

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137184/FO/2023

Date registered valid: 21 June 2023

Proposal: Creation of a residential dwellinghouse (Use Class C3a) together with extensions and elevational alterations including re-instatement of front dormer, installation of conservation type rooflights, erection of a single storey rear extension, together with the installation of 2 metre boundary treatment to the rear.

Address: 39 Great Ancoats Street, Manchester, M4 5AE

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Mike Dillon

Agent (if any): Steve Shiels Shiels Design LTD

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 December 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 29 June 2023 Expired: 20 July 2023

Neighbour notifications

Printed: 29 June 2023 Expired: 20 July 2023

Site notice

Posted: Expired:

Press advert

Published: 4 July 2023 Expired: 18 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

39 Great Ancoats Street is a three storey former doctors surgery and house. Built in the early 19th Century, and altered around 1887, the design is influenced by the Arts and Craft movement. The building has more recently being used as offices and is now vacant. There is a two storey outrigger to the rear of the property that is a later addition to the property but of historical significance. There is also a small yard area to the rear which is accessed off Gun Street.

Listed building: Grade II

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The application site is located in the Ancoats Conservation Area. There are a number of medium rise residential apartment buildings located either side of the property together with other commercial uses such as a car park and warehouse buildings. The significance of the conservation area is derived from the larger mill buildings which are situated around the canal together with the smaller, modest terrace properties and former industrial buildings.

Ancoats has become a popular destination in the city centre.

Description of development

Creation of a residential dwellinghouse (Use Class C3a) together with extensions and elevational alterations including re-instatement of front dormer, installation of conservation type

rooflights, erection of a single storey rear extension, together with the installation of 2 metre boundary treatment to the rear.

Consultations & Notification Responses

Publicity The application has been advertised as affecting a listed building and affecting the setting of the conservation area. The listed building application has also been advertised accordingly. Letters have been sent to an adjacent properties. No comments have been received as part of that process.

Highway Services advise that the proposal is unlikely to give rise to a significant level of new vehicle trips. It is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. The site is well accessed by sustainable modes given its proximity to the city centre and public transport nodes. On-site parking provision for 1no. car will be retained to the rear of the property, accessed from Gun Street. Sufficient driveway clearance of at least 6m x 3m will be retained and a supporting swept-path assessment has been provided. Plans show that the boundary fencing and gate in the vicinity of the driveway access will be set-back from the adopted highway. This is considered acceptable by Highways and will maintain appropriate levels of visibility. No off-site highways works are proposed. Secure cycle parking should be provided as part of the development. A construction management plan should be provided.

Environmental Health advise that a construction management plan is agreed together with details for the acoustic insulation of the property, details of refuse, electric vehicle charging and measures relating to ground conditions and imported soils.

Flood Risk Management Team advise on an informative only

Greater Manchester Ecology Unit (GMEU) advise that no evidence of bats was found during the survey and the building was found to have negligible potential to support roosting bats. New lighting must avoid impact in bats, works to the roof space should avoid main bird nesting season and there should be ecological enhancements at the site such as bird and bat boxes.

Greater Manchester Archaeological Advisory Service (GMAAS) advise that no archaeological investigations are required.

Policy

Manchester Core Strategy (2012) Policies SP1, EC1, EC3, EN1, EN3, CC9, EN4, EN6, T1, T2, EN14, EN15, EN16, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policies DC1, DC18, DC19 and DC26

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

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

Ancoats and New Islington NDF

Issues

Principle

The proposal seeks to create a single dwellinghouse at the property. The last known use is offices, a site office associated with a construction site. This proposal would result in the loss of the use from the site but it is not considered this would undermine employment land within the City and would revert the use of the property back to its original purpose as a dwellinghouse. This would preserve the character and significance of the internal spaces.

The property has been vacant from a number of years and is showing signs of deterioration and water ingress. This application would restore historical features, internally and externally, to the property. Modifications are required to provide modern living accommodation from the applicant including erecting a rear extension at the property and introduction of conservation rooflights.

The proposal would provide a spacious dwellinghouse which exceeds the Council space standards. There would be a rear yard/garden area for the property providing external amenity space.

The retention and refurbishment of the property would be a positive addition to the area.

Visual amenity

The front (SW) elevation of No. 39 is constructed in red stock bricks in Flemish bond but the side and rear elevations are constructed in red/brown common bricks. The front elevation appears to have been added or rebuilt later than the side elevation and that it is not fully keyed into the courses of the side elevation.

The whole front elevation is framed by a chamfered plinth at the bottom, brick pilasters at each side and a cornice at the top comprising some corbelled and moulded brick courses.

The ground floor has three tall windows and a door (off-set to the R) with a continuous band of painted stone at lintel level and another at window sill level. All GF windows have been boarded over.

The two outer windows have round, segmental brick arches over the lintel band with square terracotta tiles with a repetitive floral pattern. The door is a traditional four-panel door with a short (boardedover) overhead.

At first floor level is a single and central, canted timber oriel window with an over-hanging fish-scale slate roof and leaded and stained glass upper lights in the fixed upper panels. The larger opening lower lights are plain glass in side-hung casements.

The second floor has two pairs of windows, again with leaded and stained glass upper lights in the fixed upper panels. The larger opening lower lights are plain glass in side-hung casements. The slate roof has a small roof-light, although historic photographs show that it historically had a dormer window.

At the rear there is a three storeys outrigger at the left, where there is a timber canted oriel (similar, but not identical to the one on the front) spanning the first and second floors, with casement windows. Below the oriel is a recessed doorway (boarded) with an overhead. At the right of the passage is a two-storey lean-to outshot (which probably dates from the 1887 remodelling) in English Garden Wall bond and which tightly abuts the rear wall only a few millimetres from the oriel.

Between the top of the roof of the outshut and the eaves of the main range is a wide but short window of four small lights. In the angle is a tall plain chimney stack, rising against the party wall with the Hudson building. The outshut has a 2 over 2 sash at first-floor under a shallow segmental brick arch. Its ground floor is obscured by an early-C20 lean-to outshut.

At ground floor, the outshut has a projection to the L with a flat roof, a clerestory lantern window, a segmental arched doorway and a casement window at ground-floor, and a 2 over 2 sash overlooking the flat roof.

The works to the exterior of the property include:

- General conservation, restoration and redecoration of front elevation, including windows;
- Reconstruction of dormer on front roof slope and Insertion of roof lights to provide light into upper floors;
- Retention of outshut and construction of new single storey extensions;
- Landscape works to rear yard

The side elevation would be rendered and repaired. This would be beneficial to the property and prevent further deterioration.

The proposal involves the general repair and restoration with a light touch, gentle cleaning, rubbing down of all painted timber (namely windows and door) and stone and its repainting in a suitable colour. All windows will be carefully restored and repaired to maintain the existing methods of opening and all stained and painted glass will be retained and repaired as necessary, by Cheshire Stained Glass. Subject to agreeing details, these works are acceptable and would help preserve the appearance of the property.

The external brickwork and terracotta on the front elevation is in good condition and most of the pointing is sound but a few areas of pointing have weathered excessively, at low level. It is proposed that a sample of the original mortar will be sent to a laboratory for analysis of its component mix and any areas of missing pointing will be repointed with a matching mortar mix and to a matching finish. No cleaning of the front elevation is required or proposed.

The roof covering of the main roof and of the oriel window appear to be in reasonable condition, however, the whole roof coverings will be carefully taken off; the roof structures will be checked for condition; any defective slates will be replaced with slates reclaimed from elsewhere to match in original source, colour, texture and dimensions; any defective structural timbers will be repaired, if possible, or replaced with matching timbers, if necessary; all slates and ridge tiles will be re-laid on a new membrane with insulation and new battens to the original bonding pattern.

It is proposed that the existing cast iron gutters on the main roof will be: carefully checked; repaired and re-lined with a water-proof compound, where possible and; replaced with new matching gutters, if necessary. It is proposed that the existing plastic down-pipes and gutters on the oriel window will be replaced with cast aluminium downpipes and gutters.

It is proposed that the existing window frames will all be restored, renovated to operational and draught-proof condition and that all stained and painted glass will be conserved by specialist craftsmen. However, as Great Ancoats Street is a busy pedestrian route and the building is at the back of the pavement, it is proposed that the existing plain glass on the Ground Floor windows will be removed and replaced with reeded glass, which is a traditional method of

providing light but obscures visibility, as frequently used in kitchen windows in country houses and in other similar locations, such as to prevent clear sight into a doctor's surgery.

The front roof slope has a small modern roof light but historic photographs clearly illustrate that a traditional squared dormer was in situ in the mid 20th C. It is unclear whether or not the dormer was original but it was of traditional design and did not detract from the appearance of the building or the area. It is proposed that a similar squared dormer will be constructed in the same style, size and location as the previous dormer.

The proposed dormer will therefore re-instate a traditional feature and enhance the appearance and usability of the building and have a beneficial impact on the significance of the building. It is also proposed that two modest "Conservation Roof-lights" will be inserted on the front roof slope, flush with the plane of the roof on each side of the dormer. It is also proposed that six modest "Conservation Roof-lights" will be inserted on the rear roof slope. As they will have black metal frames and sit flush with the plane of the roof, they too will have a traditional appearance and minimal impact on the significance of the building. Final details would be agreed by planning condition.

The proposed that the rear wall, oriel window, side projection with the clerestory lantern and both chimneys will be retained in situ and repaired as far as possible, repointed and repainted as necessary.

The external face of the retained walls will be gently cleaned Any loose or missing mortar joints will then be repointed using a traditional mortar. The rear oriel window and side projection with the clerestory lantern, which are the most significant components of the rear elevation, will be retained and repaired in situ and so they will retain a high degree of authenticity and integrity.

It is proposed that a single storey extension (approx 3m x 5.2m) will be constructed at the rear and that part of the rear wall of the outshut will be demolished at ground level and the 20th C rear extension to create an open plan kitchen, dining and living space, which will be partly in the existing building and partly in the extensions. This extension would be beyond the parameters outlined in saved policy DC1, however, it should be noted that the rear of the site is heavily enclosed by the adjacent developments, particularly the Hudson Building. As such, it would ensure that the rear extension does not feel overly dominant for its context and would not give rise to any impacts on surrounding residential amenity.

The rear extension would involve some loss of historic fabric in the rear outshut, it is fabric of negligible architectural interest. Furthermore, a short down stand will be retained to provide added the legibility of the position of the rear wall to that which will be provided by the retained parts of the wall at upper floors. Although the 20th C rear extension has negligible heritage significance, its mono-pitch lean-to roof will also be retained provide a memory of it as a phase in the building's evolution.

It is also proposed that a small single storey extension (approx 1.6m x 3m) will be constructed infill the passage between the side of the outshut and the side boundary and that part of the side wall of the outshut will be demolished at ground level and to create the open plan kitchen, dining and living space, which will be partly in the existing building and partly in the extensions. Although this too will involve some loss of historic fabric in the rear outshut. The rear wall of the side projection and the clerestory lantern above will be retained in situ to provide the legibility of the position of the side projection. It is also proposed that a short length (approx 1.2m) of the rear wall of the main building will be removed as, otherwise, it would project impractically into the open plan kitchen, dining and living space. This short length of wall includes a window with margins (Item 1.4 in Table 1) which has been painted over internally and blocked up externally. However, it is proposed that this window will be restored and relocated into the rear wall of the

small side extension and so it will be retained within the building. The retained part of the rear wall at Ground Floor level currently has a blocked doorway and it is proposed that the doorway will be re-opened to provide access into a pantry

It is proposed that that the rear extension will be a simple but neat orthogonal structure which will be fully glazed with bi-fold doors around the exposed corner but will incorporate some piers in bricks to complement the existing bricks to help it to integrate with the existing building. It will have a flat roof supported by a piloti at the corner and a slightly profiled metal fascia which will provide appropriate definition to the junction of wall and roof. The smaller side extension will be constructed in the same bricks and have a similar flat roof with matching fascia and will accommodate the window with margins in its rear wall, relocated from the existing rear wall

Final details of the materials and specifications of the extensions would be agreed by planning conditions to ensure that the delicate, light weight appearance is created at the rear contrasting appropriately with the historical fabric of the building.

New boundary treatment and landscaping works would be created in the rear yard which would improve the setting of the listed building. Final details would be agreed by planning condition.

Impact on the listed building and conservation area

The application property is grade II listed and is located in the Ancoats Conservation Area.

The proposal was built between 1793 and 1819, probably as a house, but it was remodelled around 1887, with the front elevation influenced by the Arts and Crafts movement, extended towards the rear as a doctor's surgery and home.

The building has architectural, evidential and aesthetic value as an example of architecture influenced by the Arts and Crafts movement of the late 19th Century. The property internally has been stripped of much of its original timber and plaster work, however, there are many features which are retained including the original floor plan, partitions, fire places and chimneys, staircases, front hallway tiles, windows and evidence of plaster work.

The rear extension is a later addition but is considered to part of the properties evolution and represents a subservient addition to the main house.

The floor plan would be largely retained with a few exceptions including remodelling and removal of the rear wall of the outrigger to form a new single storey extension. This would also involve modification to external walls. There would also be a side extension to the outrigger which would involve modifications to the lantern.

The appropriateness of the extension is considered elsewhere within this report, however, the extent of demolition and effect on the setting of listed building and the conservation area would cause a low level of harm to the listed building.

Internally, there would be remodelling and removal works but largely there would be reinstatement works including plaster work and repair and reinstalment of fire places and chimneys. This would have a positive impact on the listed building restoring many of the lost elements.

There would be new partitions including creation of a en-suite to one of the upper floor bedrooms. It is acknowledged that this would result in a low level of harm to this space as it would not be fully appreciated. However, the enusite is reversable and could reveal the space again at some point in the future.

Externally roof lights would be conservation style and the roof repairs conservation led.

An extensive number of conditions would restore the repair and restoration of the building.

The proposal would result in a low level of less than substantial harm to the listed building. This low level harm is outweighed due to the proposal being largely retained in floor plan and use together with the heritage benefits associated with the restoration works. As required by paragraph 202 of the NPPF the low level of harm caused is outweighed by the public benefits of the scheme.

The proposal would preserve the setting of the conservation area through the retention of the building and improvements and repairs to its façade. The extension to the rear, whilst large, would sit within the context of the larger buildings which surround it and would remain a subservient element to the main house and surrounding buildings.

Highway

A single dwellinghouse is not likely to give rise to significant level of new vehicle trips. The site is well accessed by sustainable modes given its proximity to the city centre and public transport nodes.

On-site parking provision for 1no. car at the rear of the property and accessed from Gun Street. It has been demonstrated to the satisfaction of Highway Services that this space is accessible. Boundary treatment would maintain visibility. The space should be fitted with an EV charging point and there should be secure cycle provision which should again be secure by condition.

A construction management plan should be provided.

Waste management

There is adequate space within the curtilage of the proposed dwelling to store waste. Final details should be agreed by planning condition.

Noise and disturbance

The application property is located along a busy road frontage along Great Ancoats Street together with being located in Ancoats where there are a number of late night commercial uses. It is therefore necessary to ensure that the residential accommodation is suitably insulated to prevent any noise ingress to the building from external noise sources. This should also take into account the listed status of the building.

Environmental Health recommended that an acoustic insulation scheme is prepared and agreed. This should form part of the conditions of the approval.

It is not considered that the proposal itself would generate unacceptable levels of noise. There is likely to be noise and disturbance to nearby properties during construction, however, this is unlikely to generate an unduly harmful impacts given the limited scale of the project. Measures can be agreed within the scope of the construction management plan which should form part of the conditions of the approval.

The would be noise generated from use of external areas such as the rear yard. However, given the space is associated with a single dwellinghouse, it is not considered that it would

generate levels of noise which would be unduly harmful and are considered to be commensurate with the surrounding area.

Ground Conditions

In line with the recommendations of Environmental Health, the application should be subject to conditions which, in the event any contaminated land is encountered, then the development shall cease until investigations and remediation is undertaken. In addition, any imported soils should be validated.

Impact on ecology

No evidence of bats was found during the survey and the building was found to have negligible potential to support roosting bats. New lighting must avoid impact in bats, works to the roof space should avoid main bird nesting season and there should be ecological enhancements at the site such as bird and bat boxes. These matters should form part of the conditions of the planning approval.

Drainage

Subject to an informative, there are no drainage implications for this development.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Extensive discussions have taken place with the applicant during the course of the application with regards to the repair of the exterior of the building. The proposal will be a sensitive repair of the listed building and therefore complies with the development plan. The proposal is therefore determined in a timely manner

Condition(s) to be attached to decision for approval

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.04.2.1 Rev C received by the City Council, as Local Planning Authority, on the 7 December 2023

A.04.3.3, A.04.3.2, A.04.3.1, A.04.2.6, A.04.2.4, A.04.2.3, received by the City Council, as Local Planning Authority, on the 11 October 2023

Hincliffe letter dated 2 October 2023 received by the City Council, as Local Planning Authority, on the 11 October 2023

Heritage statement, drainage statement, Daytime bat survey, daylight and sunlight assessment, Noise impact statement 2023 received by the City Council, as Local Planning Authority, on the 6 June 2023

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.

3) No works to the roof space shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety pursuant to policy EN18 of the Manchester Core Strategy (2012).

5) Any soils imported for use in any gardens shall be validated as suitable for use and a minimum of 600mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation of the dwellinghouse hereby approved, a post completion report shall be submitted to the City Council, as Local Planning Authority.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) 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, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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

The development shall be carried out in accordance with the approved construction management plans for the duration of the development.

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

7) Prior to the commencement of development, samples and specifications of all material to be used on all external elevations (including proposed rear extension) of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the development.

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

8) Prior to the commencement of the proposed works to repair and restore the existing roof, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the roof, including timber works, shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the roofs of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF/NPPG.

9) Prior to the commencement of repair and cleaning works to the exterior masonry, decorative stone work and cills of the development a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, pinning, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and cills and other materials wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF/NPPG.

10) Prior to the commencement of works to remove, repair and reinstate any rainwater goods, a detailed method statement, specification and repair strategy for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal, repair and reinstatement of the rainwater, shall be carried out in accordance with this method statement.

Best endeavours shall be made to use salvage any existing rainwater goods wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable material, which in this case is cast iron, shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure the rainwater goods are appropriate for the character and appearance of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first occupation of the development details of a hard and soft landscaping treatment for the rear yard shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the first use of the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

13) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

14) Prior to the first use of the building, details of secure cycle provision with the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented prior to the first occupation of the development and retained and maintained in situ for as long as the development remains in use.

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

15) Prior to the first occupation of the development details of the provision of an electric car charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter made available and retained for as long as the development is in use.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

16) Prior to the first use of the development hereby approved, details of the number, siting and appearance bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

17) Notwithstanding drawing ?? A stamped as received by the City Council, as Local Planning Authority, on the ??, prior to the first occupation of the development, details of the siting, scale and appearance of the boundary treatment to the rear yard shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be

implemented as part of the development and be in place prior to the first occupation of the development.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the drawings approved by this planning condition.

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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

20) Prior to the use of an arch hereby approved, details of a waste management strategy for the storage and disposal of refuse for that arch shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the first use of the arch and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial uses pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

21) Notwithstanding the Noise impact statement 2023 received by the City Council, as Local Planning Authority, on the 6 June 2023, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) Prior to the commencement of works associated with the repair and reinstatement of windows and doors, a detailed method statement and specification (including sections) for the repair works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that the repair strategy is acceptable pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF/NPPG.

23) Prior to the installation of roof lights and dormer, a method statement and specification for the installation of conservation style roof lights and dormer (including sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason – In the interest of visual amenity pursuant to policy EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

Informative

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

The applicant should be aware of the legal protection that certain species receive, and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted.

137185/LO/2023 Decision notice

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Extensive discussions have taken place with the applicant during the course of the application with regards to the repair of the exterior of the building. The proposal will be a sensitive repair of the listed building and therefore complies with the development plan. The proposal is therefore determined in a timely manner

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

A.04.2.1 Rev C received by the City Council, as Local Planning Authority, on the 7 December 2023

A.04.3.3, A.04.3.2, A.04.3.1, A.04.2.6, A.04.2.4, A.04.2.3, received by the City Council, as Local Planning Authority, on the 11 October 2023

Hincliffe letter dated 2 October 2023 received by the City Council, as Local Planning Authority, on the 11 October 2023

Heritage statement, drainage statement, Daytime bat survey, daylight and sunlight assessment, Noise impact statement 2023 received by the City Council, as Local Planning Authority, on the 6 June 2023

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.

3) Prior to the commencement of repair works to the internal staircases, a detailed method statement and specification (including material specification) for the removal, alteration, repair, and replacement of the staircase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage and re-use existing features, stone/brickwork and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the

City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the commencement of repair works to the chimney/fireplaces, a detailed method statement and specification (including material specification) for the repair, retention and cleaning, of the chimneys and fireplaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including external CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of repair, restoration and cleaning works to the existing windows (including glazing) and doors (internal and external) a detailed method statement and specification (including material specification) for the repair, cleaning and painting of the windows shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the existing windows in order to ensure that the historic fabric is retained and repaired where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the installation secondary glazing within the existing listed façade, a detailed method statement and specification of the secondary glazing (including frame size, fenestration and design together with how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of works associated with the installation of the new internal partitions, a detailed method statement and specification (including sections, junction details and method of fixing) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) Prior to the commencement of repair works to the existing timbers present and to be retained together with the installation of new timber work (including floors, skirting, architrave) a detailed method statement and specification (including material specification) for the removal, alteration, repair and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved detailed and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the commencement of repair works to the existing plaster work present and to be retained together with the installation of new plaster work (including ceilings, walls and cornice reinstatement works) a detailed method statement and specification (including material specification) for the removal, alteration, repair and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved detailed and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the works to the floors within the building, a detailed method statement and scheme for the works (including re-use of the flooring), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - To ensure that the floor is appropriate and there is reuse of the existing floor where possible pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the commencement of works to the clerestory lantern, a detailed method statement and drawings showing the full extent of removal of historic fabric together with the repair and reinstatement works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works and use of materials).

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the commencement of works to instal the extract louvres to the north east elevation, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works and use of materials).

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

14) Prior to the commencement of works associated with the proposals to construct the new staircase and reinstate the slab to the ground floor shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. Should any parts of the Listed Building become damaged as a consequence of the works then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the installation of the staircase is appropriate and does not cause and harm or damage to the fabric of the Listed Building and that any damaged to the building which result

as a consequence is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19.

15) Prior to the commencement of any structural works to stabilise the front and side elevations of the building, a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development.

Reason - To ensure that the works are appropriate pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

16) Prior to the erection of the single storey rear extension hereby approved, a detailed method statement for the removal and alterations to the rear outrigger shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved method statement shall be implemented as part of the development.

Reason - To ensure that the works are appropriate pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
United Utilities Water PLC

Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Lower Ground To Second Floor, 27 Great Ancoats Street, Manchester, M4 5AE
Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Third And Fourth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
41 Great Ancoats Street, Manchester, M4 5AE
PICCADILLY SAUNA, First And Second Floors, 36 - 38 Great Ancoats Street, Manchester, M4 5AB
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Bem Brasil, 60 Lever Street, Manchester, M1 1FJ
Flat 3, 46 Great Ancoats Street, Manchester, M4 5AB
Flat 2, 46 Great Ancoats Street, Manchester, M4 5AB
Flat 1, 46 Great Ancoats Street, Manchester, M4 5AB
27 Great Ancoats Street, Manchester, M4 5AJ
Ground Floor, 46 Great Ancoats Street, Manchester, M4 5AB
46 Henry Street, Manchester, M4 5DD
44 Great Ancoats Street, Manchester, M4 5AB
La Rosa, 36 - 38 Great Ancoats Street, Manchester, M4 5AB
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
46 Great Ancoats Street, Manchester, M4 5AB
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN
2 George Leigh Street, Manchester, M4 5AL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE

40 - 42 Great Ancoats Street, Manchester, M4 5AB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

Area Team Boundary - Name: CENTRAL