MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138881/JO/2023
Date registered valid:	20 December 2023
Proposal:	Variation of conditions 3 (Materials), 4(Scaffolding) and 5 (Details pre-commencement) attached to application 136966/JO/2023 to allow implementation in accordance with a phased construction programme.
Address:	109 - 127 Market Street, Manchester, M60 1TA
Ward(s):	Piccadilly Ward
Applicant:	CD9 Properties (Manchester) Ltd
Agent (if any):	Ms Rachel Hopkins Deloitte Real Estate
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25-01-24

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 3 January 2024 Expired: 24 January 2024

Press advert
Published: 2 January 2024 Expired: 16 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 0.44 ha site which occupies a city block bounded by Market Street, Tib Street, High Street and Bridgewater Place. It is occupied by the Rylands Building which ranges in height from 4 to 7 storeys and is Grade II Listed. The building has 2 basement levels and a mezzanine within part of the ground floor. The building was previously leased to a department store whilst floors 5, 6 and 7 were largely vacant. All floors are now vacant. The roofscape includes ad-hoc service accommodation, much of which may not be original and/or is no longer needed including plant rooms, air conditioning units and structures which terminate lift and stair cores. The building steps back above floors 3 and 4 at the junction of High and Bridgewater Place, next to 22-24 High Street.

The site is in the south-west corner of the Smithfield Conservation Area, close to the Shudehill and Upper King Street Conservation Areas. The site connects the Retail Core and Market Street, Piccadilly Gardens and the Central Business District with the Northern Quarter.

The following listed buildings are part of the setting of the site, 15 and 17 Piccadilly, 1 Piccadilly, Unicorn Hotel, Harvest House, 10 Mosley Street, 12 Mosely Street, Watt Statue and Peel Statue (all Grade II).

The building has entrances at the junctions of Market Street with High Street and with Tib Street, and on High Street and Market Street. The High Street and Market Street elevations have shop window displays. There is a high level of passing footfall on Market Street.

Description of area

There are a variety of uses in the surrounding area including: shops, digital, media and technology-based companies; creative and cultural industries; an established residential population, offices, hotels and serviced apartments, and independent bars and restaurants

Many nearby buildings and sites have been redeveloped including 21 Piccadilly (Travelodge Hotel), homes at Transmission House (Church Street/Tib St) and refurbished offices at Westminster House. Consent was granted in 2019 to construct a 22 storey building with 361 apartments at 20-36 High Street (App ref no. 121375).

There are also apartments nearby at 25 Church Street (80 units), The Birchin, 1 Joiner Street (49 units) and Pall Mall House /3 Joiner Street (169 units), including the Light Aparthotel.

Description of development

Consent was granted under application ref no's 127881/FO/2020 and 127882/LO/2020 in 2021 for the following:

Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E

(Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.

Listed Building Consent: Internal and external alterations to include: the erection of four storey roof-top extension; partial demolition of the floor structure to create the atrium; installation of a lightwell; external alterations to form new entrances on the ground floor; sub-division of the ground floor into smaller units the refurbishment; works to windows including replacements; demolition of a staircase; partial demolition of kitchen and plant structure on Floor 7; creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; refurbishment of the interiors and other associated works

The above applications were subsequently amended by applications ref no 136966/JO/2023 and 136975/NMC/2023 which approved a number of amendments to the above.

A S96 application (ref no 138895/NMC/2023) to amend 127881/FO/2020 (as amended by 136975/NMC/2023) for the same reasons has been approved.

Consultations & Notification Responses

Publicity – The application has been advertised as affecting a listed building and a site notice has been displayed adjacent to the site. No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to these applications:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 ‘Conserving and enhancing the historic environment’ states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic

environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 195)

In determining 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; 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. (para 203).

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

Any harm to, or loss of, the significance asset (from 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 (para 206).

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 208)

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

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 CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others:

- The effects on amenity, including privacy light, noise.
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

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

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

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

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

buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

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.

<u>Policy JP-P 2 (Heritage</u>)

States that :Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The sections that are relevant to the Appeal Proposals are detailed below:

- Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

- Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Principle of the changes

The change to allow for the delivery of some early works through an additional phasing condition and amendments to the conditions are necessitated by the extreme difficulties associated with delivering the development in accordance with the approved timescales. It is noted that since planning permission and listed building consent were granted in 2021 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project. The initial early works include the demolition of the roof-top structures and plant. These works will facilitate ongoing listed building investigations and ultimately the delivery of the roof-top extension.

There would be no additional impact on the character and fabric of the listed building beyond that previously approved.

The wording of the phasing condition is such that it would not allow for an open ended timescale for full commencement on site of the approved development and ensure that the redevelopment is delivered within a reasonable timescale given the above constraints.

Given the above the harm would continue to be less than substantial and outweighed by the public benefits. The amended proposals would result in less harm internally and ensure that the consents are deliverable whilst allowing for the approved proposals to be implemented in a manner which respects the character and architecture of the listed in line with paragraphs 195, 203, 205 and 208 of the NPPF.

Whilst in the context of the NPPF and S66 and S72 of the Act it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is noted that the levels of physical harm resulting from the proposed amendments would be reduced compared with the 2021 approvals. The overall interventions remain necessary in terms of progressing a suitable scheme which is fit for purpose and that the impact on the special character and fabric of the building would be less than substantial and is balanced by the legislative requirement to secure a viable future use for the heritage asset.

It is considered for the reasons outlined above that the overall approach of the minor material amendments would, acceptable impact on the character and historic fabric of the listed building.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the character and setting of the listed buildings as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 195, 203, 205 and 208of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the rooftop extension and level of removal of historical fabric 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 26.01.2024

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location Plan AL [05]001, Existing Site Plan - Ground Floor AL[05]005 and Existing Site Plan - Roof Plan AL[05]006, Proposed Site Plan - Ground Floor AL[05]205 REVA and Proposed Site Plan - Roof Plan AL[05]206 REVA;

(b) Proposed GA Demolition Plan -02 S-Basement AL[05]1100, Proposed GA Demolition Plan - 01 Basement AL[05]1101 REVA, Proposed GA Demolition Plan 00 Ground AL[05]1102 REVA, Proposed GA Demolition 00 Mezzanine AL[05]1103, Proposed GA Demolition Plan 01 First AL[05]1104 REVA, Proposed GA Demolition Plan 02 Second AL[05]1105 REVA, Proposed GA Demolition Plan 03 Third AL[05]1106 REVA, Proposed GA Demolition Plan 04 Fourth AL[05]1107 REVA, Proposed GA Demolition Plan 05 Fifth AL[05]1108 REVA, Proposed GA Demolition Plan 06 Sixth AL[05]1109 REVA, Proposed GA Demolition Plan 07 Seventh AL[05]1110 REVA, Proposed GA Demolition Plan 08 Roof AL[05]1111, Proposed Demolition Elevation A (South)

AL[05]1120, Proposed Demolition Elevation B (East) AL[05]1121, Proposed Demolition Elevation C (North) AL[05]1122 and Proposed Demolition Elevation D (West) AL[05]123;

(c) Proposed External Works Plan AL[05]207 REVA;

(d) Proposed GA Plan -02 Sub Basement AL[05]1210 REVA, Proposed GA Plan -01 Basement AL[05]1211 REVA, Proposed GA Plan 00 Ground AL[05]1212 REVA, Proposed GA Plan 01 First AL[05]1214 REVA, Proposed GA Plan 02 Second AL[05]1215 REVA, Proposed GA Plan 03 Third AL[05]1216 REVA, Proposed GA Plan 04 Fourth AL[05]1217 REVA, Proposed GA Plan 05 Fifth AL[05]1218 REVA, Proposed GA Plan 06 Sixth AL[05]1219 REVA, Proposed GA Plan 07 Seventh AL[05]1220 REVA, Proposed GA Plan 08 Eight AL[05]1221 REVA, Proposed GA Plan 09 Ninth AL[05]1222 REVA, Proposed GA Plan 10 Tenth AL[05]1223 REVA, Proposed GA Plan 11 Roof AL[05]1224 REVA, Proposed GA Ceiling Plan 00 Ground AL[05]230 REVA, Proposed GA Ceiling Plan 01 First - Sixth AL[05]231 REVA and Proposed GA Ceiling Plan 07 Seventh AL[05]232 REVA,

(f) Proposed GA Section 01 AL[05]1250 REVA, Proposed GA Section 01 - Adjacent Prop AL[05]251 REVA, Proposed GA Section 02 AL[05]252 REVA, Proposed GA Section 02 - Adjacent Prop AL[05]253 REVA and Proposed GA Section 03 AL[05]1254 REVA;

(g) Proposed Elevation A (South) AL[05]1260 REVA, Proposed Elevation A (South) - Adjacent Prop AL[05]261 REVA, Proposed Elevation B (East) AL[05]1262 REVA, Proposed Elevation B (East) - Adjacent Prop AL[05]263 REVA, Proposed Elevation C (North) AL[05]1264 REVA, Proposed Elevation D (West) AL[05]1265 REVA, Proposed Elevation D (West) - Adjacent Prop AL[05]266 REVA,
Proposed GA Finishes Plan 00 Ground AL[05]270 REVA, Proposed GA Finishes Plan 01 First - Sixth AL[05]271 REVA and Proposed GA Finishes Plan 07 Seventh AL[05]272 REVA;

(h) Proposed Shop Front - High Street AL[05]300, Proposed Shop Front - Market Street AL[05]301, Proposed Shop Front - Market / Tib Corner AL[05]302, Proposed Shop Front - Tib Street AL[05]303, Office Entrance - Existing Elevation AL[05]310, Office Entrance - Existing Plan AL[05]311, Office Entrance - Existing Section AL[05]312, Office Entrance - Proposed Elevation AL[05]313, Office Entrance - Proposed Plan AL[05]314, Office Entrance - Proposed Section AL[05]315, Proposed Arcade Entrance 1 - Elevation AL[05]320, Proposed Arcade Entrance 1 - Plan AL[05]321 REVA, Proposed Arcade Entrance 1 - Section AL[05]322 REVA, Arcade Entrance 2 - Existing Elevation AL[05]330, Arcade Entrance 2 - Existing Plan AL[05]331, Arcade Entrance 2 - Existing Section AL[05]332, Arcade Entrance 2 - Proposed Elevation AL[05]333, Arcade Entrance 2 - Proposed Plan AL[05]334, Arcade Entrance 2 - Proposed Section AL[05]335, Proposed Arcade Entrance 3 AL[05]340 REVA, Proposed Leisure Entrance 1 AL[05]345, Proposed Leisure Entrance 2 AL[05]350, Proposed Cycle Entrance - Elevation & Plan AL[05]355 and Proposed Cycle Entrance - Section AL[05]356;

(i) Proposed Extension Façade Study 01 AL[05]360 REVA, Proposed Extension Façade Study 02 AL[05]361 REVA, Proposed Extension Façade Detail AL[05]362 REVA, Proposed Winter Gardens AL[05]370 REVA, Proposed Winter Gardens - Plan AL[05]371, Proposed Winter Gardens - Long Section AL[05]372, Proposed Winter Gardens - Short Sections AL[05]373, Proposed Atrium Roof Study AL[05]380 REVA, Proposed Atrium Facade Study AL[05]381

(j) Seventh Floor Dining Room North Elevation AL[05]385 REVA, Proposed Office Lobby - Plan AL[05]390 REVA, Proposed Office Lobby - Elevations AL[05]391 REVA, Proposed Office Lobby - Elevations AL[05]392 REVA, Boardroom - Existing Plan AL[05]400, Boardroom - Existing Ceiling Plan AL[05]401, Boardroom - Existing Elevations AL[05]402, Boardroom - Proposed Plan AL[05]403, Boardroom - Proposed Ceiling Plan AL[05]404, Boardroom - Proposed Elevations AL[05]405, AL[05]412, Managers Dining Room - Proposed Plan AL[05]413, Managers Dining

Room - Proposed Ceiling Plan AL[05]414, Managers Dining Room - Proposed Elevations AL[05]415, Dining Room - Proposed Plan AL[05]419 REVA, Dining Room - Proposed Ceiling Plan AL[05]420 REVA, Dining Room - Proposed Elevations AL[05]421, Proposed Staircase 02 - Plan AL[05]430, Proposed Staircase 02 - Elevation 01 AL[05]431, Proposed Staircase 02 - Elevation 02 AL[05]432, Proposed Staircase 02 - Elevation 03 AL[05]433, Proposed Staircase 02 - Elevation 04 AL[05]434, Proposed Staircase 03 - Plan AL[05]435, Proposed Staircase 03 - Elevation 01 AL[05]436, Proposed Staircase 03 - Elevation 02 AL[05]437, Proposed Staircase 03 - Elevation 03 AL[05]438, Proposed Staircase 03 - Elevation 04 AL[05]439, Proposed Core 1 - Plan AL[05]440 REVA, Proposed Core 1 - Elevations AL[05]441 and Proposed Core 2 AL[05]442;

(k) Proposed Window Types Elevation A (South) AL[05]450 REVA, Proposed Window Types Elevation B (East) AL[05]451 REVA, Proposed Window Types Elevation C (North) AL[05]452 REVA, Proposed Window Types Elevation D (West) AL[05]453 REVA, Proposed Window Type 01 AL[05]454, Proposed Window Type 02 AL[05]455, Proposed Window Type 03 AL[05]456, Proposed Window Type 04 AL[05]457, Proposed Window Type 05 AL[05]458, Proposed Window Type 06 AL[05]459 and Proposed Window Type 07 AL[05]460;

(l) Sections 6.1, 6.6 and 8.0 of the Design and Access Statement prepared Jeffrey Bell Architects as amended by section 6.0 of the Design and Access Addendum prepared by Jeffery Bell Architects;

(m) Air Quality Assessment by BWB Consulting;

(n) Drainage Strategy V1.10 11-09-20 prepared by Woolgar Hunter;

(o) Operational Management Strategy prepared by OBI and Jeffrey Bell Architects;

(p) Rylands Building, Manchester, Servicing Management Plan Curtins Ref: 75314-CUR-00-XX-RP-TP-003 Revision: V04
Issue Date: 10 September 2020;

(q) Structural Statement and Structural Addendum prepared by Woolgar Hunter;

(r) Rylands Building, Manchester Transport Statement Curtins Ref: 75314-CUR-00-XX-RP-TP-001, Revision: V04 Issue Date: 10 September 2020 and Rylands Building - Forecasted Trip Generation 16th November 2020;

(t) GTech Surveys Limited, Television and Radio Reception, Impact Assessment Rylands Building;

(u) Wind Microclimate Desktop Survey prepared by Arc Aero 09 December 2020; and

(v) Sections 4,5 and 6 of the Crime Impact Assessment VERSION A: 07.09.20, 2017/0879/CIS/02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) Notwithstanding the details submitted with the application, no works other than the demolition of the roof top plant shown on 1526-AL(05) 111 shall commence until a programme for the submission of the items listed in (a) and (c) below is submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Extension and ground floor retail frontages -Samples and specifications of all materials to be used on all external elevations, drawings to illustrate details of full sized sample panels (extension) that will be produced (The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames) and a programme for the production of the full sized sample panels (extension) and a strategy for quality control management; and

(b) The sample panels and any additional materials and the quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Listed Building - a programme for providing details of all internal and external materials (other than the ground floor retail frontages;

(d) The materials shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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) No works other than the demolition of the roof-top plant shown in 1526-AL (05) 111 shall commence until a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development other than the demolition of the roof-top plant shown in 1526-AL (05) 111 shall commence unless and until the above details have been agreed.

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

5) Notwithstanding the drawings approved in condition 2, , no works other than the demolition of the roof-top plant shown on 1526-AL(05)111 shall commence until details of the following have been submitted to and agreed in writing by the City Council as local planning authority:

(a) The works shall be are carried out in accordance with the Structural Inspection Strategy by Woolgar Hunter date 09 February 2021;
OUW Drawings (Reduced Scope) v1.30; OUW Schedule v.1.30; Proposed Structural Opening Up Works Task Method Statement;
Proposed Structural Opening Up Risk Assessment; Email correspondence (Deloittes) between 17-12-21 and 07-02-2022; and
Email from Deloittes 20-12-22

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling (which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration;

(c) The works shall be carried out in accordance with the Malrod Asbestos Removal Method Statement - with Appended Site Photographs and Locations by OHS. Removal of non-significant fabric: HNCMS-01-MS-001 7th Floor; HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor; HNCMS-001-MS-004 Demolition block and Stud walls; HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors) and Email from Deloittes 20-12-22

(d) Notwithstanding the details in the Structural Planning Report and Planning Addendum by Woolgar Hunter, final details of all of the proposed structural works, fire treatment, floor protection and structural repairs including those as outlined in the supporting structural engineers report (final agreement of the extent of these works may be need to be subject to a further planning application);

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) Detailed method statement for the recording, careful dismanteling, storage, protection and new location for the removed original staircase (between 5th and 6th floors) and surrounding features;

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 saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) Notwithstanding the details within condition 2 (d) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5), no works outlined within sections 3 and 4 of the Conservation Strategy shall commence unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been reviewed on site, submitted to and approved in writing by the City Council as Local Planning Authority. All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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

7) Notwithstanding the details as set out in condition 2 above, prior to each of the works specified in parts a) to o) of this condition being undertaken on site, final details (including where appropriate specification and method statement) shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Details of the new ground floor frontages including 1:20 elevations and sections;
b) Final details of the fascia, signage zones and a signage strategy for the ground floor;
c) Details of repairs and upgrade of existing roof;
d) Details of new crittal windows including location within existing window openings and making good of any existing fabric damage due to removal of the existing windows;
e) Details of the arcade fit out and arcade shop frontages;
f) A strategy for how existing features (including joinery and metalwork) will be reused;
g) A strategy for the re-use / relocation of the 7th floor doors and details of the final locations;
h) Details of the security doors and gates;
i) Strategy and details (1:20) for the reinstatement of the moulded dado and skirting;

j) Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings;
k) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
l) Details of any proposed damp proofing;
m) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
n) Any building lighting scheme; and
o) Details of all new entrances.

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

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

8) Prior to occupation of each of the following areas of the building (a) Ground floor and basement; and (b) Floors 1-11, a Tenant Fit Out Guide shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

9) Notwithstanding the details within condition 2 no development other than in the Early Works Phase (as detailed in point 2 of Deloittes letter dated 20-12-23) shall be carried out pursuant to this permission if the contract for the demolition, construction and completion of the building hereby permitted has not been let by 31-12-26 (and evidence provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy and to ensure that the development is fully implemented within a defined timescale which allows for the particular programme constraints associated with this site.

Appendix 1 – List of consultees & neighbours notified.

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) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL