

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137413/FO/2023 and 137414/LO/2023

Date registered valid: 23 August 2023

Proposal: LISTED BUILDING CONSENT for works to introduce a restaurant and cafe bar facility within the front foyer of the existing building with 2 windows and 2 louvres within extents of existing louvre panels and alterations to glazing to install a double door entrance with alterations to existing ramps.

Planning permission for the introduction of a restaurant and cafe bar facility within the front foyer of the existing building with 2 windows and 2 louvres within extents of existing louvre panels and alterations to glazing to install a double door entrance with alterations to existing ramps.

Address: Manchester Central Convention Complex , Windmill Street,
Manchester, M2 3GX

Ward(s): Deansgate Ward

Applicant: Mr Shaun Hinds Manchester Central Convention Complex Ltd

Agent (if any): Stephen Sands Taylor Design Architects Limited

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

Recommendation: Approve

Date of recommendation: 7 November 2023

Application details

Type of application: Listed Building Consent and Planning Permission

Development type: Listed building alteration

Date of site visit: 29 August 2023

Standard consultations:

Printed: 24 August 2023 Expired: 14 September 2023

Neighbour notifications

Printed: 24 August 2023 Expired: 14 September 2023

Site notice

Posted: 29 August 2023 Expired: 19 September 2023

Press advert

Published: 5 September 2023 Expired: 19 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The current Manchester Central Complex consists of three main buildings: Manchester Central, the former Central Station (Grade II* Listed); the Manchester International Convention Centre (MICC); and the Seminar Centre. There is also a surface car park and service yard to the rear of the building. The Manchester Central site is bounded by Watson Street/ the Great Northern Tower residential building, Windmill Street, Great Bridgewater Street and Lower Mosley Street. Surrounding the site are the Bridgewater Hall and the Grade II* Listed Great Northern Warehouse, Radisson Edwardian Hotel and Midland Hotel. The complex is raised approximately 10m above street level at some points and is separated from Lower Mosley Street by the Metrolink viaduct.

It is an impressive example of Victorian transport architecture, designed in 1875-80 by Sir John Fowler for the Midland Railway Company. The former railway terminal station is rectangular on plan and has a substantial footprint. The elevations are faced with red brick and contain regular rows of windows with bays of divided by brick buttresses. The elevations are partially obscured by modern extensions, however much of the Lower Mosley Street elevation and the network of cast iron lattice grids of the front and rear elevations remain exposed. The convex roof structure spans 64 metres and is segmentally vaulted, giving the building a horizontal appearance. Arches are linked by lattice purlins carrying intermediate ribs. Internally, the building retains its large open vaulted space which, despite its conversion to an exhibition space, has maintained its character and grand form.

The building was historically and physically linked to the Grade II* Listed Midland Hotel, which provided accommodation for passengers arriving at the station. The site is not within a conservation area but is adjacent to the St Peters Square and Deansgate Conservation Areas. Manchester City Council is a majority shareholder in the complex.

The proposal relates to the modern extension to the original train shed.

Description of development

Planning permission is sought for the use of the space as a restaurant and cafe bar (Use Class E). The following external works are proposed:

- The extension of the existing entrance ramp at the front of the building and replacement of the balustrade.
- The replacement of the existing standard bank of louvres with two windows and two smaller louvres with screens.
- The replacement of existing air-conditioning condensers.
- The replacement of the existing rooftop penthouse louvres to match the existing.

Listed Building Consent is also sought for these works and for internal alterations to the non-original fabric of the 2010 extension to convert the space from a group of meeting rooms to a restaurant.

Consultations & Notification Responses

Historic England (Northwest) - Suggest that the City Council seeks the views of our specialist conservation and archaeological advisers.

Publicity -

137413/FO/2023 - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No representations have been received.

137414/LO/2023 - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No representations have been received.

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 EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the

waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).

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 CC7 (Mixed Use Development) advises that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

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 T1 (Sustainable Transport) advises that the Council supports proposals that assist in delivering a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport including by the improvement of pedestrian routes and the pedestrian environment and/or incorporate EV charging points.

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 policies DC10.1-10.4 (Food and Drink Uses) DC10.1 States that the Council will have regard to the general location of the proposed development, the effect on the amenity of neighbouring residents, ease of access for all, including disabled people; and the storage and collection of refuse and litter. The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices. Conditions may be imposed in order to protect the amenity of nearby residents.

Saved Policy DC14 (Shopfronts and Related Signs) advises on shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

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 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be

given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

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

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 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 200 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 201 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 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.

Visual Amenity -

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The fabric that would be affected internally is wholly modern. No original fabric would be affected by the internal or external works.

The works to the front elevation are acceptable, contingent on further detail on the proposed finishes and materials to construct the proposed ramp. The materials would be agreed by condition. The new entrance would match the existing window system and colour of the extension.

The principle of the proposed louvres and windows proposed to the side (southwest) elevation are, on balance, supported due to the quality of the proposed materials and the provision of a screen. The proposal would be an improvement to the existing situation and would enhance the local streetscene and the external appearance of the listed building. Full and final details of the louvres and screen and samples of the proposed new brickwork and louvres would be required to be agreed by condition.

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 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Residential Amenity -

The nearest residential accommodation is adjacent the site at The Great Northern Tower and the nearest hotel accommodation is opposite the site at The Midland Hotel. The Bridgewater Hall Concert Venue and many office buildings are also nearby and the impact on these uses also needs to be considered.

The conditions recommended by our Environmental Health Service will be applied to this application except the condition relating to construction hours which will instead be attached as an informative.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P 1 and of the Places For Everyone Plan in relation to the impact on residential amenity.

Highway Impacts -

The site is located within a prominent City Centre location and benefits from excellent connectivity to regular Metrolink, rail and bus connections. Metrolink services pass the front of the building, and the building is within a 5-minute walk of the St Peter's Square and Deansgate Metrolink stations. It is likely, given the travel opportunities available, that many occupiers and visitors will travel to and from the site via sustainable modes.

A condition would be attached to require cycle parking to be provided.

An additional condition will require a construction management plan given the comments made by Highway Services.

The informative recommended by TFGM will also be attached to the decision.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled access -

Manchester Central is level throughout as existing and the area subject of the application has 2no. accessible WCs. There are also existing ramps that lead from the forecourt to the building.

The existing ramp and step arrangement leading to the new coffee shop entrance would be modified to extend the ramp and replace a section of the mid-level wall with lightweight glazed screens and metal handrails.

The coffee shop would benefit from level access from the foyer and from the amended ramp.

The proposals include the replacement of one of the two existing accessible WCs with a new 'Changing Places' washroom and WC.

Given the above the proposals are considered to be in accordance with Policies SP1, CC10, T1 and DM1 of the Core Strategy for the City of Manchester and Policy JP-P 1 of the Places For Everyone Plan.

Crime and Disorder -

The proposals will be required to comply with the submitted Crime Impact Statement by condition.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC10, and DM1 of the Core Strategy for the City of Manchester and Policies JP-S 2J, P-P 1 and JP-S 1 of the Places For Everyone Plan.

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 a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Application referenced 137413/FO/2023 - 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 M869 001 Rev C received by the City Council as local planning authority on 27 June 2023

The drawings referenced:

M869 42 Rev D

received by the City Council as local planning authority on 24 October 2023

M869 011 Rev I

M869 015 Rev A

M869 017 Rev A

M869 41 Rev A

M869 067 Rev A

51007(50)WIND-001 Rev P2

51007(50)WIND-101 Rev P2

received by the City Council as local planning authority on 20 October 2023

M869 43 (in relation to windows only)

received by the City Council as local planning authority on 10 August 2023

The Design and Access Statement rev B prepared by Up North Architects received by the City Council as local planning authority on 20 October 2023

The Crime Impact Statement prepared by Greater Manchester Police referenced 2013/0821/CIS/03 received by the City Council as local planning authority on 10 August 2023

The letter from Taylor Design dated 20 October 2023.

The JCC2 Cellar and Product Coolers specification document, the Prio Silent XP 200EC specification document, the Y Series Twin Fan specification document, the MUB/T 062 630EC specification document, the Topvex FC25-R (44777) specification document, the UV-O Odour Control Units specification document, the MUB/T 025 355EC specification document, the MUB/T-S 062 500EC specification document, the Prio Silent XP 150EC specification document, the Topvex SF12 HWL (39410) specification document received by the City Council as local planning authority on 10 August 2023.

The Noise Impact Assessment prepared by Hepworth Acoustics received by the City Council as local planning authority on 20 October 2023

The completed waste management proforma received by the City Council as local planning authority on 18 July 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC7, CC9, EN1, EN3, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) Prior to the commencement of the construction phase of the development a detailed construction and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- the phasing and quantification/classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routing both within the site and on the adjacent highway.
- contractor parking provision.
- measures to deal with mud and dust on the highway.
- consideration of ongoing construction works and contractor parking in the locality.
- details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- compound locations where relevant.
- location, removal and recycling of construction waste.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations of the development and in the alterations to the ramp, including bricks, mortar, stone pavers and step faces, window frames, cills, louvres etc

(b) jointing and fixing details between all component materials

(c) a strategy for quality control management.

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

The approved materials shall be used in the construction of the development hereby approved.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

5) The use hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the development hereby approved. The use hereby approved shall not operate outside of the approved opening hours.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The proposed development shall be designed and managed in accordance with the recommendations contained within the Crime Impact Statement prepared by Greater Manchester Police referenced 2013/0821/CIS/03 received by the City Council as local planning authority on 10 August 2023. These measures shall be fully implemented before the use hereby approved commences. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for the works.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

7) Before the development is first brought into use details of provision to be made for bicycle parking for staff use shall be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

8) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the new side (southwest) windows, new louvres and louvre screens hereby approved shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the commencement of the works to the side (southwest) elevation of the building. The details shall include the final design of the screen, detailed scaled elevations and cross sections, fixing details and product specifications.

The works shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

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

9) a) Prior to the first use of the development hereby approved, the scheme to acoustically insulate the internal areas of the premises shall be implemented fully and only in accordance with the Noise Impact Assessment prepared by Hepworth Acoustics received by the City Council as local planning authority on 20 October 2023.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

10) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the equipment to which these works relate.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Before the first use of the fume extraction approved within part (a) of this planning condition, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

11) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with Noise Impact Assessment prepared by Hepworth Acoustics received by the City Council as local planning authority on 20 October 2023 in order to secure a reduction in the level of noise emanating from the site.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

12) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the completed waste management proforma received by the City Council as local planning authority on 18 July 2023 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

13) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

14) The windows at ground level, fronting onto Windmill Street and Lower Mosley Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

15) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced M869 011 Rev I and as described within the Design and Access Statement rev B prepared by Up North Architects shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

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.

Application referenced 137414/LO/2023 - 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 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:

The location plan referenced M869 001 Rev C received by the City Council as local planning authority on 27 June 2023

The drawings referenced:

M869 42 Rev D

received by the City Council as local planning authority on 24 October 2023

M869 011 Rev A

M869 015 Rev A

M869 017 Rev A

M869 41 Rev A

M869 067 Rev A

51007(50)WIND-001 Rev P2

51007(50)WIND-101 Rev P2

received by the City Council as local planning authority on 20 October 2023

M869 43 (in relation to windows only)

received by the City Council as local planning authority on 10 August 2023

The Design and Access Statement rev B prepared by Up North Architects received by the City Council as local planning authority on 20 October 2023

The Crime Impact Statement prepared by Greater Manchester Police referenced 2013/0821/CIS/03 received by the City Council as local planning authority on 10 August 2023

The letter from Taylor Design dated 20 October 2023.

The JCC2 Cellar and Product Coolers specification document, the Prio Silent XP 200EC specification document, the Y Series Twin Fan specification document, the MUB/T 062 630EC specification document, the Topvex FC25-R (44777) specification document, the UV-O Odour Control Units specification document, the MUB/T 025 355EC specification document, the MUB/T-S 062 500EC specification document, the Prio Silent XP 150EC specification document and the Topvex SF12 HWL (39410) specification document received by the City Council as local planning authority on 10 August 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC7, CC9, EN1, EN3, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations of the development and in the alterations to the ramp, including bricks, mortar, stone pavers and step faces, window frames, cills, louvres etc

(b) jointing and fixing details between all component materials

(c) a strategy for quality control management.

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

The approved materials shall be used in the construction of the development hereby approved.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the new side (southwest) windows, new louvres and louvre screens hereby approved shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the commencement of the works to the side (southwest) elevation of the building. The details shall include the final design of the screen, detailed scaled elevations and cross sections, fixing details and product specifications.

The works shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

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

Informatives

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

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network

Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

3) The applicant should be advised that the details of working safely near Metrolink can be found on the Metrolink Website at;
<https://www.tfgm.com/public-transport/tram/working-safely>.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Fourth Floor To Sixth Floor, 101 Barbirolli Square, Manchester, M2 3WS
Second Floor, 24 Mount Street, Manchester, M2 3NX
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
Third Floor, 24 Mount Street, Manchester, M2 3NX
First Floor, 24 Mount Street, Manchester, M2 3NX
Ground Floor, 24 Mount Street, Manchester, M2 3NX
Security Office, 101 Barbirolli Square, Manchester, M2 3WS
Advertising Right JC Decaux Outside Bridgewater Hall, Lower Mosley Street, Manchester, M2 3ZZ
Henry's Cafe Bar, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Prema Health And Fitness Centre, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Sub Basement, 101 Barbirolli Square, Manchester, M2 3WS
Premier Inn, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
Midland Hotel, Peter Street, Manchester, M60 2DS
Ground Floor To Third Floor, 101 Barbirolli Square, Manchester, M2 3WS
22 Mount Street, Manchester, M2 3NX
24 Mount Street, Manchester, M2 3NX
Basement And Ground Floor, Bishopgate, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Sub Basement And Basement And Ground Floor, 101 Barbirolli Square, Manchester, M2 3WS

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
Area Team Boundary - Name: CENTRAL