MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138775/JO/2023
Date registered valid:	6 December 2023
Proposal:	Variation of condition 2 (Specified Plans) pursuant to application 115366/FO/2017 to allow for internal reconfiguration to increase room number.
Address:	Ducie Street Warehouse , Ducie Street, Manchester, M1 2TP
Ward(s):	Piccadilly Ward
Applicant:	Native Places Ltd
Agent (if any):	Steven Healey Turley
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 18/01/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Office

Date of site visit:

Standard consultations:
Printed: 12 December 2023 Expired: 2 January 2024

Neighbour notifications
Printed: 12 December 2023 Expired: 2 January 2024

Site notice
Posted: Expired:

Press advert
Published: 19 December 2023 Expired: 2 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the seven storey Grade II listed former railway warehouse located on the southern side of Ducie Street at the junction where Dale Street meets Ducie Street. The application property is completed in red brick and stone quoining detail. The western facing side elevation features a contemporary glass extension, and the property is currently in use as an aparthotel (Class C1) with ancillary ground floor bar and cinema.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with Ducie Street giving way to Piccadilly to the south-west, an arterial A road that then provides access to Piccadilly Train Station and St Peters square. Piccadilly is home to a high number of commercial properties in varying uses. Ducie Street in comparison is a relatively low trafficked road and is home to multiple hotels, of which the application site is one of, commercial units and residential apartment blocks. Surface car parks neighbour the application site to the east, south and west.

Description of development

The application seeks to vary the approved plans of planning permission 115366/FO/2017 to allow for increased room capacity.

Partitions would be inserted into 28no existing 2no bedroom hotel rooms in order to provide 56no single bedroomed hotel rooms, taking the total number of rooms within the aparthotel from 166no to 194no.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

138762/NMC/2023 - Non-material amendment to planning permission ref. 115366/FO/2017 to alter description of development – Approved December 2023.

138757/LO/2023 - Listed Building Consent for reconfiguration of internal layout to facilitate additional rooms including installation of partitions, doors, bathroom and kitchenette facilities – Application under consideration.

115367/LO/2017 - LISTED BUILDING CONSENT in connection with reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area – Approved April 2017.

115366/FO/2017 - Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area – Approved April 2017.

Consultations & Notification Responses

Environmental Health – No objection.

Highways – No objection subject to an informative relating to highway hoarding.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

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

- Policy JP-P2 – Heritage

Issues

Principle of Development

The application seeks to amend the proposed plans of a planning permission that has now been implemented. The amendments would increase the room capacity of an existing hotel. On this basis, it is not considered that the proposal would fundamentally alter the use of the application site, with it still contributing to Manchester's tourist and nightlife economy by providing hotel space for visitors to the city. This in turn then further contributes to the city's ongoing regeneration efforts, all in accordance with Core Strategy Policies SP1, EC1, CC1, CC4 and DM1, and the National Planning Policy Framework.

Visual Amenity & Heritage

The application site is a Grade II listed building that sits within a variable street scene of mixed historical significance. The proposed development only concerns internal changes to the listed building and would thus have no impact on its external appearance and wider street scene. As such, the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The application would see the sub-division of the aparthotel. As existing the application site features 28no 2no bedroomed rooms, with a maximum capacity of 4no persons. The proposal would see the sub-division of these rooms so that there would be 56no single bedroomed rooms, each with a capacity of 2no persons. Taking into account how the maximum potential number of occupants would not increase as a result of the implementation of the proposal, it is considered that there would be a negligible impact on neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Highway Safety

As acknowledged previously within this report, despite how the proposed development would result in an increase in the total number of rooms from 166no to 194no, the maximum number of occupants would stay the same, with the number of bedrooms not being increased on site. The application site is located within a highly sustainable location within the heart of the City Centre in walking distance of numerous public transport links and other public amenities. It is also noted that on site car and cycle parking facilities are available. As such, it is considered that despite the proposal increasing the number of rooms available on site, this does not warrant increased parking facility provision. Highways do not object to the proposal subject to an informative relating to highway hoarding.

Notwithstanding the above, it is noted that conditions 5 and 6 of planning permission 115366/FO/2017 required the submission of a Travel Plan prior to the occupation of the development, and a Construction Management Plan prior to the development commencing. As the development is now occupied it is not considered necessary to reattach a condition requiring the submission of a Construction Management Plan. However, as a Travel Plan would see ongoing monitoring of journeys to and from the site, it is considered necessary to reattach this condition in the event of an approval that would require the submission of such a plan within three months of the date of an approval. Subject to such a condition, it is considered that the proposal is acceptable in this regard and is therefore in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC1, CC1, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19 and DC26, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 11/04/2020.

