

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137638/FO/2023

Date registered valid: 21 July 2023

Proposal: Improvement works to the public realm area adjacent to 70 Great Bridgewater Street including reinstating external lift access to canalside level, upgrading of stairs and canal side balustrades, new planting and seating and other associated works.

Address: 70 Great Bridgewater Street, Manchester, M1 5ES

Ward(s): Deansgate Ward

Applicant: Bridgewater Manchester (Luxembourg) Holding SARL

Agent (if any): Mr Jay Patel Savills

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 February 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 September 2023

Standard consultations:

Printed: 7 September 2023

Expired: 28 September 2023

Neighbour notifications

Printed: 8 August 2023

Expired: 29 August 2023

Site notice

Posted: 8 August 2023

Expired: 29 August 2023

Press advert

Published: 15 August 2023

Expired: 29 August 2023

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building

Listed building: Not applicable.

Conservation area: Not applicable.

Tree Preservation Order: Not applicable.

Description of area

This application relates to an area of hard landscaping containing trees, a redundant lift and a staircase that is located to the side of 70 Great Bridgewater Street and is between this building, the Tib Lock section of the Rochdale Canal, a canal feeder that links to the Bridgewater basin and the bridge of Great Bridgewater Street.

70 Great Bridgewater Street is a self-contained seven story office building that was completed in 2001. It replaced the Grade II Listed Havelock Mill, which could have been the largest surviving silk mill in the North-West region in the 1970's. The mills were demolished in 1992 and caused a series of protests and a public enquiry and but replaced by the current building. Planning permission referenced 055277/FO/CITY3/1998 previously granted permission for the construction of the building and was approved in December 1998. The building is currently being refurbished including the extension of the existing building comprising the infilling of the lightwell and a two-storey rooftop extension and the complete replacement of the existing facade in accordance with application referenced 129081/FO/2021, which was approved in April 2021.

The closest listed buildings to the site are the Grade II Listed Chorlton New Mill and attached chimney, which is located on Cambridge Street, the Grade II Listed Manchester South Junction and Altrincham Railway Viaduct and the Grade II Listed Ritz Dancehall located on Whitworth Street West, the Grade II Listed Canada House, Grade II Listed Peveril of the Peak Public

House and Grade II Listed Chepstow House located on Chepstow Street, the Grade II Listed Lee House and the Grade II Listed Briton's Protection Public House located on Great Bridgewater Street, the Grade II Listed Princes Buildings and Grade II Listed Oxford Road Station located on Oxford Road, the Grade II Listed Rochdale Canal Locks 89 and 90, the Grade II* Listed Manchester Central (former Manchester Central Station) located on Windmill Street, and the Grade II Listed 13-17 Albion Street.

The land subject of this application would be seen in context with the Grade II Listed Chepstow House.

The site isn't within a conservation area and is approximately 739ft from the St Peter's Square Conservation Area, 856ft from the Whitworth Street Conservation Area, 883ft from the George Street Conservation Area and 1096ft from Castlefield Conservation Area.

The site is within the Petersfield area of the City Centre, which is located adjacent to the city centre's Civic Quarter and Central Business District. Petersfield is characterised by its blend of historic listed buildings, modern architecture, and high quality cultural and leisure facilities. The area is home to Manchester Central - the city's premier conferencing venue, the Bridgewater Hall, the Great Northern Warehouse and some of the region's best hotels and a significant amount of office space. Within the immediate local context, The Bridgewater Hall is located to the north. Chepstow House (in residential use) and Rain Bar (Public House) are located to the east. The Hacienda Apartments and Bridgewater Bank (apartments) and Merchant Exchange (office) are to the south and Jury's Inn is to the west.

The site is linked to Great Bridgewater Street by a staircase and a footbridge across the canal feeder and a ramped route at the side of Rain Bar and to Whitworth Street West by a footbridge across the canal. It is also connected to the Bridgewater Hall and Lower Mosley Street by a pavement alongside the canal feeder. This enables convenient pedestrian access to both Oxford Road and Deansgate rail stations and to parking and bus services on Whitworth Street West. This route includes a redundant public lift. There is also an attractive traffic free pedestrian route along the Rochdale Canal to Oxford Road and Castlefield.

The nearest Metrolink station to the site is Deansgate-Castlefield which is just over 400 metres walk from the site. This station is an interchange with services operating to Manchester Piccadilly, Manchester Victoria, and wider metro link locations within Greater Manchester. St Peters Square Metrolink station is also close to the site.

The existing site needs improvement with graffiti, weeds, a large amounts of Goose droppings and chain link fencing. It is also currently affected by the land taken up by the site hoarding for 70 Great Bridgewater Street.

Description of development

Planning permission is sought for the following works:

- The reinstatement of the lift in the existing structure.
- The installation of new silver railings to match and continue the existing railings adjacent the canal feeder and swing bridge.
- Ground floor planting along the base of the staircase.
- New stone tread and risers to existing stair and addition of architectural metalwork balustrade under the stairwell enclosure to match the metalwork of 70 Great Bridgewater Street.
- The removal of the wall adjacent the stair and replacement with balustrade.
- Vertical infill metalwork would be added under the stair.

- Installation of a localised ramp to improve access adjacent the trees.
- Removal of existing cobbles around existing seat.
- Creation of a raised edge around the trees.
- Replacement of the chain link fence with railings to match those installed by the Canal and River Trust and additional railings around the lock.

Cobbles and natural stone paving would also be retained cleaned, pointed and repaired and openings would be retained to maintain existing access.

Consultations & Notification Responses

Neighbourhood Team Leader (Arboriculture) - Advised that they do not object to the proposals subject to BS:5837 being strictly adhered to during any excavation works.

Greater Manchester Ecology Unit - Confirmed that they have no comment to make on the proposals.

Highway Services - Confirmed no objection to the proposed public realm improvements.

MCC Flood Risk Management - Recommended the following 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.

Greater Manchester Police - No comments received.

Canal & River Trust - Recommended two informatives in relation to the management of plan adjacent the canal.

Manchester Water Safety Partnership - Requested a full water safety risk assessment and details of how this would be acted on / implemented. The assessment should highlight the need for waterside rescue equipment, including perry lines / throwlines and reach poles. Lighting and clear location signage, including the canal lock number, should include instructions on how to call GMFRS should a rescue be needed. There should be a plan for maintenance and repair, and a plan to engage with the MWSP for ongoing staff training. All water incidents must be reported to the MWSP.

Publicity - The application was advertised in the local press as affecting the setting of a listed building. A site notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Regeneration Team - Advised on practical considerations for the amendments to the site.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy EN9 (Green Infrastructure) states that development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function.

Policy EN10 (Safeguarding open space, sport and recreation facilities) advises that as opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities.

Policy EN15 (Biodiversity and Geological Conservation) states that the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

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

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

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

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

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

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to 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 policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to 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.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-P 6 (Health) states that to help tackle health inequality new development will be required, as far as practicable, to include support for healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice.

Policy JP-P 7 (Sport and Recreation) states that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages, including by requiring new development to support the achievement of strategic and local plan standards by providing new and/or improving existing facilities commensurate with the demand they would generate, ensuring that they meet accessibility standards and locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity.

Policy JP-S 5 (Flood Risk and the Water Environment) details measures to protect the quantity and quality of water bodies and manage flood risk.

Policy JP-C 5 (Walking and Cycling) states that in order to help deliver a higher proportion of journeys made by walking and cycling a range of measures are supported, including creating safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community, ensuring routes are direct, easily navigable and integrated with the street and public transport network, creating active neighbourhoods and street networks which are more permeable to walking and cycling than to the private car, creating an active incentive to walk and cycle; creating dedicated separate space for people walking and cycling, with pedestrians and cyclists given priority at junctions and crossings which form part of the Bee Network, increasing the capacity and quality of walking and cycling infrastructure in locations where significant growth in the number of short journeys is anticipated, and where improvements are proposed, utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling; and ensuring that new developments are planned and constructed with walking and cycling as the primary means of local access, and fully integrated into infrastructure.

Policy JP-G 3 (River Valleys and Waterways) states that river valleys and waterways will be protected and improved as central components of our Green Infrastructure Network and a vital part of a Nature Recovery Network, making a major contribution to local identity, quality of life and the natural environment. The delivery of the following priorities is sought:

- Retain the remaining open character of the river valleys, avoiding their fragmentation and prominent development on valley edges.
- Promote public enjoyment of the river valleys.
- Protect and enhance the mosaic of semi-natural habitats.
- Retain existing pockets of relatively tranquillity and seclusion.
- Reduce flood risk, through Natural Flood Management (NFM).
- Improve water quality.
- Return rivers to a more natural state where practicable,
- Increase the use of canals and watercourses for active travel, with improved and extended rights of way alongside the water providing walking and cycling routes for both recreation and commuting, thereby increasing access to natural green space.
- Ensuring that development relates positively to waterways integrating green infrastructure through high quality frontages and public realm alongside the water.

National Policy

Sections 16, 66 and 74 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 to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well-Designed and Beautiful Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Section 15 (Conserving and Enhancing the Natural Environment) advises that planning policies and decisions should contribute to and enhance the natural and local environment.

Visual amenity and the impact on the setting of the Heritage Asset -

The works would improve the appearance of the space by installing new railings to replace chain link fencing, repairing and maintaining existing paving and providing seating and features that would give the site more character.

In view of the above, it is considered that the proposals would have a beneficial impact on the character and appearance of the building and the surrounding conservation area by removing the poor-quality louvres and are therefore in accordance with the above-described policies and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Provision of a Well-Designed Place -

The works would be high quality and would make the land safer and more accessible and would create an improved environment and continue the regeneration work in this area.

The existing trees would be retained and planting beds would be installed adjacent the stair.

The alterations would be legible and would be in keeping with the distinctive identity of the area.

The alterations would also include materials, colours and designs that relate to those used on the adjacent building.

This proposal would improve existing routes and movement patterns.

Inclusive Access -

The proposal would provide a fully accessible environment and allow the canalside to be accessed and used by everyone and includes age friendly measures.

- Safety would be improved by upgrading and extending fencing and through enhanced maintenance.
- Access to and through the area would be improved by reinstating the lift.
- The proposed benches would have a range of provisions with armrests and backrests (all have armrests, 2 have back rests).
- Stair nosing would be in contrasting colours.
- A ramp with a level landing would be created to improve access through the site.
- Increased maintenance would reduce trip hazards.
- Access to canal operations would be maintained and facilities would be improved.

The proposals would enhance pedestrian movement within and around the public realm.

A maintenance strategy should ensure that the site remains accessible to all.

Waste and Recycling -

There is an existing local authority managed bin on the site.

Surface Water Drainage and Climate Change Resilience -

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

The Local Lead Flood Risk team advised that an informative should be applied to application to advise the applicant of the need to 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.

Crime and Disorder -

The increased maintenance and increased openness of the site would assist in the creation of a safer environment.

In view of the above the proposal is consistent with policies SP1 and DM1 of the Core Strategy.

Transport Issues / Relationship to Transport Infrastructure -

The area would continue to be well served by a variety of sustainable transport modes including walking, cycling, buses, trains and the Metrolink and Metroshuttle systems. The increased permeability would provide improved access to surrounding bus stops and train services.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Impact on Biodiversity -

The new soft planting and works to improve the condition of the existing trees, would introduce more species and contribute towards the creation of green linkages and habitat corridors. A condition would also be applied to require the consideration of also providing measures including bird and bat boxes, to agree the type of planting and to require details of the works to trees and prevent these works from taking place during bird nesting season.

In view of the above the proposals are considered to be consistent with policies SP1, DM1, EN9 and EN15 of the Core Strategy.

Blue and Green Infrastructure -

The proposals incorporate planting and improve canal safety.

Pedestrian linkages to and across the canal would be enhanced particularly by the reinstatement of the lift.

In view of the above the proposals are considered to be consistent with policies SP1, DM1, EN9 and EN15 of the Core Strategy.

Health and Wellbeing -

The proposals would deliver a well-designed public space that encourages social interaction to be open and accessible to all communities and be connected into the movement network.

A high quality, safe and accessible environment would be provided as part of these proposals via the repairs and the increased area of the canal edge covered by railings.

The proposals have been designed to be inclusive and have considered the needs of all parts of the community, including disabled people, older people, canal users etc.

The location of the site means that it is accessible from a various type of public transport.

The increased amount of soft landscaping would create a healthier environment for the people using the site.

Given the above, the proposals are considered to be in accordance with Policies CC10, SP1, and DM1.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included significant negotiation and ongoing advice about the information required to be submitted to support the application and to address issues. This has led to the proposal of an acceptable proposal.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

The location plan referenced 1420 L0001 received by the City Council as local planning authority on 29 August 2023

The drawings referenced:

4154 102 Rev F

4154 201 Rev B

received by the City Council as local planning authority on 11 December 2023

1420 A3021 Rev A
1420 L1601 Rev A
1420 L1602 Rev A

received by the City Council as local planning authority on 15 December 2023

The Planning Design Statement prepared by OMI Architects dated 16 August 2023 received by the City Council as local planning authority on 29 August 2023.

The Landscape Design Statement Rev C prepared by TPM received by the City Council as local planning authority on 8 September 2023.

Addendum to Landscape information prepared by TPM received by the City Council as local planning authority on 11 December 2023

The email from Savills dated 29 January 2024, 15 December 2023, 5 December 2023 (points 2,3,

In view of the above the proposals would be consistent with Core Strategy Policies DM1, SP1, CC4, CC10, EN1, EN3, EN9 and EN10.

3) Prior to the commencement of the construction phase of the development a full Water Safety Risk and Impact Assessment outlining management of the risks associated with open water during the construction works and during the use of the development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Manchester Water Safety Partnership), which for the avoidance of doubt shall consider:

- The need for additional waterside rescue equipment, including perry lines / throwlines and reach poles, lighting and clear location signage including the canal lock number.
- Instructions on how to call GMFRS should a rescue be needed.
- A plan for maintenance and repair,
- A plan to engage with the MWSP for ongoing staff training.
- All water incidents must be reported to the MWSP.
- All risk assessments should consider the possibility of people entering water either deliberately or by accident and appropriate mitigation actions completed.

Reason - In order to ensure that all staff, managers and construction workers involved in the construction and use of the property are aware of the risks of open water in order to minimise open water related accidents in accordance with Section 149 of the Equality Act 2010 and the Core Strategy for the City of Manchester, in particular Policies CC10 (A Place for Everyone), SP1 (Spatial Principles) and DM1 (Development Management) and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the completion of the development hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars within Condition 2 of this decision. Any topping, lopping or excavation shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made other than in accordance with the approved plans and particulars within Condition 2 of this decision.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) a) Prior to the completion of the works a full specification for the new passenger lift and an installation method shall be submitted to and approved by the City Council as local planning authority.

b) The lift shall be installed fully and only in accordance with the information within a) of this condition prior to the completion and reuse of the development.

c) A management and maintenance strategy, including a Strategy for securing the lift and providing access to the use of the lift shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the lift.

d) The management and maintenance measures with c) of this condition shall be fully complied with during the installation of the lift and for as long as the lift is in situ.

e) The lift shall be retained and operational in perpetuity.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

6) a) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of the development full and final details of the landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority, including the following information:

- i. Samples and specifications of all materials to be used in the landscaping and for the street furniture, staircase alterations and boundary treatment.
- ii. Jointing and fixing details between all component materials.
- iii. Details of planting species and soft landscaping design.
- iv. Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.
- v. A strategy for quality control management and maintenance.

b) The works shall be completed only in accordance with the approved details (a) of this condition).

c) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted, or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

7) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, prior to the completion and first use of the refurbished land the final details of the measures to create potential opportunities to enhance and create new biodiversity within the development to include:

- a) confirmation of the number and location of measures including bird boxes, bat boxes etc,
- b) final confirmation of the species of tree and shrub planting and input from a qualified ecologist
- c) details of any works to trees and the timing of these works, which shall not take place during bird nesting season (March to September).

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out in accordance with the approved details.

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, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

8) The development hereby approved shall include for full disabled and age friendly access to all areas of the development in perpetuity.

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

Informatives

1) 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.

2) The applicant/developer is advised to contact the Canal and River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure the waterways are protected and safeguarded.

3) The works include land within the ownership of the Canal & River Trust, the prior consent of the Trust will be required before works start, which is likely to be in the form of a commercial agreement which would also need to set out future management, repair and maintenance of the area. Please contact the Trust Estate Management Team in relation to the potential use of Trust land on 0303 040 4040 or email james.Bibby@canalrivertrust.org.uk directly to discuss this matter.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Highway Services
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police
Canal & River Trust
Manchester Water Safety Partnership

Flat 1, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat At, Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JY
Flat 6, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 4, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 11, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 7, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 3, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 9, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 12, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 16, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 14, 84 Great Bridgewater Street, Manchester, M1 5JG
Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JG
Flat 5, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 4, 23 Whitworth Street West, Manchester, M1 5ND
Flat 7, 23 Whitworth Street West, Manchester, M1 5ND
Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
Flat 28, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 20, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 3, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 19, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 56, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 22, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 50, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 67, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2, 27 Whitworth Street West, Manchester, M1 5ND
Flat 5, 23 Whitworth Street West, Manchester, M1 5ND
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Flat 76, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Serviced Apartment 10, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 63, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 35, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 24, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 47, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 25, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 21, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 60, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 11, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 13, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 15, 84 Great Bridgewater Street, Manchester, M1 5JG
23 Whitworth Street West, Manchester, M1 5NG
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

Flat 41, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 49, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 64, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 9, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 10, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 74, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 42, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 57, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 5, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 77, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 69, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Advertising Right BT Inlink Outside 27, Whitworth Street West, Manchester, M1 5NG
29 Whitworth Street West, Manchester, M1 5ND
27 Whitworth Street West, Manchester, M1 5NG
Flat 1, 27 Whitworth Street West, Manchester, M1 5ND
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
17 - 19 Whitworth Street West, Manchester, M1 5WG
Flat 32, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 53, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 48, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 43, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 75, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 46, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 66, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 38, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 17, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 1, 23 Whitworth Street West, Manchester, M1 5ND
Flat 26, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 31, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 4, 27 Whitworth Street West, Manchester, M1 5ND
Flat 8, 23 Whitworth Street West, Manchester, M1 5ND
Flat 2, 23 Whitworth Street West, Manchester, M1 5ND
21 Whitworth Street West, Manchester, M1 5ND
Flat 59, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 39, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 52, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 61, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 14, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 18, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 13, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 55, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 4, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 29, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 15, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 44, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 70, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 1, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 36, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
Flat 8, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 5, 27 Whitworth Street West, Manchester, M1 5ND
Flat 6, 23 Whitworth Street West, Manchester, M1 5ND

Flat 23, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 33, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 54, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 65, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 7, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 3, 27 Whitworth Street West, Manchester, M1 5ND
Flat 7, 27 Whitworth Street West, Manchester, M1 5ND
25 Whitworth Street West, Manchester, M1 5ND
Flat 3, 23 Whitworth Street West, Manchester, M1 5ND
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Flat 68, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 34, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 8, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 27, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 12, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 45, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 71, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2, 84 Great Bridgewater Street, Manchester, M1 5JG
Flat 6, 27 Whitworth Street West, Manchester, M1 5ND
Flat 8, 27 Whitworth Street West, Manchester, M1 5ND
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 30, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 62, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 40, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 51, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 73, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 58, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 72, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 37, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 16, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 6, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL