MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138110/FO/2023
Date registered valid:	10 October 2023
Proposal:	Creation of hotel (Use Class C1) and associated external alterations.
Address:	68 - 70 High Street, Manchester, M4 1EA
Ward(s):	Piccadilly Ward
Applicant:	Mr Adam Karim
Agent (if any):	Mr Monty Dobney Seed Architects
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**20-12-023**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 18 October 2023

Standard consultations:
Printed: 17 October 2023 Expired: 7 November 2023

Neighbour notifications
Printed: 17 October 2023 Expired: 7 November 2023

Site notice
Posted: 18 October 2023 Expired: 8 November 2023

Press advert
Published: 24 October 2023 Expired: 7 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 4 storey former Victorian Warehouse building at the junction of High Street and Turner Street known as 68-70 High Street. The building has a rear façade to Edgehill Street. The building also has a basement level and the 3rd floor level if concealed behind a brick parapet above the 2nd floor level.

The building is on a prominent corner and has a number of decorative stone features to its principal brick facades. The existing roof comprises two principal roof pitches serving the High Street and Turner Street elevations, with two secondary triangular pitches above the curved section of wall between the two streets. There are no rear roof pitches as the two main pitches meet a small flat area before joining the higher roof covering the third floor. This top section is of traditional double pitched form, meets brick gable ends. All roof coverings are of natural slate.

The building has ground, first and second floors facing the street with an additional basement, and a small third floor level concealed within the roof structure. The distribution of window bays between the elevations is uneven. The formal, decorative elevations of the building comprise a single bay facing west on to High Street, five bays facing north-west onto the High Street extension, a single curved bay facing north at the junction between High Street and Turner Street, and two and a half bays facing north-east onto Turner Street.

The ground floor areas are largely occupied by retail units with modern shop fronts, although the timber entablature may therefore be original to 1906. Separating the shop fronts on High Street and Turner Street are two Italianate classical doorcases. Above each of the doorcases is a section of decorative perforate stonework.

To the first and second floors, the window bays are defined by classical window surrounds with carved stone hood moulds, dropped keystones, and bracketed stone cills. There is some differentiation between the first and second floors, with the principal first floor accentuated by the presence of decorative stone panels beneath the window cills, and between the cill brackets. At second floor level this detail is replaced with a single decorative band of saw-toothed brickwork. In addition, the window openings of the first floor are somewhat taller than those of the second floor above the second floor is a substantial brick parapet which largely conceals the roof structure.

Drawings from 1906 suggest that the parapet was previously supplemented by a decorative cornice, however, this has now been removed and replaced with a plain band, likely to be of cement mortar. The same drawings suggest that there were also two chimneys stacks to the rear of the parapet wall, positioned directly above the street, a typical feature of 19th century commercial buildings in Manchester. These chimneys have also since been removed, although three further chimneys remain embedded within the roof structure itself.

To the rear elevation facing east onto Edgehill Street, the layout of the façade is less formal with no decorative elements, and there is no clear arrangement of window bays. Edgehill Street is the only position from which the third floor of the building can be seen, above which is a plain brickwork gable end. To the right of this is a hoist structure of c. 1907, and the return elevation of the main façade, in which there are two blocked former windows and a blocked former round headed door at ground level.

The building is considered to be a non designated heritage asset and lies within the Smithfield Conservation Area and adjacent to the Grade II Listed 75-77 High Street and 79 High Street which together form the remains of a former fish market. The building sits at the western edge of the conservation area and is part of a series of 19th century commercial buildings on the eastern side of the High Street which mark the transition between the heavily altered areas where the Arndale Centre sits. The building lies within the Northern Quarter which is an area where incremental changes has taken place over the past 20 years.

There is an existing commercial unit within part of the ground floor level but otherwise the building is vacant externally above ground floor appears to be in poor condition.

Description of area

The 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.

Description of development

Consent is sought to convert the vacant parts of the premises to a hotel and for associated external alterations which would include alterations are roof level. The main hotel entrance would be from Thomas Street and there would be a separate level access would be provided via a platform lift accessed from Thomas Street direct to the reception area from where a lift would provide access to all floors. To create lift access to the fourth floor, the lift shaft to the rear of the building is proposed to be extended.

- Externally the alterations would include the following:

- Alterations at roof level to facilitate the inclusion of hotel rooms within the existing roofspace comprising a series of dormers with dark zinc cladding, slimline contemporary style windows and insertion of conservation rooflights.
- Cladding of existing lift shaft in dark zinc cladding;
- Existing timber windows to be repaired;
- Reinstatement of window on Turner Street façade (2nd floor level);
- Blocking of window with brick infill to lift shaft;
- Repairs to external facades including to stonework, brickwork, historic shop front cornice and repointing;
- Cleaning of external facades and removal of modern paintwork;
- Reinstatement of timber stallriser;
- Replacement of pavement level upstand granite tiling;
- Removal of all existing roller shutters and reinstating / repairing and making good any historic fabric that is revealed as a result of this;

There would be 26 bedrooms within the 1st, 2nd and 3rd floors (roof space). A refuse store and cycle storage for 2 bikes would be located within the basement.

At ground floor level will be a reception area, with a lift and stairs to access the hotel rooms on the upper floors from the ground floor. The refuse store would be located within the basement accessed from ground floor level. Waste is to be collected on a daily basis.

The site is in Flood Zone 1 with a low probability of flooding.

Consultations & Notification Responses

Publicity – The application was advertised as affecting the setting of a listed building and the character of a conservation area. Occupiers of adjacent properties have been notified about the application. No representations have been received.

Ward Councillors – No comments received.

Head of Environmental Protection – Has no objections subject to conditions in relation to acoustic insulation of plant, hours during which deliveries can take place and refuse storage and disposal being attached to any consent granted.

Head of Highways – Have no objection subject to there being no gated doors opening over the highway and the inclusion of 2 cycle parking spaces.

GMEU – Have no objections subject to a number of conditions relating to bats (including the need for a Licence from Natural England to carry out work to the building and provide suitable mitigation for the loss of a resting space for bats within the building) and black redstarts. It is noted that they consider that proposed mitigation has been presented within the Nocturnal Bat Survey Report in section 4.2.2 is industry best practice and is highly likely to be acceptable to the licensing body Natural England

Planning Gateway – No comments due to the nature of the application

TFGM (Metrolink) – No objection subject to a construction management condition which includes consideration of impacts on Metrolink being attached to any consent granted.

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework 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 (Requiring Good Design) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety,

taking account of cumulative impacts. For reasons set out below the proposals would align with this section.

Section 16 Conserving and enhancing the historic environment – which 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.

Paragraph 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. 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 (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.

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.

For reasons set out below the proposals would align with this section.

Core Strategy - 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.

The alignment of the proposals with SP1 and DM1 is set out below.

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 hotel use in this location is acceptable.

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. The alignment with this policy is set out below.

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

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 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. The alignment with this policy is set out below.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity. The alignment with this policy is set out below.

The alignment with these policies is set out below.

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 unit that is the subject of this application is 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 uses, providing an additional facility for visitors to the City and in terms of the bar also local residents and businesses; subject to appropriate control of in terms of the hours of operation and the need to deal satisfactorily with noise, fumes, smells and 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 emerging Mayfield Area. 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

Impact on the character of the Conservation Area, setting of Listed Buildings and principle of the proposed external alterations – The alterations at roof level would require a minor alteration to the profile of the roof and the insertion of the dormers would further alter its current character. However, whilst there would be some negative impact on the local views and the appearance and skyline of the conservation area, it is considered that the amendments to the roof would not adversely impact on the overall appearance of the building within the street scene or the overall character of the conservation area. Any harm to its significance would be at the lower level of less than substantial overall. There would be negligible impact on the setting of adjacent listed buildings.

Given the level of harm paragraph 208 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

Given the works to improve the external appearance of the building which are also proposed including works of repair and removal of inappropriate elements to the building (such as external roller shutters) along with the economic benefits from bringing the building back into full use the small degree of less than substantial harm would be outweighed by the public benefits.

It is considered that the non-designated heritage asset and the conservation area will be protected and preserved, and the proposals would have a positive impact on the local amenity

In the context of the NPPF and Section 72 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building,and character of the conservation area and the public benefits weighed against the level of harm.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving and enhancing the character of the conservation area and to preserving the building or its setting or any features of special architectural or historic interest which it possess as required by virtue of Section 72 the Listed Buildings Act, the less than substantial would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 205, 206 and 208 of the NPPF and that in view of this, it is considered that the proposed development would be consistent with sections 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies18.1 and 19.1 and Places for Everyone Policy JP-P 2 (Heritage).

Sustainability

There is an economic, social and environmental imperative to improve the energy efficiency of domestic and commercial buildings. Larger buildings should attain high standards of sustainability because of their high profile and impact. An Energy Statement (ES) and BREEAM Refurbishment and Fit-Out (RFO) Pre-Assessment Report assesses physical, social, economic and other environmental effects and considers this in relation to sustainability objectives. It sets

out measures that could be incorporated across the lifecycle of the development to ensure high levels of performance and long-term viability and ensure compliance with planning policy.

Energy use would be minimised through good design in accordance with the Energy Hierarchy, improving the efficiency of the fabric and using passive servicing methods. The development is targeting a very good Breeam Rating.

Air Quality

An air quality assessment (AQA) has considered whether the proposal would change air quality during the construction and operational phases. The site is located within an Air Quality Management Area (AQMA) where air quality is known to be poor as a result of emissions from surrounding roads. As such, guests could experience poor air quality and vehicles travelling to and from the site could increase pollution levels in this sensitive area.

Concentrations of NO2 and PM10 are likely to be below their respective short-term objectives and concentrations of PM2.5 are expected to be below the annual mean target, therefore no mitigation is required.

Biodiversity and Wildlife Issues/ Contribution to Blue and Green Infrastructure (BGIS)

The Bat Survey submitted in support of the application identifies that the building supports a day/transitional roost (max 1 individual recorded) under a drain on the south eastern corner of the building on the eastern aspect. The building is considered a resting place for protected species (bats) under the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019.

Given the above results a Natural England European Protected Species Licence will be required in order to carry out demolition/ refurbishment of the building. This can only be applied for once full planning permission, or the relevant consents. The obtaining of this Licence or alternative granting of exception along with any necessary mitigation would be a condition of any planning consent granted.

It is noted that the proposed works require the demolition, and/or renovation works. In the absence of suitable mitigation, the works would result in a high probability of injuring and/or killing bats and destruction of known bat roosts. However, it is noted that GMEU consider that proposed mitigation has been presented within the Nocturnal Bat Survey Report in section 4.2.2 is industry best practice and is highly likely to be acceptable to the licensing body Natural England.

Paragraph 99 of Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System states –

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore ***only be left to coverage under planning conditions in exceptional circumstances****, with the result that the surveys are carried out after planning permission has been granted*”

The Protected species and development: advice for local planning authorities (2014) recommends that where it is not possible to avoid harm, suitable mitigation measures should be discussed with the applicant. The LPA must be satisfied that if a licence is needed it’s likely to

be granted by Natural England or Defra before you give planning permission and in this respect the comments of GMEU are noted. It is also noted that the LPA is required to check that:

- the activity is for a certain purpose, for example it's in the public interest to build a new residential development
- there's no satisfactory alternative that will cause less harm to the species
- the development does not harm the long term conservation status of the species.

There is a need to provide additional good quality hotel accommodation housing in a sustainable location to support Manchester's economic growth. The wider development and the benefits to be derived from it can only be realised by the proposed interventions at roof level.

It is considered possible to design potential mitigation into the scheme dependent to be confirmed for the Licence and discharge of a pre-commencement planning condition.

For the reasons set out above it is considered that the statutory requirements to protect Bats can be met through the following:

- The requirement for a Natural England Licence

Features to enhance the site for use by Black Redstarts will be secured via a condition as necessary.

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 High Street and Turner Street. The proposal aligns with policies SP1 and DM1 of the Core Strategy.

Disabled Access

All areas of the hotel would be fully accessible. On this basis the proposals would be in line with Core Strategy policies DM1

Other Legislative Requirements

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices 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:

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 and pre application advice about the information required to be submitted to support 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) Location Plan A001 and Site Plan A002;

(b) Dwgs 3293-A109 Rev A, A110 Rev A, A111, A112, A113, A114 Rev B, A115 Rev A, A200, A201, A202 Rev C, A203 Rev B, A300 Rev A, A500 Rev A and A501;

(c) Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23;

(d) Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

(e) BREEAM Refurbishment and Fit-Out (RFO), Pre-Assessment Report Rev0, 70 High Street,Manchester, 9 August 2023 stamped as received on 15-09-23; and

(f) AIR QUALITY ASSESSMENT, on behalf of, SEED ARCHITECTS LTD, for 70 HIGH STREET, MANCHESTER, REPORT DATE: 9 MAY 2023 by Miller Goodall stamped as received on 15-09-23;

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies CC4, CC7, SP1 and DM1 and saved Unitary Development Plan policies DC18.1, DC19.1 DC26.1.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials (including details of interfaces with existing building fabric) to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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

4) The approved Waste Management strategy as et out in condition 2, (Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23) for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure an acceptable development and to protect amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy.

5) Prior to occupation of the hotel a scheme for the acoustic insulation of any plant and externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band 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.

Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity 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 residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

6) Deliveries, servicing and collections, 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.

7) The development shall be implemented and operated in accordance with the following:

Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23

and thereafter operated in accordance with this document.

Reason - To safeguard the amenities of nearby residential and hotel occupiers as, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

8) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Metrolink which for the avoidance of doubt should include the following details;

The routing of construction traffic;
Vehicular activity associated with the construction including appropriate swept-path assessment;
Details of the location and arrangements for contractor parking;
The identification of the vehicular access points into the site;
Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
Agreed safe methods of working adjacent to the Metrolink Hazard Zone
Details relating to the retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and
chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
Details of and location for loading and unloading of plant and materials;
Details of construction and demolition methods to be used; including the use of lifting equipment or cranes (which must not oversail the tramway);
Details of the design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1 (please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires);
Details of measures to control the impacts from dust and dirt during construction on Metrolink operation;
The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

Reason - To safeguard the amenities of nearby residents and highway safety and to safeguard Metrolink infrastructure pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development hereby approved shall include for full disabled access to be provided in accordance with Dwgs 110 A and A202 B

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

10) No development 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.

11) Notwithstanding the details approved within condition 2 before each of the following elements of works commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of repair works to the elevations;

(b) Full and final details of all new doors including sections and detailed elevations;

(c) Full and final details of works to the windows and details of replacement windows including sections and detailed elevations;

(d) Full and final details of works to existing ground floor shopfront including sections and detailed elevations;

(e) A method statement for the building cleaning;

(f) A methods statement for the removal of paintwork;

(g) Reinstatement of timber stallrisers;

(h) Replacement of pavement level upstand granite tiling; and

(c) Details of blocked windows to lift shaft.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and as given the historic nature of the building 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 DC18.1 of the Unitary Development Plan for the City of Manchester.

12) Before the works hereby granted consent are commenced details of a watching brief for the strip out of the roller shutters shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) Refurbishment and Fit-Out (RFO)rating of at least a 'Very Good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

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

14) The development hereby approved shall be carried out in accordance with the targets set out within the Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first occupation of the development the cycle parking as shown in dwg 3293-A109 Rev A shall be fully implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) No development shall commence unless and until the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead along with details of any necessary mitigation;

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)
Or
A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence

Reason - To ensure the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

18) Prior to the installation of any building lighting including (a) during construction and (b) during operation details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason - In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

19) Prior to development commencing a survey for black redstarts should which must contain details of appropriate mitigation measures should black redstart be found breeding on the building as well as details of compensation measures which will be provided for the loss of potential black redstart nesting habitat as detailed in section 4.5.1 - 4.5.2 of the submitted 68-70 HIGH STREET, MANCHESTER, Breeding Bird Impact Assessment November 2023 shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason : On the basis that suitable nesting habitat was recorded for black redstart which are a Schedule 1 species (Wildlife and Countryside Act, 1981 (as amended)) and an LBAP species and to ensure that a satisfactory measures to protect and enhance biodiversity are incorporated within the development in accordance with Core Strategy policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

20. In the event that demolition works have not commenced by 20 December 2025, an updated bat survey, to assess any change in the building's condition and recommending any alterations to the proposed measures, shall be submitted to and approved in writing by the City Council as local planning authority prior to demolition works commencing. Any measures to protect bats shall be implemented prior to demolition commencing.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Oliver West (Sustainable Travel)
Greater Manchester Police
Transport For Greater Manchester
Health & Safety Executive (Fire Safety)
Greater Manchester Ecology Unit

Flat 21, 11 - 21 Turner Street, Manchester, M4 1DY
11 - 21 Turner Street, Manchester, M4 1DY
Flat 30, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 14, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
60 - 62 High Street, Manchester, M4 1EA
Flat 7, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 20, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 1, 14 Turner Street, Manchester, M4 1DZ
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
69 High Street, Manchester, M4 1FS
Flat 32, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 31, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 17, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 12, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 15, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 4, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
16 - 20 Turner Street, Manchester, M4 1DZ
72 High Street, Manchester, M4 1ES
Flat 26, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 23, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Third Floor, 65 High Street, Manchester, M4 1FS
Flat 16, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 5, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 3, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 9, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement And First To Third Floor, 2A Turner Street, Manchester, M4 1DZ
The Hogshead, 64 High Street, Manchester, M4 1EA
Flat 28, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 27, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 22, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Second Floor, 65 High Street, Manchester, M4 1FS
Flat 18, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 24, 11 - 21 Turner Street, Manchester, M4 1DY
2A Turner Street, Manchester, M4 1DZ

Flat 11, 11 - 21 Turner Street, Manchester, M4 1DY
Basement And Ground Floor, 74 - 76 High Street, Manchester, M4 1ES
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
First Floor, 65 High Street, Manchester, M4 1FS
Fourth Floor, 65 High Street, Manchester, M4 1FS
Basement And Ground Floor, 68 - 70 High Street, Manchester, M4 1ES
74 - 76 High Street, Manchester, M4 1ES
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
7 Nicholas Croft, Manchester, M4 1EY
9 Nicholas Croft, Manchester, M4 1EY
67 High Street, Manchester, M4 1FS
67B High Street, Manchester, M4 1FS
58 High Street, Manchester, M4 1EF
Flat 2, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 6, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 19, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Fifth Floor, 65 High Street, Manchester, M4 1FS
14B Turner Street, Manchester, M4 1DZ
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
67A High Street, Manchester, M4 1FS
Flat 1, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 29, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 25, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 10, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 8, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement, 65 High Street, Manchester, M4 1FS
Top Flat, 16 - 20 Turner Street, Manchester, M4 1DZ
Flat 2, 14 Turner Street, Manchester, M4 1DZ
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Sixth Floor, 65 High Street, Manchester, M4 1FS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL