve

Date of recommendation: 17 April 2024

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 25 April 2023

Standard consultations:

Printed: 6 April 2023 Expired: 27 April 2023

Neighbour notifications

Printed: 6 April 2023 Expired: 27 April 2023

Site notice

Posted: 25 April 2023 Expired: 16 May 2023

Press advert

Published: 11 April 2023 Expired: 2 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Albert Square Conservation Area 1972 Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building subject of this application is located on Jacksons Row and also has a frontages onto Lloyd Street and Southmill Street in Manchester City Centre. It is a Grade II Listed former headquarters of the former Manchester Shipping Offices and Packing Company. The building is a 5-storeys plus a basement on Jacksons Row and 4-storeys plus a basement on Lloyd Street. The building was constructed c.1887 to the designs of Speakman and Charlesworth in eclectic style. It is constructed of red brick with stone dressings and has Gothic details. The principal entrance to the building is on the corner of Lloyd Street and Southmill Street and is marked by a corner turret.

The building is located in the Albert Square Conservation Area. The principal northeast elevation of Lloyds House is visible from the Grade I Listed Manchester Town Hall and the Grade II* listed Memorial Hall is also nearby. The building makes an important contribution to the special character of the area.

The area surrounding the building contains a variety of uses including the Town Hall Complex, shops, restaurants, hotels, offices, takeaways, cafés and public squares.

This application relates to the basement of the building, which would be accessed from Jacksons Row.

The basement of Lloyds House was originally used to house packing machinery and has been most recently used as a car park and storage, with some modern alterations throughout. It has a vaulted brick ceiling in some areas and in others there is a modern fireboard finish. The floor is concrete throughout. There are some other historic details remaining including columns, a large iron door and Teagle mechanism. These make an important contribution to the historic and architectural interest of the listed building.

Description of development

Listed building consent is sought for the following works:

- Installation of a platform lift within the former vehicle entrance/former loading bay on Jacksons Row to provide lift access into the basement and associated removal of historic fabric.
- Replacement of existing modern metal staircase with a concrete stair with balustrade.
- Removal of the wall mounted air-conditioning units from the former loading bay.
- The construction of partition walls to separate the proposed use from the remainder of the basement.
- Installation of WCs underneath the existing vehicle ramp with excavation to provide adequate head room.
- Surface mounted lighting fixed to non-original fabric where possible.
- The repair of the existing gates to the former loading bay.
- Installation of up-lighters within the entrance.
- Removal of the existing modern WC and other stud partitions and associated doors.
- Installation of M&E.

Planning permission is sought for the use of the basement as a drinking establishment (Sui Generis).

The opening hours would be:

11:00 to 03:00 Mondays to Saturdays

11:00 to 01:30 on Sundays

Planning permission is also sought for the following external works:

- Installation of a platform lift within the former vehicle entrance/former loading bay on Jacksons Row to provide lift access into the basement and associated removal of historic fabric.
- Replacement of existing modern metal staircase with a concrete stair with balustrade.
- Removal of the wall mounted air-conditioning units from the former loading bay.
- The repair of the existing gates to the former loading bay.
- Installation of up-lighters within the entrance.

Consultations & Notification Responses

Highway Services - Requested submission of a serving management strategy and provided information on traffic management requirements.

Environmental Health - Recommended conditions to require the submission and approval of acoustic management schemes and a waste management scheme and restriction of opening and servicing hours.

City Centre Regeneration - No comments received.

Greater Manchester Police - No comments received.

Sustainable Travel - Made recommendations on sustainable travel to and from the premises.

Greater Manchester Ecology Unit - Requested the submission of bat surveys.

Publicity -

134920/LO/2022 - The application was advertised in the local press as an application for Listed Building Consent and a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

134919/FO/2022 - 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 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 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 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.

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 policies DC10.1-10.4 (Food and Drink Uses) DC10.1 States that the Council will have regard to the general location of the proposed development, the effect on the amenity of neighbouring residents, ease of access for all, including disabled people; and the storage and collection of refuse and litter. The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices. Conditions may be imposed in order to protect the amenity of nearby residents.

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

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

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

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-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

Policy JP-P4 (New Retail and Leisure Uses in Town Centres) states that the existing hierarchy of centres for retail and leisure uses will be maintained and enhanced. At the top of the hierarchy of centres is the City Centre (within Manchester and Salford). Appropriate large-scale retail and leisure development will be accommodated within the centres in the upper levels of the hierarchy. The need for the expansion of any existing centres, or the provision of new centres, will be identified in district local plans.

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.

Under these criteria the effect of the proposal has been considered.

Visual Amenity -

The remaining historic fabric, notably the arched brick areas of ceiling, columns and historic lifting equipment, the gates at street level, and the iron door and would be preserved and enhanced.

The cobbles to the entrance would be retained and the concrete would be carefully removed to reveal the cobbles underneath. The existing cobbles would be retained and supplemented with reclaimed matching cobbles where required following the works to the lift and stairs. Any original stone slabs would also be incorporated into the entrance way.

New partitions would have a shadow gap to differentiate them from the existing fabric.

Fixtures and fittings, including the bar and furniture would be freestanding to avoid fixing to the historic fabric.

Lighting would be fixed to non-original fabric where possible and where not possible, fittings would be surface mounted with exposed galvanised steel conduit.

Existing pipework would be reused for plumbing and drainage connections.

The installation of the platform lift and Part M compliant stair would require the removal of historic fabric but would allow access for all into the basement.

Given the nature of the fabric affected the excavation of the basement floor slab to create access into the toilets is acceptable.

The removal of non-original fabric and repair of the affected fabric is positive.

The following conditions to require the following will be applied to the application:

- Full and final details of the proposed new partitions and the feature void, including details of the junction and affixing detail to existing fabric.
- Full and final details of the new staircases and the reinstated floor between basement and ground floor, including finishes.
- Paintwork analysis and the full and final details of the works to original/historic features, including method statement and redecoration.
- Details of any acoustic and fire separation works to ceilings, walls and floor.
- Full and final detail of M&E services and drainage, including routes and internal manifestation.
- Full and final details of internal finishes to walls, ceilings and floors to be informed by paintwork analysis.
- Full and final details of external lighting and CCTV equipment.
- Full and final details of works to existing brickwork, including a cleaning and mortar/render samples.

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 is consistent with paragraph 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement and all other above local and national policies. The public benefits of the proposals include the reuse of the basement of the building, the enhancement of existing features and the provision of access for all by the provision of a lift between the floors and an accessible stair.

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 at the Cross Street and King Street junction.

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:

11.00am to 03.00am Mondays to Saturdays

11.00am to 01.30am on Sundays

The site is close to St Peter's Square Metrolink Station, and Oxford Road and Deansgate train stations and regular bus services are routed along Oxford Street and Deansgate.

Waste would be stored within an internal bin store.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity and JP-P1 and JP-P4 of Places for Everyone.

Crime and Disorder -

There are no new external windows and doors. Conditions would require the implementation of the measures within the crime impact statement.

Given the above the proposals are considered to be in accordance with policies DM1 and SP1 of the Core Strategy for the City of Manchester in relation to the impact on crime and disorder and JP-P1 of Places for Everyone.

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 visitors will travel to and from the site via sustainable modes.

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

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts and JP-P1 of Places for Everyone.

Disabled Access -

Level access would be provided through the former loading bay within which would be platform lift and Part M compliant stair to access 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 SP1 and DM1.

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 advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

Condition(s) to be attached to decision referenced 134919/FO/2022 for approval OR Reasons for recommendation to refuse

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 085-PL-00 received by the City Council as local planning authority on 20 March 2024

The drawings referenced:

085-PL-1.00 Rev D
085-PL-1.01 Rev D
085-PL-1.02 Rev B
085-PL-1.03 Rev A
085-PL-1.04
085-PL-2.00 Rev D
085-PL-300 Rev C
085-SO-1.01 Rev B

received by the City Council as local planning authority on 29 August 2023

The Heritage Statement prepared by Highlight Heritage received by the City Council as local planning authority on 29 August 2023

The Stannah Midilift SL/GL Platform lifts received by the City Council as local planning authority on 29 August 2023

The Schedule of Works Rev B prepared by Mors + Harte Architects received by the City Council as local planning authority on 29 August 2023

The Crime Impact Statement prepared by Greater Manchester Police referenced 2022/0475/CIS/01 Version A received by the City Council as local planning authority on 6 December 2022

The Operating Schedule updated by C. Tamworth 21.09.23 received by the City Council as local planning authority on 10 April 2024

The Noise Impact Assessment prepared by dBx acoustics Ltd received by the City Council as local planning authority on 15 December 2022

The completed Waste Management Proforma dated 09 September 2022 as local planning authority on 12 October 2022

The emails from Caroline Tamworth Planning dated 29 August 2023, 31 January 2024 and 23 February 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 details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used in the works to the abutment and detailed drawings to illustrate jointing and fixing details between all component materials.

(b) A quality control management strategy.

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

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

4) The works shall not in any circumstances commence unless a method statement prepared by a specialist for bats including:

- A programme of bat surveys ahead of each phase of any external works where bats may be affected. The first bat survey shall take place before the development commences.

If it is deemed by the specialist that further surveys are required the following shall also be submitted to and approved in writing before the development hereby approved commences:

- A toolbox talk to the contractor.
- Details of procedures should a bat be found.

The above information shall be submitted to and agreed in writing by the City Council as local planning authority before the development hereby approved commences. The approved documents shall be complied with for the duration of the works.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

5) 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.

6) a) Prior to the first use of the development hereby approved, a scheme to acoustically insulate the internal areas of the premises and control the noise levels on the external terrace to limit the breakout of noise shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use of the premises.

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

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

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

7) 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 included the above and the locations on the roof 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

8) Before first occupation of the development hereby approved a Service Management Strategy detailing delivery and collection proposals and including swept path drawings shall be submitted to and approved in writing by the City Council as local planning authority. The approved Strategy shall be complied with for the duration of the use hereby approved.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

9) Full and final detail of all M&E services and drainage, including routes and internal manifestation that complies with the statement within the emails from Caroline Tamworth Planning dated 23 February 2024 shall be submitted to and approved in writing by the City Council as local planning authority prior to any such equipment being installed at the premises. The equipment 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.

10) Full and final details of external lighting and any other such installations to the elevations shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to the front elevation and former loading bay of the building. The lighting 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.

11) The development shall be carried out in accordance with Crime Impact Statement prepared by Greater Manchester Police referenced 2022/0475/CIS/01 Version A received by the City Council as local planning authority on 6 December 2022 with the exception of the replacement of historic and original windows and doors. The development shall only be carried out and used in accordance with these approved details, which shall be maintained for the duration of the use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

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

Mondays to Saturdays - 11.00 to 03.00

Sundays - 11.00 to 01.30

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.

13) 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.

14) Amplified sound or any music shall not be played within the former loading bay at any time.

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.

15) All street/pavement level windows of the building on Jacksons Row, Lloyd Street and Southmill Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

16) The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced 085-PL-1.00 Rev D, 085-PL-1.01 Rev D and 085-PL-300 Rev C 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.

17) The works to the floor of the loading bay shall be completed in accordance with the email from Caroline Tamworth Planning dated 31 January 2024 prior to the use of this area of the building as an entrance.

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.

Condition(s) to be attached to decision referenced 134920/LO/2022 for approval OR Reasons for recommendation to refuse:

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 085-PL-00 received by the City Council as local planning authority on 20 March 2024

The drawings referenced:

085-PL-1.00 Rev D
085-PL-1.01 Rev D
085-PL-1.02 Rev B
085-PL-1.03 Rev A
085-PL-1.04
085-PL-2.00 Rev D
085-PL-300 Rev C
085-SO-1.01 Rev B

received by the City Council as local planning authority on 29 August 2023

The Heritage Statement prepared by Highlight Heritage received by the City Council as local planning authority on 29 August 2023

The Stannah Midilift SL/GL Platform lifts received by the City Council as local planning authority on 29 August 2023

The Schedule of Works Rev B prepared by Mors + Harte Architects received by the City Council as local planning authority on 29 August 2023

The emails from Caroline Tamworth Planning dated 29 August 2023, 31 January 2024 and 23 February 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 details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used in the works to the abutment and detailed drawings to illustrate jointing and fixing details between all component materials.

(b) A quality control management strategy.

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

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

4) Full and final details of the new partitions and the feature void, including details of the junction and affixing detail 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 these items. These items 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) Full and final details of the new staircases and the reinstated floor between basement and ground floor, including all finishes shall be submitted to and approved in writing by the City Council as local planning authority prior to any internal or external works taking place to the former vehicle entrance/former loading bay. The staircase shall then be installed and the floor infilled 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) Full and final details of the works to original/historic features, including method statement for the works and the redecoration and finishes that are informed by a paintwork analysis shall be submitted to and approved in writing by the City Council as local planning authority prior to any internal or external decoration works to any areas of the premises. The works including the decoration/redecoration shall then be carried out 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.

7) Full and final details of any acoustic and fire separation works to ceilings, walls and/or floor shall be submitted to and approved in writing by the City Council as local planning authority prior to any such works being carried out to the building. The works 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.

8) Full and final detail of all M&E services and drainage, including routes and internal manifestation that complies with the statement within the emails from Caroline Tamworth Planning dated 23 February 2024 shall be submitted to and approved in writing by the City Council as local planning authority prior to any such equipment being installed at the premises. The equipment 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.

9) Full and final details of all internal finishes to walls, ceilings and floors to be informed by paintwork analysis shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any internal or external decoration works. The decoration 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.

10) Full and final details of external lighting, CCTV equipment and any other such installations to the elevations shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to the front elevation and former loading bay of the building. The grille 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.

11) Full and final details of works to existing brickwork, including a cleaning and mortar/render samples shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to the front elevation and former loading bay of the building. These works shall then be carried out 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.

12) The works to the floor of the loading bay shall be completed in accordance with the email from Caroline Tamworth Planning dated 31 January 2024 prior to the use of this area of the building as an entrance.

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.

13) All street/pavement level windows of the building on Jacksons Row, Lloyd Street and Southmill Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy

DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informatives

1) 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
City Centre Renegeration
Greater Manchester Police
Oliver West (Sustainable Travel)
Greater Manchester Ecology Unit

Samedaydoctor, First Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
48 Brazennose Street, Manchester, M2 5EB
Second Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Heron House, 47 Lloyd Street, Manchester, M2 5LE
18 - 22 Lloyd Street, Manchester, M2 5WA
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Level 4, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Second Floor, Heron House, Albert Square, Manchester, M2 5EA
Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Second To Fourth Floors, Queens Court, 24 Queen Street, Manchester, M2 5HX
Fourth Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
22 Lloyd Street, Manchester, M2 5WA
50 - 52 Brazennose Street, Manchester, M2 5EA
Sub Basement, 18 - 22 Lloyd Street, Manchester, M2 5WA
ADAM GEOFFREY & CO, Ground Floor, 18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Sub Basement Unit 20, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Queens Court, 24 Queen Street, Manchester, M2 5HX
25 - 29 Lloyd Street, Manchester, M2 5LF
19 Jacksons Row, Manchester, M2 5WD
22 Queen Street, Manchester, M2 5HX
Ground Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Second Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
First Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Third Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
First Floor New Dimensions, 22 Lloyd Street, Manchester, M2 5WA
40 Brazennose Street, Manchester, M2 5EB
The Venue, 29 Jacksons Row, Manchester, M2 5WD
12 Lloyd Street, Manchester, M2 5ND
First Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
14 Lloyd Street, Manchester, M2 5ND
18 Lloyd Street, Manchester, M2 5WA
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Greggs, Brazennose Street, Manchester, M2 5EA
10 Southmill Street, Manchester, M2 3NW
Level 2, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 3, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
First Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Lower Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Alexandra Buildings, 31 Lloyd Street, Manchester, M2 5LF
Third Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Second Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS

Fourth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Slug And Lettuce, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
24 Lloyd Street, Manchester, M2 5WA
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Ground Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
First Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Ground Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Level 7, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Front And North Wings Level 6, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
44 - 46 Brazennose Street, Manchester, M2 5EB
42 Brazennose Street, Manchester, M2 5EB
Wings Restaurant, 1 Lincoln Square, Manchester, M2 5LN
Level 1, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 5, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Third Floor And Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Sixth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Heron House, Albert Square, Manchester, M2 5HD
Second Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5BE
First Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, 18 Lloyd Street, Manchester, M2 5WA
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Second Floor, 18 Lloyd Street, Manchester, M2 5WA
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, 18 Lloyd Street, Manchester, M2 5WA
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Basement, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Heron House, 11 - 12 Albert Square, Manchester, M2 5HD

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 - Albert Square Conservation Area 1972
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL