



Planning

Growth & Development

Delegated officer report for planning application

Application no. 135026/FO/2022

Date registered valid: 1 November 2022

Proposal: Erection of two storey music practice building (Class D1) with associated landscaping of the courtyard area.

Address: Martin Harris Centre For Music And Drama, Bridgeford Street, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Mr Michael Hicks, University of Manchester

Agent (if any): Mr Simon Brooke, Jefferson Sheard

Case officer: Emily Booth
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Recommendation: Approve

Date of recommendation: 1 March 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 November 2022

Standard consultations:

Printed: 1 February 2023 Expired: 22 February 2023

Neighbour notifications

Posted: 11 November 2022 Expired: 11 November 2022

Site notice

Printed: 9 November 2022 Expired: 2 December 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a hard surfaced courtyard located between The Martin Harris Centre, The Coupland Building 1 and the Dental School and Hospital within the University of Manchester Campus and accessed from Bridgeford Street. Bridgeford Street which connects Oxford Road to Higher Cambridge Street is a pedestrian priority route within the university campus. The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Nearby listed buildings include the Grade II Listed Rutherford Building. The site is not within a Conservation Area.

The courtyard at present is used for deliveries and maintenance and additional access is provided from Coupland Street. The courtyard has two designated disabled parking bays and is also used as a fire assembly point.

The Martin Harris Centre has building frontages and entrances on both Coupland Street and Bridgeford Street.

There is considerable flood risk with the site being in Flood Zone 3

The total site area is 802m²

The site is University of Manchester University owned.

Surrounding uses include Manchester Museum, the Royal Northern School of Music, shops, offices, bars, restaurants, cafes and student residential accommodation.

Description of development

Planning permission is sought for the construction of a two-storey music practice building with a flat roof within an existing hard-standing courtyard. The building would be constructed using prefabricated steel frame units clad with copper coloured anodised rainscreen cladding. There would be a mix of perforated cladding and solid cladding within the façade, taking precedence from musical scripts in its pattern. The rainscreen cladding is proposed to extend past the roof level to form a parapet for safe roof access

The building would have a large entrance feature with a fanlight above the doorway and side glazed panel. The building would have powder coated aluminium and steel windows and sky lights. The building would also include the following features:

- 2no. sets of new double doors to the Cosmo Rodewald concert hall, which is within the existing music centre
- Ramped access to the building entrance
- Integral parapet allowing for roof access
- External gantry stairs providing access from the existing music centre roof to the music practice building roof

The following works are also proposed:

- Gated alleyways either side of music practice building
- New landscaped approach to the site and alleyways surrounding the new building including tree and shrub planting
- External air source heat pumps located on the existing substation roof
- The installation of air source heat pump condenser units on the roof of the adjacent substation

Consultations & Notification Responses

Publicity - A notice was displayed on site and letters were sent to surrounding occupiers. One response was received from Cadent Gas Ltd as follows:

Cadent Gas Ltd - Confirmed no objection and recommended the following informative:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Environment Agency - Confirmed that they have no objections in principle to the development proposed, but wish to make the following comments:

Flood Risk

The Flood Risk Assessment, (FRA) which shows that in a 1% Annual Exceedance Probability flood event, with an allowance of 70% for climate change, the site would be inundated to a depth of 36.72 metres Above Ordnance Datum (mAOD).

The finished flood levels shown in the plans are set at 37.02mAOD, providing a 300mm freeboard.

As the flood levels do not appear to rise significantly between different categories of flood events, with a 20mm difference between the 70% and 35/ 30% climate change scenarios, this is likely to be sufficient.

Advice to the applicant/LPA

The FRA includes an emergency flooding plan which instructs those in the building to remain in place in the event of a flood. We recommend that the Local Planning Authority confirms the suitability of this plan with its emergency planners. We recommend that, as a minimum, reliance on flood alerts/warnings from the Environment Agency should be included in the emergency plan and suggest that the suitability of evacuation planning should be considered during your consultation with your emergency planners.

Highway Services - Confirmed no objection.

Greater Manchester Police - No comments received.

MCC Flood Risk Management - Advised the LPA to consult the Environment Agency and recommended conditions to require the submission and agreement of a drainage strategy and an updated Flood Risk Assessment and recommended an informative in relation to the Corn Brook culvert.

United Utilities Water PLC - Recommended conditions in relation to drainage and provided advice to be sent to the applicant.

Greater Manchester Ecology Unit - No comments received.

Environmental Health - Recommended conditions requiring the submission and agreement of contaminated land information, a construction management plan, a noise study and a waste management strategy and the restriction of construction hours and opening hours.

Emergency (Contingency) Planners - Advised the following:

As emergency planners, we would make comment on the emergency plan, rather than the actual application to build the premise. I note that the Environment Agency has provided guidance and has recommended a plan be in place that provides advice to building occupants and to ensure occupants are signed up to receive flood alerts.

Issues

Local Policy

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC7 (Mixed Use Development), CC9 (Design

and Heritage), CC10 (A Place for Everyone), C1 (), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EC8 (), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management).

The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long-term strategic planning policies for Manchester. 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 adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

Policy SP1 (Spatial Principles) - The development would be sustainable and would deliver economic development, comprising additional space for music education within the Regional Centre. The development would be close to sustainable transport, maximise the City's public transport infrastructure. It would help to create a neighbourhood where people choose to be, work and live by enhancing the built and natural environment, creating a well-designed place; creating character; improving the use of the existing underused courtyard and reducing the need to travel.

Policy EC1 (Land for Employment and Economic Development) - The proposal would support the City's economic performance by developing a City Centre site and providing uses that generate employment and teach new skills. It would help to spread the benefits of growth across the City, helping to reduce economic, environmental and social disparities. The site is close to the City's transport infrastructure and the development would promote walking, cycling and public transport use. The City Centre is a key location for employment growth and jobs would be created during construction and when in operational. The design would use the site efficiently and users and employees would have access to a range of transport modes.

Policy EC8 (Central Manchester) – The proposals would help create a sense of place with the proposed landscaping scheme. They would also be located in a highly accessible location.

Policy C1 (Central Hierarchy) – The proposals would not increase the need to travel and would be located in a highly accessible location.

Policy CC1 (Primary Economic Development Focus (City Centre and Fringe) - The development would complement existing uses.

Policy CC4 (Visitors - Tourism, Culture and Leisure) - The use would contribute to the quality and variety of the University offer.

Policy CC5 (Transport) - The proposal would improve pedestrian safety by providing secure accommodation and increasing natural surveillance. The development would help to improve air quality and reduce carbon emissions by being accessible by a variety of modes of transport.

Policy CC9 (Design and Heritage) - The design would be appropriate to its context and character. The scale, height, massing, alignment, material and use are acceptable and would not adversely affect the setting of nearby listed buildings.

Policy CC10 (A Place For Everyone) - Level access would be provided into the building via ramp and all facilities would be available on the ground floor. The proposals have considered the needs of all and have included age friendly proposals in their application.

Policy T1 (Sustainable Transport) - The proposal would encourage modal shift away from car travel to more sustainable alternatives through its location. Pedestrian routes would be improved through the provision of high-quality public realm and the planting of street trees.

Policy T2 (Accessible Areas of Opportunity and Need) - The proposal would be accessible by a variety of sustainable transport modes.

Policy EN1 (Design Principles and Strategic Character Areas) - The proposal involves a high-quality design which would enhance the character of the area and the overall image of Manchester. The design responds positively at street level with the provision of landscaping.

Policy EN3 (Heritage) - There is an opportunity to enhance the architectural and urban qualities of the site. The development would have a positive impact on the character and appearance of the site and the settings of nearby listed buildings by developing a high-quality building and high-quality public realm.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN8 (Adaptation to Climate Change) - This is a highly sustainable location, and the development includes the following measures:

- timber infill studwork between posts to the modular units rather than metal
- a high level of insulation to the walls and roof with a fabric first approach
- designed to make use of daylight and to be naturally ventilated via Mechanical Ventilation and Heat Recovery units (MVHR units)
- air source heat pumps would be installed on the existing sub-station roof
- the building would meet the Universities sustainability criteria

The site is in flood risk zone 3 and has a high risk of flooding. The development has been designed with measures to avoid flooding.

Policy EN9 (Green Infrastructure) - The development includes trees, shrubs and other planting within the University public realm.

Policy EN14 (Flood Risk) - A Flood Risk Assessment and drainage strategy has been submitted in support of the application. The site falls within Flood Zone 3 (high probability). The application is supported by a drainage strategy. The building would have a finished floor level that is raised above street level to provide a resilient building adapted for future flood events.

EN15 (Biodiversity and Geological Conservation) - The redevelopment would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN16 (Air Quality) - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN17 (Water Quality) - The development would not have an adverse impact on water quality. Surface water run-off and ground water contamination would be minimised.

Policy EN18 (Contaminated Land and Ground Stability) - A site investigation, which identifies possible risks arising from ground contamination has been prepared.

Policy EN19 (Waste) The development would be consistent with the principles of waste hierarchy. In addition, the application is accompanied by a Waste Management Strategy.

Policy DM1 (Development Management) - This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail
- design for health
- adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development
- that 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
- accessibility to buildings, neighbourhoods and sustainable transport modes
- impact on safety, crime prevention and health; adequacy of internal accommodation external amenity space, refuse storage and collection, vehicular access and car parking and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Saved Unitary Development Plan Policies

DC19.1 (Listed Buildings) - It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings.

Policy DC20 (Archaeology) - The site has a possible archaeological interest from historical housing.

DC26.1 and DC26.5 (Development and Noise) - The application is supported by acoustic assessments.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals would comply with these principles where relevant.

Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 8 & 9). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities

may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

The proposed development is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below.

Section 6 - (Building a strong and competitive economy) - supports economic growth to create jobs and prosperity, building on the area's inherent strengths. The proposal would support economic growth and create jobs and prosperity through construction and through the operation of the uses and provide additional space for education.

Section 7 (Ensuring the Vitality of Town Centres) - promotes competitive town centres and recognises that office and leisure uses can ensure the vitality of centres. A high-quality development on an underused courtyard, and in need of redevelopment would improve the character and appearance of the area and increase the amount of quality education space within the University Campus and the City Centre.

Section 8 (Promoting healthy and safe communities) - This recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would be safe and accessible and would be fully compatible with surrounding uses being within the University Campus.

Section 9 (Promoting Sustainable Transport) - The development would be located in a sustainable location that limits the need to travel and offers a choice of transport modes contributes to sustainability and health objectives.

The site is well accessed by sustainable modes with a high level of pedestrian and cycling infrastructure across the surrounding area. Bus services operate in close proximity of the site along both Oxford Road and Higher Cambridge Street. These services also allow connections to Oxford Road and Piccadilly Train Station.

Section 11 (Making Effective Use of Land) - Planning should promote the effective use of land, safeguard and improve the environment and ensure safe and healthy living conditions. The construction of a high-quality development on an underused courtyard in need of redevelopment would use the site effectively.

Section 12 (Achieving Well-Designed Places) - promotes the high quality and inclusive design of individual buildings, public and private spaces and wider development schemes. The design has been reviewed through consultation and evolution. The building would respect the historic site and the character of the existing buildings and would be accessible. The proposals would also include high quality and inclusive public space.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

This is a highly sustainable location. The site is in flood risk zone 3 and therefore has a high risk of flooding but has been designed with measures to address this. The scheme also includes timber infill studwork, a high level of insulation to the walls and roof with a fabric first approach and air source heat pumps and would meet the Universities sustainability criteria

Section 15 (Conserving and enhancing the natural environment) - advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity.

The potential risks of various forms of pollution, including ground condition and noise, has been considered. It is considered that the proposals, with appropriate mitigation measures, would not have any significant adverse impacts on the natural environment and includes measures to protect and enhance the natural environment.

Section 16 (Conserving and Enhancing the Historic Environment) - sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest.

The site is not within a conservation area but does affect the settings of nearby Grade II listed buildings. An archaeological desk-based assessment that shows that the site may contain archaeological features, which would not be of more than regional or local interest. A condition on any approval would secure a programme of archaeological work to record any features of interest.

Legislative requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

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

The Proposed development would impact on the setting of the Grade II Listed Rutherford Building and Hopkinson Memorial Wing. The development, which is largely within an enclosed courtyard and is not of a height that would directly affect the setting of the historic elements of the Rutherford Building and Hopkinson Memorial Wing and the impact to the setting is considered to be negligible.

There are also other non-designated heritage assets within the setting of the development including the Whitworth Laboratory, The New Physics Laboratory and Coupland 1. The colour, minimal height and quality of design would complement these assets.

The building would add character to the underused courtyard and screen rear elevations lacking in interest.

It is not considered that the proposal would cause harm to the affected designated and non-designated heritage assets as described above and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Urban Design, Visual Impact and Architectural Quality -

The key factors to evaluate are the building's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. Development should complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City.

The building would integrate well with the surrounding mixed modern and historic environment that includes heritage assets.

The proposed development would be constructed using prefabricated steel frame units. The building would have a contemporary appearance with a large, partially glazed entrance point with both a fanlight above the doorway and side glazed panel. To the first floor there is a similar large, glazed opening to the stairs landing with smaller punched slot and square windows within the elevation.

There would also be large, glazed openings to the side elevations allowing good levels of daylight into the circulation space between acoustic music practice pods.

The rainscreen cladding is proposed to extend past the roof level to form a parapet for safe roof access; at this level perforations within the façade provide transparency reducing the mass and providing glimpses of light and the sky. The perforation would take precedence from musical scripts in its pattern.

Anodised rainscreen cladding is proposed for the main building envelope material to allow the reference to music scripture through a perforated pattern. The copper colour is proposed to compliment the adjacent redbrick of the Coupland building.

The air source heat pump condenser units on the roof to the substation would be positioned close to the rear to the new practice building on the eastern side of the substation meaning they are screened by the proposal itself to views from the courtyard and Bridgeford Street, but a screen would also be installed to prevent any views of the equipment.

The window and door frames and handrails would be powder coated in a consistent colour. The handrails would be powder coated. The window frames would be powder coated due to the mix of steel and aluminium that would be used. Handrails would be powder coated as anodised handrails would be colder to touch in winter and other cold weather.

The materials would respond to the surrounding modern and historic developments and add positively to the setting of nearby designated and non-designated heritage assets.

A condition requiring samples of materials and details of jointing and fixing, and a strategy for quality control will be attached to the permission granted.

Given the above, it is considered that the proposed development would result in a high-quality building that would be appropriate to its surroundings.

Provision of a Well-Designed Environment -

The building would be accessible for all.

High quality materials are proposed, and complementary colours would unify the site with its surroundings. High-quality landscaping would be provided around the building including trees, shrubs and other planting.

Relationship to Transport Infrastructure -

The site is well accessed by sustainable modes with a high level of pedestrian and cycling infrastructure across the surrounding area. Bus services operate in close proximity of the site along both Oxford Road and Higher Cambridge Street. These services also allow connections to Oxford Road and Piccadilly Train Station.

The City Council as Highways Authority have confirmed that the proposals are acceptable. A condition would require the submission and agreement of a construction management plan as requested.

Sustainable Design and Construction -

The site is in flood risk zone 3 and the nearest watercourse (River Medlock) is 790 metres from the site. The ground floor would be raised 300mm above external ground level due to the risk of flooding.

Timber infill studwork between posts to the modular units rather than metal. There would be a high level of insulation to the walls and roof with a fabric first approach. The building would be designed to make use of daylight and to be naturally ventilated via MVHR units. Air source heat pumps would be installed on the existing sub-station roof.

Sustainability has been considered in the use of building products and strategies further environmental decisions would be made to meet the Universities sustainability criteria through the technical design stage.

The materials condition would require the agreement of sustainable materials.

Conditions would also require submission and agreement of further drainage proposals.

Contribution to Public Spaces and Facilities -

The high-quality landscaping with trees, shrubs and other planting lined routes would relate better to the site's surroundings than the existing treatment.

The site is used as a forecourt and approach to the Existing Martin Harris Music Building, including 3 car parking spaces and 2 disabled spaces. The surface is predominantly tarmac with two semi mature existing trees offering very little in landscape amenity.

A new plaza style landscape would provide greater opportunity for studying and relaxation. The proposed tree and shrub planting would form a welcoming approach to the new and existing building. Robust materials and clean geometric forms will strengthen the identity of the campus as a modern learning and work environment. Proposed herbaceous planting will run along the Western side of the landscape and beneath the existing trees to create an attractive back drop to the proposed building and look to frame the entrance to the existing Martin Harris Building.

Simple and robust hardwood furniture would be installed to provide opportunity to sit and relax or to study in groups. The picnic benches would be flanked by proposed trees to allow discussion amongst sensory planting.

A spacious threshold to Bridgeford street has been maintained to allow vehicular access for delivery drop off.

A planter would sit between the two lengths of ramp to soften up the landscape arrangement and facade to the building. The application of glass panels to the handrail system will ensure the ramped access will be less visually intrusive amongst the landscape.

A rain garden would be planted along an existing linear drain creating a visually attractive feature that functions as a sustainable drainage system.

The paving is proposed to be simple and robust to withstand regular pedestrian and vehicular traffic. The grey pastel colours would help to bring out the colours of the planting and would be compatible with the dark timber hardwood of the seating and picnic benches.

A row of Acer Platanoides 'Columnare' is proposed to provide privacy and screening between the picnic benches and frame the existing building for pedestrians approaching from Bridgeford Street.

The two existing disabled parking spaces would be relocated further along Bridgeford Street.

Design principles for inclusive design and design for people with disabilities have been incorporated wherever possible.

The site would be enlivened by the proposals.

Effect on the Local Environment -

This examines, amongst other things, the impact the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on daylight, sunlight and overshadowing, wind, noise and vibration, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

(a) Air Quality

The development has the potential to cause air quality impacts during the construction phase and during the operational phase. Additionally, given that the site is located within an air quality management area there is the potential for future occupiers to be exposed to elevated pollution levels.

Any adverse impacts due to construction would be temporary and could be controlled using mitigation measures. A condition would require the submission and agreement of a Construction Management Plan.

The road traffic exhaust emissions of the operational stage would be vehicles travelling to and from the site and are unlikely to have a significant effect on air quality.

Given the above, it is considered that the proposal would have an acceptable impact on air quality and would be suitable for the proposed uses.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

(b) Noise and Vibration

The impact of the use on amenity through noise generation and from the use and from the plant and equipment has been considered. An acoustic report outlines how the premises can be acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation between different uses, however further information is required by condition.

Therefore, subject to compliance with conditions in relation to the hours during which servicing can take place, hours of operation, the acoustic insulation of the building and any associated plant and equipment, it is considered that the proposal would not have an adverse impact through noise and vibration.

(c) Vehicle Movements

The impact of the proposals in terms of the highway network have been considered and it is considered that the proposed use would not have a significant impact on vehicle movements.

As discussed above, the site is well located close to alternative transport means.

In view of the above, it is considered that the proposals are considered to be in accordance with Sections 9 and 15 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

Contribution to Permeability -

The contribution of the proposals to permeability, linkages on foot and, where appropriate, the opening up or closure of views to improve how a place can be easily understood and traversed, has been considered.

The proposal would include high quality public realm, which would provide amenity space and clear routes to the adjacent building.

It is considered therefore that the proposals would contribute positively to permeability, linkages and the legibility of the University Campus and the wider City Centre.

In view of the above, it is considered that the proposals are considered to be in accordance with Sections 9 and 15 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

Waste and Recycling –

The waste would be stored in the existing bin store located at the rear of the Coupland Building. Provision would be made for recycling.

A condition would require a final waste management strategy to be submitted and agreed.

Given the above, it is considered that the proposal is in accordance with policies DM1 and EN19 of the Core Strategy.

Full access and Inclusive Design -

The finished floor level of the building has been raised. This is to provide a building that is adapted for future flood events; however, it has meant that the new building level is circa 650mm higher than the level at Bridgeford Street.

To deal with this a ramped path is proposed. This would be surrounded by formal /ornamental planting areas which are intended to provide soft amenity along this route to better integrate it into the wider landscape proposal.

The ramp conforms with minimum guidance set out in DFA2 with 1100mm high Handrails to both sides of the ramp with a 100mm upstand to the foot way edges. A 1500mm width would be set between the up stands with landings of 1200mm. The gradient of the ramp would be 1 to 15. Due to space constraints, it is not possible to provide the 1800mm width recommended in DFA2 as this would start to reduce other access pathways elsewhere between existing buildings or reduce landscape amenity.

The 2no. blue badge parking bays would be relocated to Bridgeford street within 20m of the proposed development. The parking bays measure 6600x3300mm and would each have a disabled parking sign installed.

A row of 400x400mm corduroy paving units would be installed to the bottom and top of the external steps up to the building access. The paving would contrast in colour to the rest of the sites paving material to enable safe access for the visually impaired.

3no. wheelchair accessible picnic benches would be installed and recessed from the foot way allowing comfortable seating whilst not obstructing access for pedestrians and vehicles. 2no. timber seats will include back and arm rests with a 600mm wide seat- top.

A sensory palette would provide layers of colour, varying heights and a range of textures and smells. The picnic benches and timber seats would be positioned within the planting to encourage therapeutic learning, relaxation and general well-being.

The design principles for inclusive design and design for people with disabilities have been incorporated wherever possible.

The proposed development would not adversely impact on any relevant protected characteristics in accordance with S149 (Public Sector Equality Duty) of the Equality Act 2010.

The proposals would therefore be consistent with sections 8 and 12 of the National Planning Policy Framework and Policies SO1, SO5, SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC14.2.

Crime and Disorder -

The proposed uses would bring additional vitality to the area. The development would enliven the street scene and help to provide natural surveillance of the public realm.

The alleyways are proposed as gated to negate the possibility of antisocial behaviour within these areas. The gates would be fob/ code accessed and the only student access required would be to the north alleyway leading to the Electro-acoustic building main entrance.

A condition would require the development to achieve 'Secured by Design' accreditation.

In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

Green and Blue Infrastructure -

The proposals include high quality public realm spaces with appropriate tree planting and soft landscaping and is consistent with the Manchester Green and Blue Infrastructure Strategy.

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

Ecology and Biodiversity -

The proposal would have no adverse effect on statutory or non-statutory designated sites. The submitted Ecological Survey and Assessment reasonably discounts the potential for any adverse effects on protected species, such as badgers, bats, water voles, great crested newts and reptiles.

However, the proposal provides an opportunity to secure ecological enhancement for fauna and conditions will be attached to any approval requiring such measures.

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

Contaminated Land and Impact on Water Resources -

There is the possibility that some contamination may exist on the site. A Contaminated Land Risk Assessment has been submitted. A condition will be applied to ensure adequate measures are undertaken to prevent risks from contamination and requiring a verification report following completion of site works. Adjacent land within the First Street area has been successfully remediated as part of previous and ongoing developments.

In view of the above, the proposals would be consistent with Section 15 of the National Planning Policy Framework and policy EN18 of the emerging Core Strategy.

Flood Risk -

The site is in flood risk zone 3 and the nearest watercourse (River Medlock) is 790 metres from the site. The ground floor would be raised more than 300mm above external ground level due to the risk of flooding.

A Drainage and Flood Risk Statement concludes that the use is appropriate and would comply with NPPF guidance. It considers how surface water would be managed and suggests a surface water management scheme and flood prevention measures.

Conditions should therefore be attached requiring the agreement, implementation and maintenance of a sustainable drainage system and the submission and agreement of an emergency plan.

Given the above and for reasons outlined elsewhere in this report in relation to the consistency of the proposed development with the City's wider growth, regeneration and sustainability objectives, the development would be consistent with section 14 of the National Planning Policy Framework and Core Strategy policy EN14.

Conclusion -

This office development would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and sustainable travel patterns. The site is appropriate for a tall building and the development would be well designed and of a high quality.

It is considered that the development would not have a significant detrimental impact on the settings of nearby listed buildings. The development would have an acceptable impact on residential amenity and would regenerate a site that is in need of investment and development, reinstating the urban grain, providing additional public realm and increasing permeability within the area.

It is considered that the application has given sufficient information to assess the environmental impacts of the development and that, with the mitigation measures proposed and those already designed into the development, those impacts would not be significant or would be balanced out by the public benefits that the scheme would bring.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

Other Legislative Requirements Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application that has allowed the application to be approved.

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:

The site location plan referenced 2080-JSA-XX-00-DR-A-00005 Rev P3 received by the City Council as Local Planning authority on 28 October 2022

The drawings referenced:

2080-JSA-XX-XX-DR-A-31501 Rev P2

2080-JSA-XX-03-DR-A-02004 Rev P1

received by the City Council as Local Planning authority on 17 February 2023

2080-JSA-XX-XX-DR-A-35051 Rev P1

2080-JSA-XX-XX-DR-A-35052 Rev P1

2080-JSA-XX-XX-DR-A-35053 Rev P1

2080-JSA-XX-XX-DR-A-35054 Rev P1

2080-JSA-XX-XX-DR-A-35055 Rev P1

2080-JSA-XX-XX-DR-A-35056 Rev P1

2080-JSA-XX-XX-DR-A-35057 Rev P1

2080-JSA-XX-XX-DR-A-35058 Rev P1

2080-JSA-XX-02-DR-A-02002 Rev P11

received by the City Council as Local Planning authority on 16 February 2023

0626_PLI_00_ZZ_DR_L_0101 Rev P04

received by the City Council as Local Planning authority on 6 January 2023

2080-JSA-XX-00-DR-A-02000 Rev P11

2080-JSA-XX-01-DR-A-02001 Rev P11

2080-JSA-XX-XX-DR-A-04001 Rev P9

2080-JSA-XX-XX-DR-A-04002 Rev P8

2080-JSA-XX-XX-DR-A-04003 Rev P8

2080-JSA-XX-XX-DR-A-04004 Rev P8

2080-JSA-XX-00-DR-A-01000 Rev P9

received by the City Council as Local Planning authority on 25 November 2022

2080-JSA-XX-XX-DR-A-03001 Rev P5

2080-JSA-XX-XX-DR-A-03002 Rev P5

2080-JSA-XX-03-DR-A-02003 Rev P3

received by the City Council as Local Planning authority on 23 September 2022

The Landscaping Plan prepared by Plincke received by the City Council as Local Planning authority on 1 November 2022

The Design and Access Statement prepared by Jefferson Sheard Architects received by the City Council as Local Planning authority on 23 September 2022

The Humanities Building Landscape University of Manchester Outline Specification prepared by PLINCKE received by the City Council as Local Planning authority on 23 September 2022

Phase 1 Preliminary Risk Assessment prepared by Clancy Consulting received by the City Council as Local Planning authority on 5 January 2023

The Ground Survey prepared by Clancy Consulting received by the City Council as Local Planning authority on 23 September 2022

Acoustic Design Report prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Biodiversity Net Gain Assessment prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Ecological Appraisal prepared by Tetra Tech received by the City Council as Local Planning authority on 23 September 2022

The Flood Risk Assessment prepared by Clancy Consulting received by the City Council as Local Planning authority on 23 September 2022

The Archaeological Desk-Based Assessment prepared by RPS received by the City Council as Local Planning authority on 23 September 2022

The completed Waste Management proforma received by the City Council as Local Planning authority on 17 October 2022

The email from Jefferson Sheard Architects dated 17 October 2022, 1 November 2022, 21 December 2022, 6 January 2023, 8 February 2023 (11:25) and 17 February 2023 (15:06 and 16:41)

The email from The University of Manchester to Jefferson Sheard Architects dated 14 October 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC1, CC4, CC5, CC9, CC10, C1, T1, T2, EC1, EC8, EN1, EN3, EN4, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) a) The Phase 2 Site Investigation Report prepared by Clancy Consulting received by the City Council as Local Planning authority on 5 January 2023 shall be fully implemented before the development hereby approved commences.

b) Prior commencement of the development, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy and Risk Assessment Report) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority within 9 months of the commencement of the development.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

4) 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 storage areas are required. 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 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) 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 material to be used on all external elevations and rooves of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and 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.

6) Prior to the commencement of the construction of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with The Canal and River Trust), which for the avoidance of doubt should include;

- Details of the phasing and quantification/classification of vehicular activity associated with planned construction to include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highways
- Details of other ongoing construction works and contractor parking in the locality
- Details of the location and arrangements for all parking of all construction related vehicles and staff
- Method Statements and risk assessments for construction and demolition works
- Display of an emergency contact number to be displayed in a publicly accessible location
- Details of Wheel Washing
- Dust and dirt suppression measures
- Compound locations where relevant
- Location, removal and recycling of construction waste;
- Sheeting over of construction vehicles;
- construction and demolition methods to be used; including the use of cranes;
- The identification of all vehicular access points into the site;
- a highway dilapidation survey including photographs and commentary on the condition of any public carriageway/footways on construction vehicle routes surrounding the site.

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

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.

7) Before the development hereby approved commences, an emergency flooding plan shall be submitted to and approved in writing by the City Council as local planning authority. This approved emergency flooding plan shall be complied with for the duration of the use of the building hereby approved.

Reason: To protect occupiers from the dangers of flooding, pursuant to policy CC10, DM1 and SP1 of the Core Strategy.

8) Before any above ground works hereby approved commences, an Environmental Standards Statement shall be submitted to and approved in writing by the City Council as local planning authority. This approved Environmental Standards Statement shall be complied with for the duration of the use of the building hereby approved.

Reason: To protect occupiers from the dangers of flooding, pursuant to policy CC10, DM1 and SP1 of the Core Strategy.

9) a) Before development commences a sustainable surface water drainage scheme and a foul water drainage scheme based on sustainable drainage principles shall be submitted to and approved in writing by the City Council as local planning authority. This must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

b) Prior to first occupation of the development the approved drainage scheme (a) shall be constructed and completed fully in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system to manage the risk of flooding and pollution pursuant to policies EN17 and DM1 of the Core Strategy.

10) Notwithstanding the FRA received by the City Council, as Local Planning Authority, on 23 September 2023, development hereby approved shall not commence until the Flood Risk Assessment has been updated to include a copy of the EA flood level data to support the proposed Finished Floor Levels and has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy

11) No approved construction works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the City Council as local planning authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system to manage the risk of flooding and pollution pursuant to policies EN17 and DM1 of the Core Strategy.

13) Prior to the commencement of any above ground works hereby approved final details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of bat boxes and bricks and bird boxes shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

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

14) a) Prior to any above ground works, a scheme shall be submitted to acoustically insulate and limit the breakout of noise in accordance with the Acoustic Design Report prepared by Tetra Tech dated 24 June 2022 received by the City Council as local planning authority on 23 September 2022. The scheme shall then be implemented in full before the use commences.

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.

15) a) The externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Acoustic Design Report prepared by Tetra Tech dated 24 June 2022 received by the City Council as local planning authority on 23 September 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and

requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

16) No existing car parking spaces suitable for use by disabled persons shall be removed unless and until the 2no. proposed parking spaces have been provided in accordance with the information shown on drawing referenced 0626_PLI_00_ZZ_DR_L_0101 Rev P04. These parking spaces shall be retained and permanently reserved for use by disabled persons accordingly.

Reason - To ensure that adequate provision is made for parking for disabled persons and sustainable travel, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

17) Notwithstanding the information detailed within Condition 2 of this application, details of the materials of the screen for the externally mounted equipment including samples shall be submitted to and agreed in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment on the substation roof as hereby approved.

The approved screen shall be installed within a week of the installation of the equipment hereby approved and shall be implemented fully and only in accordance with the approved information. The equipment shall be screened for as long as it is in situ.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of any landscaping works full and final details of the landscaping scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The following information shall be submitted:

(a) Samples and specifications of all materials to be used in the landscaping and jointing and fixing details between all component materials.

(b) Details of planting species.

(c) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(d) A strategy for quality control management and maintenance.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub,

that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

19) The premises shall not be open outside the following hours: -

08:00 to 20:00 daily

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.

20) When the development is operational, 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.

21) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the rooves other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

3) MCC records highlight that the underground Corn Brook culvert is located within close proximity to the site (approximately 90 m to the north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

4) If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit the UU website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development. If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering. If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

5) United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case-by-case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details). A public sewer crosses the site, and we will not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

6) It is the applicant's responsibility to demonstrate the exact relationship between United Utilities' assets and the proposed development. Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Unless there is specific provision within the title of the property or an associated easement, any

necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee or infer acceptance of a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that a diversion application is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. A copy of this document is available on our website.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

7) The requirement for a demolition / construction management plan outlining working practices should be discussed with the City Council's Environmental Health Service. The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance.

8) Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on any of the surrounding adopted highways. The applicant should be 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 (e-mail: highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Environment Agency
Highway Services
Environmental Health
Greater Manchester Police
MCC Flood Risk Management
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Police
Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit
Emergency (Contingency) Planners
United Utilities Water PLC

Manchester Museum, Oxford Road, Manchester, M13 9PL
188 Oxford Road, Manchester, M13 9GP
182 - 184 Oxford Road, Manchester, M13 9GP
180 Oxford Road, Manchester, M13 9QQ
Dental Hospital, Higher Cambridge Street, Manchester, M15 6FH
178 Oxford Road, Manchester, M13 9QQ
176 Oxford Road, Manchester, M13 9QQ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL