MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application nos.	137960/NMC/2023 and 137958/JO/2023
Date registered valid:	1 September 2023
Proposal:	Non material amendment application to amend triggers for discharge of of conditions 3 (Contract), 4 (Materials and CEMP), 5a (Ground Conditions), 6 (CMP), 7a (Local Benefit Proposal: Construction), 8 (Scaffolding), 9 (Construction Method), 10 (Details of Specific Works) 11 (Details of Works and Installations), 12 (Surface Water Drainage Strategy), 14 (Public Realm Works), 16 (Acoustic Insultation and Ventilation: Hotel, Bar / Restaurant, Gym / Fitness Centre) 17 (Archaeology) Watching Brief) and 22 (Lighting Scheme) attached to Planning Permission 127538/FO/2020. S19 Application to amend the triggers for discharge of conditions 3 (Contract), 4 (Material Samples and CEMP) 5 (Scaffolding), 6 (Construction Method), 7 (Details of Specified Works), 8 (Details of Works and Specifications) and 9 (Archaeology Watching Brief), attached to application ref no 127539/LO/2020
Address:	69 - 75 Piccadilly, Manchester, M1 2BS
Ward(s):	Piccadilly Ward
Applicant:	Southern Green Properties Ltd
Agent (if any):	Mr Cameron Radford Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk

Recommendations:

137960/NMC/2023 : Approve

137958/JO/2023 : Approve

Date of recommendation: 20 -10-23

137960/NMC/2023

Application details

Type of application:	Non-Material Change Application
Development type:	Notifications

Date of site visit: 17-08-23

Standard consultations:
Printed: 4 September 2023 Expired: 25 September 2023

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Application details

137958/JO/2023

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 17-08-23

Standard consultations:
Printed: 4 September 2023 Expired: 25 September 2023

Neighbour notifications
Printed: 4 September 2023 Expired: 25 September 2023

Site notice
Posted: 6 September 2023 Expired: 27 September 2023

Press advert
Published: 12 September 2023 Expired: 26 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

<u>Description of site/building</u>

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The 0.9 hectare site is bounded by Piccadilly, Newton Street, Back Piccadilly and 77-83 Piccadilly. It is on a gateway route from Piccadilly Station and a key pedestrian route close to Piccadilly Gardens. It is occupied by 69-75 Piccadilly (Halls Buildings) a 5 storey Grade II Listed building and 67 Piccadilly (Prince of Wales Building) also 5 storeys. Apart from the pub in the ground floor and basement of 69-75 Piccadilly both buildings have been vacant for some time. 67 Piccadilly has had significant structural interventions and has been supported by external and internal scaffolding since 2002 due to concerns of its structural integrity. Semi-permanent advertising hoardings have entirely concealed 67 Piccadilly for around 13 years. 77-83 Piccadilly is also Grade II Listed. The site is in the Stevenson Square Conservation Area.

The scaffolding and advertising hoarding and the lack of visible activity at the site has a detrimental impact on the quality of the townscape and character of the Stevenson Square Conservation Area and the setting of adjacent listed buildings. This part of the Conservation Area has a poor quality environment with a feeling of dilapidation and decline and the site is in need of significant investment.

The site overlooks Piccadilly Gardens and there is a high level of passing footfall on Piccadilly with about 3500 people cross Newton Street every hour. There are a variety of uses in the surrounding area including: an established residential population (Kingsley House, 15 Newton Street, 77-83 Piccadilly and 56 Dale Street) offices, hotels and serviced apartments, retail units and bars and restaurants.

A number of nearby buildings have been improved and converted including 21 Piccadilly (Travelodge Hotel), Gateway House (serviced apartments), Easy Hotel at 35 Newton Street and The Cow Hollow Hotel at 57 Newton Street. A derelict site on Aytoun Street has been redeveloped as a Holiday Inn. Other Major development schemes have been delivered close to the site at Piccadilly Plaza and Piccadilly Triangle and Kampus.

Description of development

Consent was granted in 2020 for the following:

Application ref no 127538/FO/2020

Erection of 11 storey building on site of 67 Piccadilly, as a Hotel (Use Class C1) with associated ground floor retail and leisure uses (Use Class A3 (Restaurant and Café), A4 (Drinking Establishment)and D2 (hotel leisure gym/ fitness area); provision of flexible amenity space at roof level; installation of external plant at roof level; provision of new public realm and associated works following demolition of 67 Piccadilly/4 - 6 Newton Street ('67 Piccadilly')including internal and external alterations to 69-75 Piccadilly (Halls Building) (comprising refurbishment and infilling of an existing rear void of to provide a 9-storey infill) relating to the reuse, refurbishment of the building for use along with the new 11 storey building.

Application ref no 127539/LO/2020

Listed Building Consent for internal and external alterations to 69-75 Piccadilly (Halls Building) (including refurbishment and infilling of an existing rear void of to provide a 9-storey infill and formation of connections) relating to the reuse, refurbishment and extension of the building for use along with an adjacent new 11 storey building as a Hotel (Use Class C1) on site of 67 Piccadilly.

To support this application the applicants have set out within the submission that since planning permission and listed building consent were granted in 2020 a number of well documented and unforeseen macroeconomic challenges have resulted in some delays in bringing forward this project. Progress is nonetheless being made, and with a preferred contractor having been identified following a tender process and the design being progressed to commence RIBA Stage 4 and the project team working on the next steps to facilitate a start in site. Southern Green Properties Ltd (the Applicant) continues to be fully committed to delivering the permitted scheme which will provide a high quality development and the restoration and long term sustainable reuse of a Grade II Listed heritage asset.

In advance of the consented works coming forward in full, the applicant is seeking to progress an initial phase of works that will commence the refurbishment process to be known as Phase 1. The proposed works will also have the effect of lawfully implementing the extant planning permission and listed building consent.

These implementation works relate to the Halls Building / 75 Piccadilly (currently Piccadilly Tavern) and are listed below. The other buildings are not affected by the implementation works.

• External (rear of Halls Building / Piccadilly Tavern)

- Windows: Refurbishment of existing ground floor windows facing Back Piccadilly through
- placement of new fixed steel
- Gantry Crane: Ironwork prepared in-situ to receive new decorative & protective coatings
- Masonry: Masonry repairs to ground floor elevation facing Back Piccadilly
- Doors: Remove leaves and architrave entirely, making good the openings as above. New
- double doors to the fire escape
- Cast Iron Piers: Minor repairs and interventions to cast iron piers
- Services: Existing services isolated and removed and holes and fixing points made good
- Security Mesh: Removal of metal security mesh and strap fixings, with fixing points repaired
- Solid Stone Sill: Paint stripped and resealed, structural support to be assessed and new
- concealed supports to introduced if required.
- Infill: Brick infill sections between piers to be removed
- Upstands: Solid stone upstands to piers steam cleaned and resealed
- Louvres: Installation of new basement plant ventilation louvres
- Barrel Drop: New barrel drop security door

Internal works

- New lighting within fire escape

The applications also seek consent for design adjustments to the proposed scheme, which reflect further detailed design development that has taken place during the construction design phase of work to date.

These include amendments to the beer drop which was previously proposed as ventilation louvres is proposed to move to bay on the below diagram. The new door in bay 8 and the need to increase the ventilation louvre provision to accommodate the loss at this bay has resulted in an opportunity to create a symmetrical façade on this elevation to better reflect the historic condition. As such, it is proposed to introduce part window part louvre units to replace the existing brick infills at lower ground floor.

Prior to the phase 1 implementation works taking place, however, all relevant pre-commencement conditions must also be formally discharged by MCC. Consequently the wording of a number of conditions as follows is required to facilitate the phasing.

127538/FO/2020

Condition 3 (Contract); Condition 4 (Material Samples and CEMP (Materials));Condition 5a (Ground Conditions); Condition 6 (Construction Management Plan); Condition 7a (Local Benefit Proposal – Construction Period); Condition 8 (Scaffolding); Condition 9 (Construction Method); Condition 10 (Details of Specified Works); Condition 11 (Details of Works and Installations); Condition 12 (Surface Water Drainage Strategy); Condition 14 (Public Realm and Highways Works); Condition 16 (Acoustic Insultation and Ventilation: Hotel, Bar / Restaurant, Gym / Fitness Centre); Condition 17 (Watching Brief) and Condition 22 (Lighting Scheme)

137958/JO/2023

Condition 3 (Contract); Condition 4 (Material Samples and CEMP (Materials)); Condition 5 (Scaffolding); Condition 6 (Construction Method); Construction 7 (Details of Specified Works); Condition 8 (Details of Works and Installations); and Condition 9 (Watching Brief)

Consultations & Notification Responses

137958/JO/2023

Publicity – The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. Occupiers of neighbouring buildings were notified about the application. No representations have been received.

GMAAS – No objections to the rewording to the condition.

127538/FO/2020

Head of Highways – No objections

Head of Environmental Protection – No objections

Work and Skills – No Objections

Issues

It is noted for the reasons set out above, that the change to allow for the delivery of some early works through amending the approved implementation of the development to one which comprises 2 phases, along with the associated amendments to conditions, are necessitated by the extreme difficulties associated with delivering the full development in accordance with the approved timescales as well as with associated challenges of discharging the pre-commencement conditions as currently worded.

The proposed changes would have no material impact upon the previously approved scheme and the works would not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Indeed, the initial works will add value in their own right and support the ultimate delivery of the proposals in full once a full contract is in place and the detailed construction design stage of work has been completed.

The above implementation works in the short-term should help to secure an improved external appearance of the building and local environment and should enhance the security for users of this part of Back Piccadilly in advance of the main works commence

Whilst acknowledging the fiscal challenges of recent years any changes cannot in the interests of realising the regeneration of this key site within the Northern Quarter, allow for an open ended timescale for full commencement on site of the approved development and need to ensure that the redevelopment is delivered within a reasonable timescale notwithstanding the above constraints. As such an additional condition would be attached to ensure that the 2nd phase is commenced on site within 2 years of the current consents expiring.

On the above basis the amendments to the conditions are acceptable.

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.

Recommendations:

137960/NMC/2023 :Approve

137958/JO/2023: Approve

Article 35 Declaration

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

137960/NMC/2023

Amended Condition(s) attached to this decision

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

(a) Site Plan 1936-FCBS-ZZ-SP-PL-A-01SP and Location Plan 1936-FCBS-ZZ-XX-PL-A-0001;

(b) Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

and remaining works excluding the above set out within the following (Phase 2):

(b) Dwgs 1936-FCBS-ZZ-SP-PL-A-05SP, 1936-FCBS-ZZ-B2-PL-A-05B2, 1936-FCBS-ZZ-B1-PL-A-05B1,1936-FCBS-ZZ-GF-PL-A-05GF, 1936-FCBS-ZZ-01-PL-A-0501, 1936-FCBS-ZZ-02-PL-A-0502, 1936-FCBS-ZZ-03-PL-A-0503, 1936-FCBS-ZZ-04-PL-A-0504, 1936-FCBS-ZZ-05-PL-A-0505, 1936-FCBS-ZZ-06-PL-A-0506, 1936-FCBS-ZZ-07-PL-A-0507, 1936-FCBS-ZZ-08-PL-A-0508, 1936-FCBS-ZZ-09-PL-A-0509, 1936-FCBS-ZZ-10-PL-A-0510, 1936-FCBS-ZZ-RF-PL-A-05RF, 1936-FCBS-ZZ-ZZ-PL-A-0701, 1936-FCBS-ZZ-ZZ-PL-A-0702, 1936-FCBS-ZZ-ZZ-PL-A-0703, 936-FCBS-ZZ-ZZ-PL-A-0801, 1936-FCBS-ZZ-ZZ-PL-A-0802, 1936-FCBS-ZZ-ZZ-PL-A-0803, 1936-FCBS-ZZ-ZZ-PL-A-0804, 1936-FCBS-ZZ-ZZ-PL-A-0805 and 1936-FCBS-ZZ-ZZ-PL-A-0806;

(c) Dwgs 1936-FCBS-ZC-ZZ-PL-A-0901, 1936-FCBS-ZC-10-PL-A-0902, 1936-FCBS-ZC-GF-PL-A-0903, 1936-FCBS-ZC-ZZ-PL-A-0904, 1936-FCBS-ZC-10-PL-A-0905, 1936-FCBS-ZB-ZZ-PL-A-0911 and 1936-FCBS-ZB-09-PL-A-0912;

(d) Illustrative Views 1936-FCBS-ZZ-ZZ-PL-A-0951, 1936-FCBS-ZZ-ZZ-PL-A-0952, 1936-FCBS-ZZ-ZZ-PL-A-0953, 1936-FCBS-ZZ-ZZ-PL-A-0954, 1936-FCBS-ZZ-ZZ-PL-A-0955 and 1936-FCBS-ZZ-ZZ-PL-A-0956;

(e) Survey Plans 1936-FCBS-ZA-B2-PL-A-10B2, 1936-FCBS-ZA-B1-PL-A-10B1, 1936-FCBS-ZA-GF-PL-A-10GF, 1936-FCBS-ZA-01-PL-A-1001, 1936-FCBS-ZA-02-PL-A-1002, 1936-FCBS-ZA-03-PL-A-1003, 1936-FCBS-ZA-04-PL-A-1004 and 1936-FCBS-ZA-RF-PL-A-10RF;

(f) Preparation Plans 1936-FCBS-ZA-B2-PL-A-11B2, 1936-FCBS-ZA-B1-PL-A-11B1, 1936-FCBS-ZA-GF-PL-A-11GF, 1936-FCBS-ZA-01-PL-A-1101, 1936-FCBS-ZA-02-PL-A-1102, 1936-FCBS-ZA-03-PL-A-1103, 1936-FCBS-ZA-04-PL-A-1104 and 1936-FCBS-ZA-RF-PL-A-11RF;

(g) Intervention Plans 1936-FCBS-ZA-B2-PL-A-12B2, 1936-FCBS-ZA-B1-PL-A-12B1, 1936-FCBS-ZA-GF-PL-A-12GF, 1936-FCBS-ZA-01-PL-A-1201, 1936-FCBS-ZA-02-PL-A-1202,1936-FCBS-ZA-03-PL-A-1203,1936-FCBS-ZA-04-PL-A-1204 and 1936-FCBS-ZA-RF-PL-A-12RF;

(h) Intervention Sections 1936-FCBS-ZA-ZZ-PL-A-1403, 1936-FCBS-ZA-ZZ-PL-A-1411 and 1936-FCBS-ZA-ZZ-PL-A-1421;

(i) Intervention Elevations 1936-FCBS-ZA-ZZ-DR-A-1503, 1936-FCBS-ZA-ZZ-DR-A-1505 and 1936-FCBS-ZA-ZZ-DR-A-1507;

(j) Sections (c) and (d) of the Materials New Build Section of the Deloitte Design Response Tracker 30 10 20 and 1936-5-SKETCH-Stage 2-Response to Planning Design Queries_201102

(k) Sections 6.6.1 - 6.6.5 (Hotel Operation) , 8.00 (Design Strategies), 7.1 and 10.2 (Accommodation Schedules) of the PICCADILLY HOTEL, 67-75 PICCADILLY / 4-6 NEWTON STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT JULY 2020 by FCBS;

(l) 67 - 75 Piccadilly / 4 - 6 Newton Street, Waste Management and Servicing Strategy Curtins Ref: 71462-CUR-00-XX-RP-TP-003
Revision: V03 Issue Date: 17 July 2020 (Refuse Storage , management and capacity only) as amended by 71462 CUR 00 XX DR TP 75010 Rev P03;

(m) Recommendations in sections, 3, 4 and 5 and 6 of the Crime Impact Assessment Version C dated

(n) Recommendations within Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2 and United Utilities letter dated 19-08-19;

(o) Recommendations / measures within 67 - 75 PICCADILLY / 4 - 6 NEWTON STREET, MANCHESTER, Proposed Hotel, Air Quality Assessment Prepared for: Crookes Walker Consulting

(p) 67 - 75 Piccadilly / 4 - 6 Newton Street, Interim Travel Plan, Curtins Ref: 71462-CUR-00-XX-RP-TP-002, Revision: V03
Issue Date: 17 July 2020

(q) Measures detailed within PICCADILLY HOTEL, MANCHESTER, ENVIRONMENTAL STANDARDS AND ENERGY STATEMENT
JULY 2020 REF: 2018.222;

(r) Pestana Hotels OPERATIONAL MANAGEMENT STRATEGY FOR PICCADILLY HOTEL PART OF PROPOSALS FOR 67-75 PICCADILLY /4-6 NEWTON STREET MANCHESTER 13th JULY 2020;

(s) Crosby Grainger Architects Condition Survey 2019;

(t) 1936-7-SCHED-Material Schedule_200716;

(u) 2187-PLA-XX-XX-DR-L-1001 S4 PO2, 2187-PLA-XX-XX-DR-L-1002 S4 P02, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 P02; and

(v) Implementation of mitigation measures set out in Tyrer Ecological Consultants Ltd Letter dated 10-11-20 in relation to the roof stripping.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2,

EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) Prior to commencement of demolition (Excluding works in Phase 1 as identified in Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) (a) Notwithstanding the details submitted with the application, prior to commencement the commencement of a phase of development as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Phase 1 works : Samples and specifications of all materials as relevant to this phase;

Phase 2 works : New Build and Infill -Samples and specifications of all materials as relevant to that phase set out in Material Schedule Rev A prepared by FCB received on 10.11.20 to be used on all external elevations, drawings to illustrate details of full sized sample panels that will be produced where appropriate. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and

Listed Building - a programme for providing Details of all internal and external materials as relevant to that phase (excluding phase 1 works);

(b) Prior to commencement of Phase 2 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;

(c) The sample panels and quality control management strategy (New build and Infill only)for Phase 2 shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

5) a) Prior to commencement of Phase 2 a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When Phase 2 commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies DM1 and EN18 of the Core Strategy.

6) Prior to the commencement of Phase 2 a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should
include;

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

*Mitigation against risk of accidental spillages into watercourses
*A detailed demolition method statement and vibration monitoring, to ensure protection of listed building during demolition and construction works and fit out works
*Communication strategy with residents and local businesses which shall include details of how there will be engagement, consult and notify them during the works

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, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) a) Prior to the commencement of Phase 2, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) Prior to commencement of Phase 2 a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority as relevant to that phase. No development in Phase 2 shall commence unless and until the above details have been agreed.

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

9) (i) Notwithstanding the drawings approved in condition 2, prior to the commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and

STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 1

(i) (a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

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

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs; and

(d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;

(ii) Notwithstanding the drawings approved in condition 2, prior to commencement of phase 2 as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23.....

details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 2

a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

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

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

(d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;

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

(f) Final lightwell design and reinstatement;

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

10) (i) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4) prior to commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following have been submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 1 subject to validation on site:

(i) (a)Works Strategy: Elevational
(b)Works Strategy: Basement FIIs;
(c)Works Strategy: Floor 1;
(d)North Elevation (rear, onto Back Piccadilly)
(e)B2 Sub Basement
(f) F1 First Floor
(g)Window repair, reinstatement, replacement;
(h) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;

(ii) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4), prior to commencement of Phase 2 as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23.....

final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2 subject to validation on site:

(a)Works requiring immediate attention/investigation;
(b)Works Strategy: Elevational
(c)Works Strategy: Roof;
(d)Works Strategy: Basement FIIs;
(e)Works Strategy: Floors 1-3;
(f) Works Strategy: Floor 4
(g)Works Strategy: Lightwell
(h)Works Strategy: Stairwells
(i)South Elevation (front, on to Piccadilly)

(j)West Elevation (side, rear)
(k)North Elevation (rear, onto Back Piccadilly)
(l)Roof Level
(m)B2 Sub Basement
(n)F1 First Floor
(o)F2 Second Floor
(p)F3 Third Floor
(q)F4 Fourth Floor
(r)E Lightwell Elevations
(s)S Stairwells
(t)S1 Stairwell 1
(u)S2 Stairwell 2
(v)S3 Stairwell 3
(x) Ceilings including repair and reinstatement of cornices;
(y) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;
(z)Reuse and repair of cast iron fireplaces;
(aa)Lath and plaster wall repair and reinstatement;
(bb)Window repair, reinstatement, replacement; and
(cc)Reuse (where possible) and repair of panelled doors and associated fixture and fittings

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

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

11) (i) Notwithstanding the details as set out in condition 2 above prior to commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) (a) A schedule of removal of redundant signs and external fixtures and fittings and details and including method
statements for repair work and making good to external elevations;
(b) Details of secondary glazing ;

(ii) Notwithstanding the details as set out in condition 2 above prior to commencement of Phase 2 as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE

PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 the final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2

(a) Installation of shop front - final details of the shop front and signage zone design to ground floor unit 69-75 Piccadilly;

(b) Internal hotel fit out including all finishes (to be informed by (9 b) above) and fixtures and fittings;

(c) Details of the bulkheads;

(d) Details of repairs and upgrade of existing roof;

(e)Details of the New rooflight design, specification and details (These should be to a conservation specification and be low profile);

(f) Details of secondary glazing;

(g) Details and strategy for reusing original panelled / glazed doors to the new en-suites;

(h) Details of the ground floor door opening in original panelling through to 67 Piccadilly and associated partitioning in this area;

(i) Full details of how the staircase landing and handrail is being raised and modified and the interface with existing features and detailed works to repair staircases including the stone cantilevered staircase to basement;

(j) Details of the work benches and raking 'scoop' feature (with a view to try and retain elements of this design or look at an adaptation in the same way as the benches to respect existing fabric and this element of the original design) including final details of the proposed joinery work to modify these features as well and details of their repair and restoration;

(k) Details of new openings to form lift lobbies

(l) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(m) Details of any proposed damproofing;

(n) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment);

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

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

12) Notwithstanding the details approved within condition 2 (n) prior to commencement of Phase 2 surface water drainage works details shall be submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

*Utilisation of green/blue roof solutions as per the Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St,
Manchester, 17th July 2020, 1/20573/REP/004 Rev P2

*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building - Hydraulic calculation of the proposed drainage system;

*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

*Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Core Stategy policies EN08 and EN14

14) Prior to the commencement of Phase 2 a programme for submission of final details of the public realm works and highway works for each Landscaping phase (a) Phase 1, (b) Phase 2 and (c) Phase 3 as shown in dwgs numbered 2187-PLA-XX-XX-DR-L-1001 S4 PO2, 2187-PLA-XX-XX-DR-L-1002 S4 P02, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 P02 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);
(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;
(c) Details to demonstrate and agree the scope of tree planting within the site perimeter (Newton Street / Piccadilly) including the carrying out of trail pits to demonstrate feasibility;
(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;
(f) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins,boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);and
(g) Green / Green /Blue Roof;

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

Phase 1 of the landscaping scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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 a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 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.

16) Prior to commencement of Phase 2 a scheme for acoustically insulating and mechanically ventilating (a) the hotel,(b) the ground floor bar / restaurant and a (c) basement gym / fitness centre against noise from adjacent roads and any noise transfer from the bar/ restaurant use to the hotel rooms above, shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential advrse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

17) During soft-strip and demolition within each relevant phase at 69-75 Piccadilly a watching brief shall be in place (in conjunction with the requirements of condition 9 c) to record any additional inputs into the SLHA Inventory of Significant Fixtures and Features 03 11 2020. Where any additional historic fabric and features are uncovered (particularly within the ground floor unit) prior to their removal,agreement shall be sought from and approved in writing by the City Council as Local Planning Authority in relation to that phase.

A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation in relation to that phase.

Reason: In accordance with NPPF Section 12, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible

22) Prior to implementation of any proposed external lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

38) Notwithstanding the details within condition 2 no development other than in the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 shall be carried out pursuant to this permission if the contract for the demolition, construction and completion of the building hereby permitted has not been let by 16th December 2025 (and evidence provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

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

137958/JO/2023

1) The development must be begun not later than 16.12.2023

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

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

(a) Site Plan 1936-FCBS-ZZ-SP-PL-A-01SP and Location Plan 1936-FCBS-ZZ-XX-PL-A-0001;

(b) Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

and remaining works excluding the above set out within the following (Phase 2):

(b) Dwgs 1936-FCBS-ZZ-SP-PL-A-05SP, 1936-FCBS-ZZ-B2-PL-A-05B2, 1936-FCBS-ZZ-B1-PL-A-05B1,1936-FCBS-ZZ-GF-PL-A-05GF, 1936-FCBS-ZZ-01-PL-A-0501, 1936-FCBS-ZZ-02-PL-A-0502, 1936-FCBS-ZZ-03-PL-A-0503, 1936-FCBS-ZZ-04-PL-A-0504, 1936-FCBS-ZZ-05-PL-A-0505, 1936-FCBS-ZZ-06-PL-A-0506, 1936-FCBS-ZZ-07-PL-A-0507, 1936-FCBS-ZZ-08-PL-A-0508, 1936-FCBS-ZZ-09-PL-A-0509, 1936-FCBS-ZZ-10-PL-A-0510, 1936-FCBS-ZZ-RF-PL-A-05RF, 1936-FCBS-ZZ-ZZ-PL-A-0701, 1936-FCBS-ZZ-ZZ-PL-A-0702, 1936-FCBS-ZZ-ZZ-PL-A-0703, 936-FCBS-ZZ-ZZ-PL-A-0801, 1936-FCBS-ZZ-ZZ-PL-A-0802, 1936-FCBS-ZZ-ZZ-PL-A-0803, 1936-FCBS-ZZ-ZZ-PL-A-0804, 1936-FCBS-ZZ-ZZ-PL-A-0805 and 1936-FCBS-ZZ-ZZ-PL-A-0806;

(c) Dwgs 1936-FCBS-ZC-ZZ-PL-A-0901, 1936-FCBS-ZC-10-PL-A-0902, 1936-FCBS-ZC-GF-PL-A-0903, 1936-FCBS-ZC-ZZ-PL-A-0904, 1936-FCBS-ZC-10-PL-A-0905, 1936-FCBS-ZB-ZZ-PL-A-0911 and 1936-FCBS-ZB-09-PL-A-0912;

(d) Illustrative Views 1936-FCBS-ZZ-ZZ-PL-A-0951, 1936-FCBS-ZZ-ZZ-PL-A-0952, 1936-FCBS-ZZ-ZZ-PL-A-0953, 1936-FCBS-ZZ-ZZ-PL-A-0954, 1936-FCBS-ZZ-ZZ-PL-A-0955 and 1936-FCBS-ZZ-ZZ-PL-A-0956;

(e) Survey Plans 1936-FCBS-ZA-B2-PL-A-10B2, 1936-FCBS-ZA-B1-PL-A-10B1, 1936-FCBS-ZA-GF-PL-A-10GF, 1936-FCBS-ZA-01-PL-A-1001, 1936-FCBS-ZA-02-PL-A-1002, 1936-FCBS-ZA-03-PL-A-1003, 1936-FCBS-ZA-04-PL-A-1004 and 1936-FCBS-ZA-RF-PL-A-10RF;

(f) Preparation Plans 1936-FCBS-ZA-B2-PL-A-11B2, 1936-FCBS-ZA-B1-PL-A-11B1, 1936-FCBS-ZA-GF-PL-A-11GF, 1936-FCBS-ZA-01-PL-A-1101, 1936-FCBS-ZA-02-PL-A-1102, 1936-FCBS-ZA-03-PL-A-1103, 1936-FCBS-ZA-04-PL-A-1104 and 1936-FCBS-ZA-RF-PL-A-11RF;

(g) Intervention Plans 1936-FCBS-ZA-B2-PL-A-12B2, 1936-FCBS-ZA-B1-PL-A-12B1, 1936-FCBS-ZA-GF-PL-A-12GF, 1936-FCBS-ZA-01-PL-A-1201, 1936-FCBS-ZA-02-PL-A-1202,1936-FCBS-ZA-03-PL-A-1203,1936-FCBS-ZA-04-PL-A-1204 and 1936-FCBS-ZA-RF-PL-A-12RF;

(h) Intervention Sections 1936-FCBS-ZA-ZZ-PL-A-1403, 1936-FCBS-ZA-ZZ-PL-A-1411 and 1936-FCBS-ZA-ZZ-PL-A-1421;

(i) Intervention Elevations 1936-FCBS-ZA-ZZ-DR-A-1503, 1936-FCBS-ZA-ZZ-DR-A-1505 and 1936-FCBS-ZA-ZZ-DR-A-1507;

(j) Sections (c) and (d) of the Materials New Build Section of the Deloitte Design Response Tracker 30 10 20 and 1936-5-SKETCH-Stage 2-Response to Planning Design Queries_201102

(k) Sections 6.6.1 - 6.6.5 (Hotel Operation) , 8.00 (Design Strategies), 7.1 and 10.2 (Accommodation Schedules) of the PICCADILLY HOTEL, 67-75 PICCADILLY / 4-6 NEWTON STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT JULY 2020 by FCBS;

(l) 67 - 75 Piccadilly / 4 - 6 Newton Street, Waste Management and Servicing Strategy Curtins Ref: 71462-CUR-00-XX-RP-TP-003
Revision: V03 Issue Date: 17 July 2020 (Refuse Storage , management and capacity only) as amended by 71462 CUR 00 XX DR TP 75010 Rev P03;

(m) Recommendations in sections, 3, 4 and 5 and 6 of the Crime Impact Assessment Version C dated

(n) Recommendations within Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2 and United Utilities letter dated 19-08-19;

(o) Recommendations / measures within 67 - 75 PICCADILLY / 4 - 6 NEWTON STREET, MANCHESTER, Proposed Hotel, Air Quality Assessment Prepared for: Crookes Walker Consulting

(p) 67 - 75 Piccadilly / 4 - 6 Newton Street, Interim Travel Plan, Curtins Ref: 71462-CUR-00-XX-RP-TP-002, Revision: V03
Issue Date: 17 July 2020

(q) Measures detailed within PICCADILLY HOTEL, MANCHESTER, ENVIRONMENTAL STANDARDS AND ENERGY STATEMENT
JULY 2020 REF: 2018.222;

(r) Pestana Hotels OPERATIONAL MANAGEMENT STRATEGY FOR PICCADILLY HOTEL PART OF PROPOSALS FOR 67-75 PICCADILLY /4-6 NEWTON STREET MANCHESTER 13th JULY 2020;

(s) Crosby Grainger Architects Condition Survey 2019;

(t) 1936-7-SCHED-Material Schedule_200716;

(u) 2187-PLA-XX-XX-DR-L-1001 S4 PO2, 2187-PLA-XX-XX-DR-L-1002 S4 P02, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 P02; and

(v) Implementation of mitigation measures set out in Tyrer Ecological Consultants Ltd Letter dated 10-11-20 in relation to the roof stripping.

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

3) Prior to commencement of demolition (Excluding works in Phase 1 as identified in Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 a contract for the carrying out of the building works for the

redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

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

Phase 1 works : Samples and specifications of all materials;

Phase 2 works : New Build and Infill -Samples and specifications of all materials as relevant to that phase set out in Material Schedule Rev A prepared by FCB received on 10.11.20 to be used on all external elevations, drawings to illustrate details of full sized sample panels that will be produced where appropriate. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and

Listed Building - a programme for providing Details of all internal and external materials as relevant to that phase;

(b) Prior to commencement of Phase 2 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;

(c) The sample panels and quality control management strategy (New build and Infill only)for Phase 2 shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

5) Prior to commencement of Phase 2 a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority as relevant to that phase. No development in Phase 2 shall commence unless and until the above details have been agreed.

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

6) i) Notwithstanding the drawings approved in condition 2, prior to the commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 1

(a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

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

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs; and

(d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;

(ii) Notwithstanding the drawings approved in condition 2, prior to commencement of phase 2 as detailed ....

details of the following shall be submitted to and agreed in writing by the City Council as local planning authority as relevant to Phase 2

a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

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

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

(d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;

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

(f) Final lightwell design and reinstatement;

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

7) (i) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4) prior to commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following have been submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 1 subject to validation on site:

(a)Works Strategy: Elevational
(b)Works Strategy: Basement FIIs;
(c)Works Strategy: Floor 1;
(d)North Elevation (rear, onto Back Piccadilly)
(e)B2 Sub Basement
(f) F1 First Floor
(g)Window repair, reinstatement, replacement;
(h) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;

(ii) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4), prior to commencement of Phase 2 as detailed .....

final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2 subject to validation on site:

(a)Works requiring immediate attention/investigation;
(b)Works Strategy: Elevational
(c)Works Strategy: Roof;
(d)Works Strategy: Basement FIIs;
(e)Works Strategy: Floors 1-3;
(f) Works Strategy: Floor 4
(g)Works Strategy: Lightwell
(h)Works Strategy: Stairwells
(i)South Elevation (front, on to Piccadilly)
(j)West Elevation (side, rear)
(k)North Elevation (rear, onto Back Piccadilly)
(l)Roof Level
(m)B2 Sub Basement
(n)F1 First Floor

(o)F2 Second Floor
(p)F3 Third Floor
(q)F4 Fourth Floor
(r)E Lightwell Elevations
(s)S Stairwells
(t)S1 Stairwell 1
(u)S2 Stairwell 2
(v)S3 Stairwell 3
(x) Ceilings including repair and reinstatement of cornices;
(y) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;
(z)Reuse and repair of cast iron fireplaces;
(aa)Lath and plaster wall repair and reinstatement;
(bb)Window repair, reinstatement, replacement; and
(cc)Reuse (where possible) and repair of panelled doors and associated fixture and fittings

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

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

8) (i) Notwithstanding the details as set out in condition 2 above prior to commencement of the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805_REV B, 1936-FCBS-ZZ-GF-DR-A-2810_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510_REV A, NOTES-017-PHASE ONE PLANNING NOTES_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A schedule of removal of redundant signs and external fixtures and fittings and details and including method
statements for repair work and making good to external elevations;
(b) Details of secondary glazing ;

(ii) Notwithstanding the details as set out in condition 2 above prior to commencement of Phase 2 as detailed on dwg 1936-FCBS-ZA-GF-PL-A-12GF the final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2

(a) Installation of shop front - final details of the shop front and signage zone design to ground floor unit 69-75 Piccadilly;

(b) Internal hotel fit out including all finishes (to be informed by (9 b) above) and fixtures and fittings;

(c) Details of the bulkheads;

(d) Details of repairs and upgrade of existing roof;

(e)Details of the New rooflight design, specification and details (These should be to a conservation specification and be low profile);

(f) Details of secondary glazing;

(g) Details and strategy for reusing original panelled / glazed doors to the new en-suites;

(h) Details of the ground floor door opening in original panelling through to 67 Piccadilly and associated partitioning in this area;

(i) Full details of how the staircase landing and handrail is being raised and modified and the interface with existing features and detailed works to repair staircases including the stone cantilevered staircase to basement;

9) During soft-strip and demolition within each relevant phase at 69-75 Piccadilly a watching brief shall be in place (in conjunction with the requirements of condition 6 c) to record any additional inputs into the SLHA Inventory of Significant Fixtures and Features 03 11 2020. Where any additional historic fabric and features are uncovered (particularly within the ground floor unit) prior to their removal,agreement shall be sought from and approved in writing by the City Council as Local Planning Authority in relation to that phase.

A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation in relation to that phase.

Reason: In accordance with NPPF Section 12, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Work & Skills Team

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL