

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135929/FO/2023 and 135930/LO/2023
Date registered valid: 20 October 2023
Proposal: Refurbishment works to create new letting room layouts on the first and second floor and external alterations

Application no. 135930/LO/2023
Date registered valid: 20 October 2023
Proposal: Listed Building Consent for refurbishment works to create new letting room layouts on the first and second floor and external alterations.

Address: 97 Piccadilly, Manchester, M1 2DB
Ward(s): Piccadilly Ward

Applicant: Trust Inns
Agent (if any): Mr Michael Griffiths Inventive Design Associates
Case officer: Angela Leckie
Tel: 0161 234 4651
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Application details : 135929/FO/2023

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16/11/23

Standard consultations:
Printed: 28 November 2023 Expired: 19 December 2023

Neighbour notifications
Printed: 26 October 2023 Expired: 16 November 2023

Site notice
Posted: 31 October 2023 Expired: 21 November 2023

Press advert
Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Application details : 135930/LO/2023

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 16/11/23

Standard consultations:

Printed: 26 October 2023 Expired: 16 November 2023

Neighbour notifications

Printed: 26 October 2023 Expired: 16 November 2023

Site notice

Posted: 31 October 2023 Expired: 21 November 2023

Press advert

Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Recommendation:

135929/FO/2023 : Approve

135930/LO/2023 : Approve

Date of recommendation: 18-01-24

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to an early 19th century Grade II Listed Building formerly domestic dwellings which comprises a now merged former hotel (converted in 1840) and 2 former townhouses, collectively known as 97 Piccadilly and the Brunswick Hotel. The building has elevations to Piccadilly, Paton Street and Back Piccadilly and lies within the Stevenson Square Conservation Area.

The building is 3 storeys above cellars with a slate roof set around a flat roofed single storey element abutting the adjacent Adobe Hotel on Piccadilly. The ground floor of the building is much altered and is currently used as a public house. Dividing walls have been removed or have had large openings made through them, seating areas extend 20 into the infilled former back yard.

Chimney breasts that have been stripped of their plaster to reveal brickwork are the main evidence of the original room layout. Some cornices remain on the ground floor, which look from floor level as though they are timber rather than plaster. They may date from the 19th century, but appear to have been re-fixed as part of a recent re-modelling. They sit flush against the bare brick chimney breasts on the south side of the building, with no gap to show where the plaster was removed. In the rear seating area under the flat roof they are jointed in a way that suggests re-use.

The rear of the ground floor and 1st and 2nd floors are currently vacant and were previously used as offices. The 1st and 2nd floors retain more of the original cellular building layout and some retained features such as cornices within the rooms at the front which are the most intact. Elsewhere there are modern insertions to form lobbies giving access to an external fire escape there is a toilet block extension. Due to the merged nature of the former buildings that make up the site there are a number of level changes on these floors.

The exterior is substantially intact, but there are some alterations that detract somewhat from its historic character. The Paton Street elevation has several twentieth century alterations: a ground floor window has been converted into a doorway, the passageway entrance is now a fire escape route for the pub and has an outer roller shutter, the righthand doorway has been blocked and has an extract vent in the former pediment, and the bases of the pediments to the two right-hand doorways have been altered. The brick rear elevation to Back Piccadilly is much less conspicuous, but second-floor window openings have been altered and there is a wide entrance with a roller shutter on the ground floor.

On the upper floors there is an original staircase from the first to the second floor. It has stick balusters, ramped mahogany handrails, Tuscan columns as newels, and a second floor landing balustrade. At 2nd floor there are 2 six-panel doors and a fireplace that has a hob grate are probably original, as is a second fireplace that now has its grate concealed. A staircase that rises from the ground to the first floor behind the bar area probably dates from the 1790s and so is one of the few surviving original features. It is almost unrecognisable now because the balustrade is covered with a plywood panel and treads are covered with vinyl with aluminium nosings. An octagonal newel remains.

Description of area

The application site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The site also lies close to the major transport hubs of Piccadilly Train station and the Bus and Tram stops at Parker Street within Piccadilly Gardens

Description of development

Planning and listed building consent is sought for internal alterations to the rear of the ground and 1st and 2nd floor to create a series of hotel rooms along with external alterations.

Internally this would include:

General

Removal of timber enclosure to front staircase.
Upgrades to fire protection.

Ground Floor

- Formation of new entrance lobby to waiting room.
- Creation of cycle store and upgrade to bin store
- New opening created between rear corridor and night porter's room.
- Works to upgrade the ceiling between the ground and 1st floor.

First Floor

- Removal of existing non original partitions and doors
- Insertion of new partitions, doors and enclosures to create new room layouts and ensuite bathrooms.
- Formation of guest kitchen and lounge.

Second Floor

- Removal of existing partitions and doors.
- Insertion of new partitions, infills and doors and enclosures to create new room layouts and ensuite bathrooms.

Externals Works

- Insertion of new glass screen to existing door opening on Paton Street elevation
- Removal of existing roller shutter to pub fire exit and insertion of new timber door removing the current set back.
- Refurbishment of windows and replacement of any non original windows and insertion of secondary glazing and trickle vents.
- Removal of roller shutter to Back Piccadilly and insertion of glazed screen
- Building cleaning and removal of graffiti.
- Removal of redundant cabling and fixtures and fittings.

Consultations & Notification Responses

135929/FO/2023

Publicity – The application was advertised as affecting a listed building and the character of a conservation area and occupiers of neighbouring properties were notified about the proposals.

No representations have been received.

Highway Services: Have no objections subject to there being provision for cycle storage on site.

Environmental Health: Have no objections subject to compliance with conditions relating to Refuse.

GMP (Design for Security): Have recommended that the recommendations in the submitted Crime Impact Assessment are made a condition of any consent granted.

135930/LO/2023

Publicity – The application was advertised as affecting a listed building and the character of a conservation area and occupiers of neighbouring properties were notified about the proposals.

No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system. For reasons set out below the proposals would align with this section.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments. For reasons set out below the proposals would align with this section.

Section 12. Achieving Well- Designed Places- States that planning policies and decisions should ensure that developments:

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

Section 16 Conserving and enhancing the historic environment – states that in determining 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.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through

alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203 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 205 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. 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, where appropriate, securing its optimum viable use.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies are considered to be most relevant to the proposed development:

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre. The proposed use would align with this policy.

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including: -

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC4 (Visitors - Tourism, Culture and Leisure) - The development would improve facilities for visitors and provide essential infrastructure to meet demand for bed spaces.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that 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 mixed-use development which will create such an environment. In the context of this policy the principle of a residential use in this location is acceptable.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings. The alignment with this policy is set out below

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

Policy T2 (Accessible Areas of opportunity and need)- which 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. The alignment with this policy is set out below.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

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

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

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

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

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

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

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

Policy JP-Strat1: Core Growth Area and Policy JP-J1: Supporting Long-Term Economic Growth
-The hotel use would support the operation of a s new business and support jobs within the Core Growth Area (City Centre) supporting long term economic growth within the Regional Centre.

Policy JP-P 2 (Heritage) The development proposals would not have an adverse impact on the overall character of the conservation area or undermine its significance. The low level of harm is clearly justified and outweighed by the public benefits of the proposal.

Principle of the Use / Regeneration

Regeneration is an important planning consideration and there is a need to build on the incremental regeneration that has already taken place within the Northern Quarter and the investment and environmental improvements which are continuing there.

The vacant parts of this building that are the subject of this application are located within a part of the City where this type of use would normally be acceptable in principle and the proposal would occupy vacant floorspace within a regeneration area.

It is noted that Manchester's current hotel accommodation stock is largely dominated by serviced apartments and large branded hotels. This boutique hotel will offer a smaller more personal experiential stay bridging the gap between the utility of the Mid-range hotel offering and the luxury of the more expensive 5 star properties.

The proposed use would be complementary to the existing ground floor use, providing an additional facility for visitors to the City subject to appropriate control of in terms of the need to deal satisfactorily with storage and disposal of refuse.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Northern Quarter. The proposals are therefore considered to align with Core Strategy policies CC1, SP1, CC4 CC7, T2 and DM1 and Places for Everyone Policy JP-Strat1

The historic interest of the building lies in its domestic origin and its early alteration and extension as an hotel. The current proposal would restore hotel use. T

Impact on the character and fabric of the Listed Building and character of the Conservation Area

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The principle of reusing the upper spaces of this building is supported as it is vacant and under utilised and appears to be in a deteriorating condition requiring investment. The proposed change of use would help secure the full use of the property in a prominent location in the Stevenson Square Conservation Area. The building would be enhanced internally and externally.

Currently the upper floors of the building and the basement are generally in a poor state of repair and the proposals would remediate existing structural issues and issues with water ingress which are contributing to its deteriorating conditions.

The historic interest of the building lies in its domestic origin and its early alteration and extension as an hotel. It is noted that the proposals have actively strived to respect and enhance the original 18th century character of the building and its surviving features. The current proposal would restore the historic hotel use.

Apart from the cellular layout the building retains few original features but where these do exist (original stair, coving, fire place, natural stone flagged floors at ground floor level) these would be retained and or refurbished. In this respect the 1790's staircase is almost unrecognisable now because the balustrade is covered with a plywood panel and treads are covered with vinyl with aluminium nosings. An octagonal newel remains. Its retention and restoration would enhance the historic character of the building.

Many of the rooms will (as ceiling heights allow) have bathrooms expressed as 'freestanding' pods which would respect the spatial qualities of the rooms.

Externally non original features including roller shutters and doors are to be removed and the appearance of replacement doors is considered to be acceptable.

Building cleaning and repairs are proposed and the details of these would be controlled via conditions attached to any consent granted. In terms of the windows the assumption is that all non original windows will be retained and refurbished and again this would be controlled via a condition.

The proposals will result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained, restored or enhanced.

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

It is considered that the combined physical (direct) impacts on the Grade II listed 97 Piccadilly will be moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

The proposed internal and external changes would overall be beneficial in nature and any harm would be less than substantial. The works would enhance the character and fabric of the listed building and the character of the surrounding conservation area.

Public benefits would be derived by internal and external improvements to the buildings current appearance and condition and restoration / refurbishment of original features (environmental) and create additional jobs and support the City's wider economy (economic and social).

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

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

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 201, 203, 205 and 207 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy, saved UDP policies 18.1 and 19.1 and Places for Everyone Policy JP-P 2 (Heritage).

Transport/Car Parking/Highway Safety

The site is in an area that is well served by various methods of public transport including buses, trains and the Metrolink and the proposals for servicing and waste collections are considered to be acceptable.

Given the above, the proposals are considered to be in accordance with Core policies DM1 and T2.

Crime and Security

The proposals would increase footfall in the area and improve levels of natural surveillance on Paton Street and Back Piccadilly. The proposal aligns with policies SP1 and DM1 of the Core Strategy.

Disabled Access

The primary existing external entrance/egress points to the premises involve a step of over 250mm +. Given the cellular nature of the building layout and the number of level changes it would not be feasible or practical to create provision for a lift or level access into the premises without major interventions which would cause levels of harm to the character and fabric of the listed building. There is some level access available from Back Piccadilly to entrance/egress points from the bin store and an upper floor fire exit respectively. However, these entry points only provide access to a limited footprint of the building, and any proposed route from this area to the rest of the building would involve a step-up of 300mm+. It is noted that a possible option of a ground-floor accessible bedroom was explored but this level change and other practical issues related to operation of the bin store and any accessible room are prohibitive.

It is considered that the level of harm that providing accessible rooms within a site of this nature would not be outweighed by the public benefits given that there are many alternative hotels which are fully accessible in the vicinity of this property. Given this it is considered on balance given the physically and operational challenges of providing level access and a lift for access to all floors that the proposed arrangements are acceptable and the proposals are considered to be consistent with Core Strategy Policy DM1.

Hotels residents and amenity

It is noted that impacts from noise on hotel bedrooms are not considered in line with Manchester Noise Standards (applicable for residential uses) that the applicants are proposing to upgrade the standard of acoustic insulation between the hotel rooms and pub below and to upgrade windows to ensure adequate airflow without the need to open windows for ventilation.

A condition will protect occupiers of adjacent buildings from any unacceptable noise levels from associated plant.

On the above basis the proposals are considered to be acceptable in terms of impacts on amenity pursuant to Core Strategy policies SP1 and DM1 and to saved UDP Policies DC26.

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: 135929/FO/2023

Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments during the determination of the application

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

1) The development must be begun not later than 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:

(a) Site Location Plan 22108-OS stamped as received on 10-01-23

(b) Dwgs 22108-102 Removals Plan (Rev A), 22108-103 Existing Elevations, 22108-301 Proposed Plans (Rev E), 22108-302 Proposed Elevations (Rev E), 22108-303 Door Details (Rev B), 22108-308 Existing Ceiling Plans (Rev A), 22108-309 Proposed Ceiling Plan (Rev A), 22108-310 Acoustic Details (Rev C) and 22108-312 Ensuite Sections all stamped as received on 18-01-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC4, CC7, EN3, CC9, T1, T2 SP1 and DM1 of the Core Strategy and saved UDP policies DC18.1 and 19.1

3) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- * Display of an emergency contact number;
- * Compound locations where relevant;
- * Location, removal and recycling of waste;
- * Routing strategy and swept path analysis;
- * Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- * Parking of construction vehicles and staff; and
- * Sheeting over of construction vehicles.
- * The phasing and quantification / classification of vehicular activity associated with planned construction.

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The scheme for the storage (including segregated waste recycling) and disposal of refuse as set out in the Waste Proforma stamped as received on 30-08-23 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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.

6) 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) Agreement of a schedule of all external materials and repairs and a programme for submission and inspection of these

(b) The schedule of materials and repairs shall be submitted / presented for approval in accordance with the above programme following sign off of samples;

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.

7) Prior to occupation of the hotel accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment.

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the hotel is in use

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

8) Notwithstanding the details approved in condition 2 prior to commencement of development a specification and methodology of any works to windows (based on requirements identified in a full conditions survey) and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any secondary glazing and any ventilation shall be submitted and approved in writing by the City Council as Local Planning Authority

For the avoidance of doubt this should start from the assumption that windows should only be replaced where they are demonstrably beyond repair or where they are modern replacements and include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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

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

(a) Full and final details including 1:20 sections and elevations of (a) the proposed new door to Back Piccadilly, (b) the glazed screen to Paton Street and (c) the door to the fire exit on Paton Street to include product specifications and finishes;

(b) Details of any works to the main and flat roof;

(c) Full and final details of external lighting and associated fixtures and fittings;

- (d) Method statement for building cleaning and removal of graffiti;
- (e) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (f) A detailed schedule of external repair works;
- (g) External finishes and decoration;
- (h) Details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items; and
- (i) Details of making good parts of the building that are to be the subject of removals.

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

10) The development shall be implemented in accordance with the recommendation set out within sections 4,5,6 and 7 of the Crime Impact Assessment VERSION A: 4th July 2023

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.

Recommendation: 135930/LO/2023

Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments during the determination of the application

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

1) The development must be begun not later than 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 be carried out in accordance with the following drawings and documents:

(a) Site Location Plan 22108-OS stamped as received on 10-01-23

(b) Dwgs 22108-102 Removals Plan (Rev A), 22108-103 Existing Elevations, 22108-301 Proposed Plans (Rev E), 22108-302 Proposed Elevations (Rev E), 22108-303 Door Details (Rev B), 22108-308 Existing Ceiling Plans (Rev A), 22108-309 Proposed Ceiling Plan (Rev A), 22108-310 Acoustic Details (Rev C) and 22108-312 Ensuite Sections all stamped as received on 18-01-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC4, CC7, EN3, CC9, T1, T2 SP1 and DM1 of the Core Strategy and saved UDP policies DC18.1 and 19.1

3) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

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

4) 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) Agreement of a schedule of all internal and external materials and repairs and a programme for submission and inspection of these

(b) The schedule of materials and repairs shall be submitted / presented for approval in accordance with the above programme following sign off of samples;

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.

5) Notwithstanding the details approved in condition 2 prior to commencement of development a specification and methodology of any works to windows (based on requirements identified in a full conditions survey) and all associated existing fixtures and fittings including repair, painting, reinstatement and installation of any secondary glazing and any ventilation shall be submitted and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt this should start from the assumption that windows should only be replaced where they are demonstrably beyond repair or where they are modern replacements and include for the retention of historic fixtures and fittings and the type of wood used for repairs should match that of the window being repaired and for any wholly new frames should match that of the original windows.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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

6) Prior to commencement of the development the following details in relation to the upgrade of the ground floor ceiling shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A detailed photographic survey of the ceilings; and

(b) Details of works including a full method statement for the upgrade of the ceiling for fire and acoustic mitigation to include careful removal of any cornices and their reinstatement based in the survey as detailed in (a) and retention of any existing lath and plaster.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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

7) Notwithstanding the details approved in condition 2 prior to commencement of development the following shall be submitted and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of fire and acoustic separation works to walls, ceilings and floors;

(b) Final details of M&E services including details of impact on original/ historic fabric; and internal manifestation; and

(c) Details of any structural strengthening works and other structural interventions.

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

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

(a) Full and final details including 1:20 sections and elevations of (a) the proposed new door to Back Piccadilly, (b) the glazed screen to Paton Street and (c) the door to the fire exit on Paton Street to include product specifications and finishes;

(b) Details of any works to the main and flat roof;

(c) Full and final details of external lighting and associated fixtures and fittings;

(d Method statement for building cleaning and removal of graffiti;

(e A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(f) A detailed schedule of repair works both internal and external including joinery repairs to staircase;

(g Details of upgrades to existing panelled doors;

(h Internal and external finishes and decoration;

(i) Detailing of shadow gaps between existing and new building fabric;

(j) Details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items; and

(k) Details of making good parts of the building that are to be the subject of removals.

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