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:

Drawings

Location Plan (ref. AHA-PLC-ST-001)
Site Plan (ref. AHA-PLC-ST-002)
Proposed Site Arrangement Plan (ref. AHA-PLC-ST-004 Rev. G)
Demolition Ground Floor Plan (ref. AHA-PLC-DM-101 Rev. K)
Demolition Mezzanine Floor Plan (ref. AHA-PLC-DM-102 Rev. J)
Demolition First Floor Plan (ref. AHA-PLC-DM-103 Rev. G)
Demolition Second Floor Plan (ref. AHA-PLC-DM-104 Rev. F)
Demolition Third Floor Plan (ref. AHA-PLC-DM-105 Rev. F)
Demolition Fourth Floor Plan (ref. AHA-PLC-DM-106 Rev. F)
Demolition Fifth Floor Plan (ref. AHA-PLC-DM-107 Rev. F)
Demolition Sixth Floor Plan (ref. AHA-PLC-DM-108 Rev. G)
Demolition Seventh Floor Plan (ref. AHA-PLC-DM-109 Rev. E)
Demolition Eighth Floor Plan (ref. AHA-PLC-DM-110 Rev. F)
Demolition Ground Floor RCP (ref. AHA-PLC-DM-141 Rev. A)

Demolition Mezzanine Floor RCP (ref. AHA-PLC-DM-142)
Demolition First Floor RCP (ref. AHA-PLC-DM-143)
Demolition Typical Floor RCP (ref. AHA-PLC-DM-144)
Demolition Sixth Floor RCP (ref. AHA-PLC-DM-148)
Demolition Seventh Floor RCP (ref. AHA-PLC-DM-149)
Demolition Eighth Floor RCP (ref. AHA-PLC-DM-150)
Demolition Section A (ref. AHA-PLC-DM-151 Rev. B)
Demolition Section B (ref. AHA-PLC-DM-152 Rev. B)
Demolition Section C (ref. AHA-PLC-DM-153 Rev. B)
Demolition Section D (ref. AHA-PLC-DM-154 Rev. B)
Demolition North Elevation (ref. AHA-PLC-DM-161 Rev. D)
Demolition South Elevation (ref. AHA-PLC-DM-162 Rev. D)
Demolition West Elevation (ref. AHA-PLC-DM-163 Rev. D)
Demolition East Elevation (ref. AHA-PLC-DM-164 Rev. D)
Proposed Car Park Plan Level - 2 (ref. AHA-PLC-GA-001)
Proposed Car Park Plan Level - 1 (ref. AHA-PLC-GA-002 Rev. A)
Proposed Ground Floor Section DD (ref. AHA-PLC-PL-140 Rev. F)
Proposed Ground Floor Section II (ref. AHA-PLC-PL-141-A1 extended Rev. H)
Proposed Ground Floor Section JJ (ref. AHA-PLC-PL-142-A1 extended Rev. J)
Proposed Ground Floor Section KK (ref. AHA-PLC-PL-143 Rev. D)
Proposed Ground Floor Plan (ref. AHA-PLC-PL-301 Rev. W)
Proposed Mezzanine Floor Plan (ref. AHA-PLC-PL-302 Rev. T)
Proposed First Floor Plan (ref. AHA-PLC-PL-303 Rev. J)
Proposed Second Floor Plan (ref. AHA-PLC-PL-304 Rev. I)
Proposed Third Floor Plan (ref. AHA-PLC-PL-305 Rev. I)
Proposed Fourth Floor Plan (ref. AHA-PLC-PL-306 Rev. H)
Proposed Fifth Floor Plan (ref. AHA-PLC-PL-307 Rev. H)
Proposed Sixth Floor Plan (ref. AHA-PLC-PL-308 Rev. H)
Proposed Seventh Floor Plan (ref. AHA-PLC-PL-309 Rev. F)
Proposed Eighth Floor Plan (ref. AHA-PLC-PL-310 Rev. E)
Proposed Ground Floor RCP (ref. AHA-PLC-GA-401 Rev. J)
Proposed Mezzanine Floor RCP (ref. AHA-PLC-PL-402 Rev. J)
Proposed First Floor RCP (ref. AHA-PLC-PL-403 Rev. A)
Proposed Typical Floor RCP (ref. AHA-PLC-PL-404 Rev. E)
Proposed Fifth Floor RCP (ref. AHA-PLC-PL-407)
Proposed Sixth Floor RCP (ref. AHA-PLC-PL-408 Rev. C)
Proposed Seventh Floor RCP (ref. AHA-PLC-PL-409 Rev. B)
Proposed Eighth Floor RCP (ref. AHA-PLC-PL-410 Rev. A)
Proposed Section A (ref. AHA-PLC-PL-501 Rev. G)
Proposed Section B (ref. AHA-PLC-PL-502 Rev. A)
Proposed Section C (ref. AHA-PLC-PL-503 Rev. A)
Proposed Section D (ref. AHA-PLC-PL-504 Rev. A)
Proposed Section E (ref. AHA-PLC-PL-505 Rev. D)
Proposed North Elevation (ref. AHA-PLC-PL-601 Rev. D)
Proposed South Elevation (ref. AHA-PLC-PL-602 Rev. D)
Proposed West Elevation (ref. AHA-PLC-PL-603 Rev. D)
Proposed East Elevation (ref. AHA-PLC-PL-604 Rev. D)
Proposed North Elevation Entrance Doors (ref. AHA-PLC-PL-605 Rev. A)
Proposed Rooms 1, 2, 24 Layout (ref. AHA-PLC-GA-316 Rev. A)
Proposed Rooms 7, 8 Layout (ref. AHA-PLC-GA-317 Rev. A)
Proposed Rooms 13, 14, 15 Layout (ref. AHA-PLC-GA-318 Rev. A)
Proposed Rooms 20, 21 Layout (ref. AHA-PLC-GA-319 Rev. B)
Proposed Swing Rooms 521, 522 Layout (ref. AHA-PLC-GA-320 Rev. B)
Proposed Studio Layout (G05) (ref. AHA-PLC-GA-321 Rev. B)

Proposed Sixth Floor Loft Layout (ref. AHA-PLC-GA-322 Rev. A)
Apartment Type B Layout (ref. AHA-PLC-PL-323 Rev. C)
Proposed Typical 2-Bed Room Layout (ref. AHA-PLC-GA-324 Rev. A)
Proposed Typical 2-Bed Room Layout A (ref. AHA-PLC-GA-325 Rev. A)
Proposed Apartment 210 Layout (ref. AHA-PLC-GA-326 Rev. A)
Proposed Upper Floor Studio (ref. AHA-PLC-GA-327 Rev. A)
GA Detail Apartments 201 - 202 & 224 (ref. AHA-PLC-PL-701)
GA Detail Apartments 207 & 208 (ref. AHA-PLC-PL-702)
GA Detail Apartments 219 & 220 (ref. AHA-PLC-PL-703)
GA Detail Apartments 212 - 213 & 214 (ref. AHA-PLC-PL-704)
Ground Floor Apartment Glazing Details (ref. AHA-PLC-DET-506 Rev. A)
Ground Floor Internal Screen Details (ref. AHA-PLC-DET-507 Rev A)
Crittall Glazing + A0V Plan (ref. AHA-PLC-DET-555)
Crittall Glazing +AOV Elevation CC - DD (ref. AHA-PLC-DET-556 Rev. A)
Crittal Glazing + A0V Elevation CC - DD (ref. AHA-PLC-DET-557 Rev. A)
Ground Floor Co-Working (ref. AHA-PLC-DET-571 Rev. A)
Typical Interface Details (ref. AHA-PLC-DET-801 Rev. B)
Typical Internal Window Details (ref. AHA-PLC-DET-802 Rev. A)
Main Entrance Door Details (ref. AHA-PLC-DET-505a)
Main Entrance Door Details Section (ref. AHA-PLC-DET-505 Rev. A)
Service Entrance Stairs (ref. AHA-PLC-DET-572_Rev. A)
Ground Floor Apartments Stairs (ref. AHA-PLC-DET-570_Rev. A)
Ground Floor Level General Arrangement (ref. S1000 Rev 03)
Mezzanine Floor Level General Arrangement (ref. S1005 Rev 01)
Mezzanine Floor Level Demolition (ref. S1005-D Rev 04)
First Floor Level General Arrangement (ref. S1010 Rev 01)
Second Floor Level General Arrangement (ref. S1020 Rev 01)
Third Floor Level General Arrangement (ref. S1030 Rev 01)
Fourth Floor Level General Arrangement (ref. S1040 Rev 01)
Fifth Floor Level General Arrangement (ref. S1050 Rev 01)
Sixth Floor Level General Arrangement (ref. S1060 Rev 01)
Proposed Typical Details - Mezzanine Level (ref. S4005 Rev 01)
Drainage Details Sheet 1 (ref. C371)
Drainage Details Sheet 2 (ref. C372)
Drainage Details Sheet 3 (ref. C373)
Drainage GA Plan (ref. C300 Rev. 01)
Proposed Electrical Schematic (ref. 216037_E_2000 Rev. T1)
Proposed Apartment 203 (Type A) Electrical Services & Fire Alarms Proposal (ref. 216037_E_A_2100 Rev. T1)
Proposed Apartments 207 & 208 (Type B & G) Electrical Services Proposal (ref. 216037_E_BG_1_2100 Rev. T1)
Proposed Apartment 222 (Type B) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_B_2100 Rev. T1)
Proposed Studio GO1 (Type C) Electrical Services, Fire Alarms & High Level Containment Layout (ref. 216037_E_C_2100 Rev. T1)
Proposed Apartment 204 (Type D) Electrical Services & High Level Containment Layout (ref. 216037_E_D_2100 Rev. T1)
Proposed Swing Apartments 521, 522 (Type E) Electrical Services & High Level Containment Layout (ref. 216037_E_E_2100 Rev. T1)
Proposed G07 Studio (Type F) Electrical Services & High Level Containment Layout (ref. 216037_E_F_2100 Rev. T1)
Proposed Apartment 625 (Type H) Electrical Services & High Level Containment Layout (ref. 216037_E_H_2100 Rev. T1)

Proposed Duplex Penthouse (Type K) Electrical Services & Fire Alarms Proposal (ref. 216037_E_K_2100 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 1 (ref. 216037_M_3000 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 2 (ref. 216037_M_3001 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 3 (ref. 216037_M_3002 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 4 (ref. 216037_M_3003 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 5 (ref. 216037_M_3004 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 6 (ref. 216037_M_3005 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 7 (ref. 216037_M_3006 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 8 (ref. 216037_M_3007 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 9 (ref. 216037_M_3008 Rev. T1)
Mechanical Services Apartment Riser Vent Schematic Type 10 (ref. 216037_M_3009 Rev. T1)
Mechanical Services Ground Floor (Low Level) (ref. 216037_M_3101 Rev. T1)
Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-1 Rev. T1)
Mechanical Services Ground Floor Mezzanine (ref. 216037_M_3201-2 Rev. T1)
Proposed Apartment 203 (Type A) Mechanical Services Proposal (ref. 216037_M_A_3100 Rev. T1)
Proposed Apartments 201, 202 & 224 (Type B & G) Mechanical Services Proposal (ref. 216037_M_BG_3100 Rev. T1)
Proposed Apartment 222 (Type B) Mechanical Services Proposal (ref. 216037_M_B_3100 Rev. T1)
Proposed Studio G01 (Type C) Mechanical Services Proposal (ref. 216037_M_C_3100 Rev. T1)
Proposed Apartment 204 (Type D) Mechanical Services Proposal (ref. 216037_M_D_3100 Rev. T1)
Proposed Apartment 521 & 522 (Type E) Mechanical Services Proposal (ref. 216037_M_E_3100 Rev. T1)
Proposed Studio G07 (Type F) Mechanical Services Proposal (ref. 216037_M_F_3100 Rev. T1)
Proposed Apartments 212, 213 and 214 (Type G) Mechanical Services Proposal (ref. 216037_M_G_3100 Rev. T1)
Proposed Apartment 625 (Type H) Mechanical Services Proposal (ref. 216037_M_H_3100 Rev. T1)
Proposed Duplex Penthouse (Type K) Mechanical Services Proposal (ref. 216037_M_K_3100 Rev. T1)

all stamped as received by the Local Planning Authority on 17 February 2017

And as superseded by:

o AHA/PLC/DM/105 Revision F: Proposed 1st, 2nd, 3rd & 4th Floor Demolition Plan (Received 05/12/2023)
o AHA/PLC/GA/105 Revision G: Proposed 1st, 2nd, 3rd & 4th Floor Plan (Received 05/12/2023)
o HA/PLC/DM/4203-1.1 Revision B: Suite 03 (Type A) Proposed Demolition Plan (Received 21/12/2023)
o AHA/PLC/GA/4203-1.2 Revision B: Suite 03 (Type A) Proposed Plan (Received 21/12/2023)
o AHA/PLC/GA/4203-6.2 Revision B: Suite 03 (Type A) Proposed Elevations - Sheet 1 (Received 21/12/2023)
o AHA/PLC/GA/4203-7.2 Revision B: Suite 03 (Type A) Proposed Elevations - Sheet 2 (Received 21/12/2023)
o AHA/PLC/GA/4203-8.2 Revision B: Suite 03 (Type A) Proposed Elevations - Sheet 3 (Received 21/12/2023)
o AHA/PLC/GA/4203-10.2 Revision B: Suite 03 (Type A) Proposed Elevations - Sheet 5 (Received 21/12/2023)

- AHA/PLC/GA/4217-1.1 Revision A: Typical Suite 17 (Type B) Proposed Demolition Plan (Received 21/12/2023)
- AHA/PLC/GA/4217-1.2 Revision A: Typical Suite 17 (Type B) Proposed Plan (Received 21/12/2023)
- AHA/PLC/GA/4217-6.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4217-7.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4217-8.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4217-10.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4217-11.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4217-12.2 Revision A: Suite 17 (Type B) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/DM/4204-1.1 Revision A: Suite 04 (Type C) Proposed Demolition Plan (Received 21/12/2023)
- AHA/PLC/DM/4204-1.2 Revision A: Suite 04 (Type C) Proposed Demolition Plan (Received 21/12/2023)
- AHA/PLC/GA/4204-6.2 Revision A: Suite 04 (Type C) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4204-9.2 Revision A: Suite 04 (Type C) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4204-10.2 Revision A: Suite 04 (Type C) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4204-13 Revision A: Apartment 204 (Type D) (Received 21/12/2023)
- AHA/PLC/GA/4218-1.1 Revision B: Suite 18 (Type D) Demolition Plan (Received 21/12/2023)
- AHA/PLC/GA/4218-1.2 Revision B: Suite 18 (Type D) Proposed Plan (Received 21/12/2023)
- AHA/PLC/GA/4218-6.2 Revision A: Apartment 18 (Type D) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4218-7.2 Revision B: Suite 18 (Type D) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4218-8.2 Revision B: Suite 18 (Type D) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4218-9.2 Revision B: Suite 18 (Type D) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/4218-10.2 Revision B: Suite 18 (Type D) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/EX/4206-1.1 Revision A: Suite 06 (Type E) Demolition Plan (Received 21.12/2023)
- AHA/PLC/EX/4206-1.2 Revision A: Suite 06 (Type E) Proposed Plan (Received 21.12/2023)
- AHA/PLC/GA/4206-6.2 Revision A: Suite 06 (Type E) Proposed Elevations (Received 21.12/2023)
- AHA/PLC/GA/4206-9.2 Revision A: Suite 06 (Type E) Proposed Elevations (Received 21.12/2023)
- AHA/PLC/GA/4206-10.2 Revision A: Suite 06 (Type E) Proposed Elevations (Received 21.12/2023)
- AHA/PLC/GA/4206-12.1 Revision A: Suite 06 (Type E) Proposed Elevations (Received 21/12/2023)
- AHA/PLC/GA/505.2 Revision A: Proposed Section E / 1:50 (Received 21/12/2023)

o AHA/PLC/EX/507.2 Revision A: Proposed Section F / 1:50 (Received 21/12/2023)

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) Within three months of the date of this decision notice, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation has been achieved shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall then be retained on site for the lifetime of the development thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

4) Within three months of the date of this decision notice, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants/users of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, a maximum of one month after its approval, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

5) The proposed car parking and cycle parking spaces indicated on the approved plans shall be made available for use prior to the development hereby approved first being occupied. The car park and cycle parking shall be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

Informatives

1) 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 Network Management teams via Email - highwaylicences@manchester.gov.uk OR highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Cex, 1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 7, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 18, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 22, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 13, Navigation House, 20 Ducie Street, Manchester, M1 2DP
17 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 20, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 11, Navigation House, 20 Ducie Street, Manchester, M1 2DP
The Co-operative Food, 11 - 15 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
9 Ducie Street, Manchester, M1 2JB
Flat 2, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 21, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 4, Navigation House, 20 Ducie Street, Manchester, M1 2DP
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 24, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 14, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 15, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Ladbrokes, 2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 8, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 10, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 19, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 12, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 16, Navigation House, 20 Ducie Street, Manchester, M1 2DP
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
11 Ducie Street, Manchester, M1 2JB
Flat 6, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 17, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Staycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
10 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 25, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 3, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 1, Navigation House, 20 Ducie Street, Manchester, M1 2DP
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
9 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
16 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
La Reserve Aparthotel, 7 Ducie Street, Manchester, M1 2JB
Native Aparthotel, Ducie Street, Manchester, M1 2TP
Flat 9, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 23, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 5, Navigation House, 20 Ducie Street, Manchester, M1 2DP

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
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL