

Planning**Growth & Development****Delegated officer report for planning application****Application no.** 137467/JO/2023 and 137464/NMC/2023**Date registered valid:** 26 July 2023**Proposal:**

Variation of condition 2 attached to application 136218/JO/2023 to make amendments to the residential building including the number of building access points and changes to circulation, amendments to the location and amount of building service areas including some changes associated with refuse storage and disposal, removal of PV cells from the roof and reduction in facade penetrations due to amendments to energy / ventilation strategy.

Non Material Amendment to application ref no 128911/FO/2020 as amended by 133218/NMC/2022 and 136217/NMC/2023 to make amendments to the residential building including the number of building access points and changes to circulation, the location and amount of building service areas including some changes associated with refuse storage and disposal, removal of PV cells from the roof and reduction in facade penetrations due to amendments to energy / ventilation strategy

Address: 32 - 34 Laystall Street, Manchester, M1 2JZ**Ward(s):** Piccadilly Ward**Applicant:** Mr Paul Taylor Great Places Housing Group**Agent (if any):** Mr Nick Berry OMI Architects**Case officer:** Angela Leckie**Tel:** 0161 234 4651**Email:** angela.leckie@manchester.gov.uk**Recommendation:****137467/JO/2023 :** Approve**137464/NMC/2023 :** Approve**Date of recommendations:** 16-08-23**Application details****Type of application:** Variation or Removal of Condition/ Non Material Amendment

Development type: Listed building alteration

Date of site visit: 12.07.2023

Standard consultations: **137467/JO/2023**

Printed: 6 July 2023 Expired: 27 July 2023

Neighbour notifications

Printed: 6 July 2023 Expired: 27 July 2023

Site notice

Posted: 12 July 2023 Expired: 2 August 2023

Press advert

No press advert had been published

Standard consultations: **137464/NMC/2023 : None**

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The proposed development site comprises a 0.12ha site bounded by Laystall Street, Pigeon Street, Brock Street and a surface level car park (junction of Ducie Street and Pigeon Street and rear ginnel to the rear of 51-53 Ducie Street. The site comprises 2 parts: a) the original 3 storey (above basement) Grade II listed building fronting Laystall Street; and b) the surface level carpark facing onto Pigeon Street. An outrigger to the rear; 1950s extension to the outrigger and the 1990s outbuildings to the rear of the outrigger have recently been demolished following the implementation of the approvals under application ref no's 128911/FO/2020 and 128904/LO/2020 as detailed below:

Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.

Internal and external alterations to 32-34 Laystall Street including: refurbishment of windows; refurbishment of interior; installation of a new access gate; installation of new plant, new roof; and, a three storey corner extension, following demolition of the outrigger and associated structures.

128904/LO/2020 has previously been amended by 133219/JO/2022 and 136218/JO/2023

128911/FO/2020 has previously been amended by 133218/NMC/2022 and 136217/NMC/2023

Description of area

The site is part of a much larger area measuring 5.9 ha based around the Rochdale Canal Basin known as Piccadilly Basin. Piccadilly Basin has been a regeneration priority for the past 20 years. Laystall Street connects from the adjacent Ducie Street into Great Ancoats Street.

The site is close to Piccadilly Station, the Northern Quarter, Ancoats Urban Village and New Islington. It falls within both the HS2 Strategic Regeneration (2018) East Village Area which is designated as a mixed used neighbourhood with a residential focus around canal basins and adjacent to the Piccadilly Basin Strategic Regeneration Framework Area (2016). In terms of the latter this aims to deliver new housing and employment space within a mixed-use neighbourhood, based around a waterway in the heart of the City Centre.

Description of development

Consent is now sought to make a series of amendments to the current approved listed building consent (although the alterations only affect the new build element of that consent) and again amend condition 2 (approved drawings and documents) on 128911/FO/2020 (previously approved under 133219/JO/2022 and 136218/JO/2023).

The new build elements of the consent are to be delivered by Great Places. The proposed amendments are as a result of detailed design of the new build residential elements and refinement of Great Places' management strategy in relation to detailed design of services and structures necessitating minor adjustments, and also owing to the ongoing cost and viability issues on the project in preparation to commence works on site.

A principal amendment relates to the management strategy of the building aiming to eliminate separate access points, circulation and servicing for the building based on different tenures. This would generate efficiency savings whilst also providing a non-hierarchical, tenure blind approach.

A summary list of the changes is below:

Basement Amendments

- Reduction in overall size of basement and redistribution of plant and ancillary accommodation (this is primarily a cost saving exercise)
- Omission of secondary resident's access lobby.
- Omission of secondary refuse store (total numbers of bins to be maintained in a single store).

- Omission of undercroft area to improve efficiency of basement.
- Adjustment of courtyard ramps to improve accessibility.

Servicing Amendments

- Amendment of louvres to lower ground floor (design development).
- Omission of refuse chutes (Great Places management requirement).
- Positioning of back up life safety generator adjacent to substation on Brock St, resulting in a minor adjustment of building footprint at ground level (design development).
- Minor adjustments to setting out of services risers and smoke shafts (design development).
- Introduction of KERS ventilation units, in lieu of MVHR. This is a continuous extract system and therefore requires fewer facade penetrations. Its use also provides an energy efficiency benefit over the use of MVHR.
- Omission of roof mounted PV. This is also a result of the switch to KERS, meaning roof mounted PV is no longer required (building energy efficiency is maintained without need for PV).

A S96 non material amendment application to application ref no to amend the 137464/NMC/2023 alterations which are as detailed above is also under consideration.

Consultations & Notification Responses

137467/JO/2023

Publicity – The application was advertised as affecting a listed building and a site notice displayed adjacent to the site. No representations have been received.

None

137464/NMC/2023

Head of Environmental Health -No objections to the amendments to the refuse storage and management arrangements.

Issues

137467/JO/2023

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the

arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 'Conserving and enhancing the historic environment' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189)

In determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para197).

When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm (para 199).

Any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 200).

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202)

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).

Local planning authorities should look for opportunities for development in Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others:

- The effects on amenity, including privacy light, noise.
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Design Issues and impact on the Setting, Character and Fabric of the Listed Building- The main issue to consider is whether the proposed amendments would have any additional harm on the setting, character and fabric of the listed building which are not outweighed by the public benefit and whether the overall design changes to the new build element of the proposals are acceptable.

It is considered that the only impact on the setting of the listed building would be from the above external design changes as there would be no physical impact on the listed building itself. The visual changes are considered to be minor in nature and indeed the removal of some of the penetrations in the facades as a result of the changes to the energy strategy would be positive and improve the buildings overall design quality and appearance in the street scene.

Any impact on the setting of the listed building would be negligible. It is considered that given the nature of the external amendments no harm would be caused to the setting of adjacent listed building.

In view of the above the proposals are considered to be acceptable would be consistent with Core Strategy Policies DM1, SP1, EN3 and CC9 and retained UDP policies DC18.1 and DC19.1 and sections 12 and 16 of the NPPF.

137464/NMC/2023

The proposed amendments relate to changes resulting from design development and refinement of Great Places' management strategy, further detailed design of services and structures necessitating minor adjustment. The primary amendment is to the management strategy of the building is a move to eliminate separate access points, circulation and servicing for the building based on different tenures. The overall amendments are seen as a more appropriate method of managing the building with residents of both tenures (social rent and rent to buy) having access via the same entrances and utilising the same services such as post areas, bin store etc.

An additional compliance condition (55) for the refuse has been added as this was omitted from the original consent and should have been included.

On the above basis the amendments are considered to be a positive but in terms of the planning application non material amendment.

Amended conditions

136218/JO/2023 and 136217/NMC/2023 condition 2 original

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A; L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d) Proposed GA of the new build - L0050 Basement Floor Plan Rev A; L0051 Ground Floor Plan Rev A; L0052 First Floor Plan Rev A; L0053 Second Floor Plan Rev A; L0054 Third Floor Plan Rev A; L0055 Fourth-Seventh Floor Plans (September 2020); L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020); L0058 Roof Plan;

e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A; L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020), L0062_Proposed Elevations Rev A; L0063_Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020); L0065-Proposed Courtyard Elevations (September 2020); L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020); L0069-Proposed Context Elevations (September 2020); L0070_Proposed Site Sections (September 2020); L0071_Proposed Site Sections (September 2020);

g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); L 0120-COURTYARD BAY STUDY (February 2021); L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020);

L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020;

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloittes e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment 32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

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 policies DC19.1, DC20 and DC26.1.

137467/JO/2023 and 137464/NMC/2023 – Condition 2 Proposed

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

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

- a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);
- b) L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);
- c) Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A; L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);
- d) Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A;
- e) Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A; L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).
- f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A, L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A;
- g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);
- h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).
- i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092

Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment

32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

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 policies DC19.1, DC20 and DC26.1.

Condition 55

The development hereby approved shall be carried out in accordance with the OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

137467/JO/2023 : Approve

137464/NMC/2023 : Approve

137467/JO/2023

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

1) The development must be begun not later than 02.02.2025

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) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b)L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c)Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A); L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d)Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A;

e)Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-

SHOWROOM PROPOSED ELEVATION BACK Rev A; L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A, L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A;

g) A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020); L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097 Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099 Proposed Showroom Internal Elevations Room H (North, East) (September); L0100 Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment

32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environment and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

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 policies DC19.1, DC20 and DC26.1.

3) No development of the residential element shall commence unless and until all pre-commencement conditions in respect of the listed building and office element have been discharged (including evidence of a contract for these implementation of those works) and evidence of commencement of works, has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that the refurbishment of the at risk listed building is prioritised within the development as the acceptability of the demolition of the rear outrigger and 1950's extension is only supported in planning terms on the basis of the public /heritage benefits that would be realised from its refurbishment pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 and saved UDP Policy DC19.1 (Listed Buildings)

4) The demolition shall be carried out in accordance with the OUTLINE TENDER STAGE METHOD STATEMENT, FOR DEMOLITION AT LAYSTALL STREET by KBS

stamped as received on 15-02-22; and Dwgs 1383-OMI-OO-ZZ-DR-A-L0211, L0111, L0110 and L0210.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) The development shall be implemented in accordance with the OMI e-mail dated 28-04-22; Great Places letter dated 26-01-22; and

JCT contract dated 14-01-22

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that it has been demonstrated that all reasonable steps to ensure that the new development will proceed after the loss has occurred pursuant to section 204 of the NPPF have been taken and that the Council has been furnished with evidence that the development will be undertaken pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

6) LISTED BUILDING -The erection of the scaffolding shall be carried out in accordance with the following:

APPENDIX A-CRE-IBM-135-001A-1 DRG, APPENDIX A-CRE-IBM-135-001A-2 DRG, APPENDIX A-CRE-IBM-135-001A-3DRG, APPENDIX A-CRE-IBM-135-001A-4 DRG, APPENDIX A-CRE-IBM-135-001A-5 DRG, APPENDIX A-CRE-IBM-135-001A-6 DRG and CRE-IBM-135-001A CALCS;

CONDITION 6-SCAFFOLDING QUERIES stamped as received on 23-09-22

and

OMI's e-mail 23 September 2022 in relation to scaffolding details

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.

7) LISTED BUILDING - The development shall be carried out in accordance with on going compliance with the following:

Condition 7a (Sample Schedule and Programme): OMI Drawing A2190-NEW BUILD EXTENSION - SAMPLE PANEL; and

External / Internal Material Submission Schedule and Programme Rev C stamped as received on 06-12-22

Condition 7b (Construction Environmental Management Plan): the Principles and Commitments in the following:

Condition 7b: Construction Environmental Management Plan - Circular Economy Statement 31-32 Laystall Street Manchester July 2022 by McCauls

The sample panels and quality control management strategy and details of internal and external materials shall 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

8) LISTED BUILDING - Notwithstanding the drawings approved in condition 2, prior to the commencement of development on the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning authority in relation to the retained listed building:

The development shall be implemented in accordance with the following:

(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 and a programme for reinstatement should the full implementation of the approved scheme not proceed;

-OMI Drawing - L0225-OPENING UP WORKS EXTERNAL ELEVATIONS BROCK STREET

- OMI Drawing - L0226-OPENING UP WORKS EXTERNAL ELEVATIONS - LAYSTALL STREET

- Chambers Conservation - Itemised Schedule of works

(b) Method statement for demolition works to ensure that there is no damage structurally or otherwise to the retained fabric at 32-34 Laystall Street;

- OMI Drawing - L0110 - Demolition Plan Basement

- OMI Drawing - L0111 - Demolition Plan Ground

- OMI Drawing - L0112 - Demolition Plan showroom boundary basement

- OMI Drawing - L0113 - Demolition Plan showroom boundary ground

- OMI Drawing - L0114 - Demolition Plan showroom boundary first

- OMI Drawing - L0115 - Demolition Plan showroom boundary second
- OMI Drawing - L0210 - Demolition Elevation Brock Street
- OMI Drawing - L0211 - Demolition Elevation Pigeon Street
- OMI Drawing - L0212 - Demolition Elevation rear of showroom
- OMI Drawing - L0215 - Demolition Images Brock Street
- OMI Drawing - L0216 - Demolition Images Pigeon Street
- OMI Drawing - L0217 - Demolition Images Internal
- KBS Demolition Method Statement
- D.Hughes RAMS
- KBS Site Set up plan
- KBS Temporary protection to openings DWG
- Chambers Conservation Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

(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 the listed building (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

- Chambers Conservation - 220714 Demolition and removal methodology
- OMI Drawing - L0120 - DEMOLITION PLAN SHOWROOM BASEMENT
- OMI Drawing - L0121 - DEMOLITION PLAN SHOWROOM GROUND OMI Drawing
- OMI Drawing - L0122 - DEMOLITION PLAN SHOWROOM FIRST
- OMI Drawing - L0123 - DEMOLITION PLAN SHOWROOM SECOND
- OMI Drawing - L0124-DEMOLITION PLAN SHOWROOM ROOF

(d) Method statement for all proposed structural works (including floor strengthening), fire treatment and floor protection;

(e) Detailed schedule of works and specification for the careful dismantling and reuse of the original terracotta sample panel;

- OMI Drawing - L0210 - Demolition Elevation Brock Street
- Chambers Conservation Dismantling of Method Statement for Dismantling & Re-erection of Terracotta Sample Panel.

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

Noting that there is no requirement for air conditioning or external plant on the scheme and that all spaces are to be naturally ventilated.

- Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout
- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout
- Clancy consulting drawing 6802- Level 01 and 02 Security Layout
- Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout
- Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage
- Clancy consulting drawing 5702- Level 01 and 02 Ventilation Layout
- Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout
- Clancy consulting drawing 6801- Level -01 and 00 Security Layout
- Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout
- Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage
- Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout
- Clancy consulting drawing 6303 - Lighting Details

(g) (i) An inventory and record of remnants of original fabric and previously removed original fabric;

- Chambers Conservation Historic Fabric Inventory (partial discharge)

all subject to the relevant clarifications within OMI's e-mails dated 10-11-22 and 17-11-22

the condition is discharged subject to the following caveats:

With respect to g (ii) a programme for the submission of a schedule of how these items are being reused or reinstated; and the Final details shall be submitted in accordance with the approved programme and reuse / reinstatement fully implemented prior to occupation.

are still required for Final/ Full Discharge; and

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 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

9) LISTED BUILDING - The development shall be implemented on the basis of implementation and compliance with the documents and details as set out in the OMI Ref: 1383/Da/03 RESPONSE TO CONDITION 10 letter dated the Wednesday 24th Aug;

LAYSTALL STREET, MANCHESTER Repair Specification. by Chambers Conservation Ltd as amended by Laystall Street Manchester Method statement for repairs 1902-LS-DP2-A180-RP-XX-9010 Revision P01 by (dp)2; and

OMI Architects 1383/SCH 001 - External/Internal Material Submission Schedule and Programme 10.11.22

the pre-commencement requirements of the condition are discharged.

Full discharge will require formal sign off of samples of materials and workmanship following agreement on site in line with the submitted schedule of samples in the submission as detailed above.

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.

10) LISTED BUILDING - The development shall be implemented on the basis of implementation and compliance with the following:

a)Details of any plaster renovation plaster:

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2
- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01

- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04
- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07
- Chambers Conservation schedule of works.

(b)Details of making good fabric following (a) structural interventions; (b)removal of fabric and (c) formation of new openings;

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2
- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01
- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04
- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07
- Chambers Conservation schedule of works.

(c) 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;

Information related to the removal of external fixtures has submitted in response to Condition 10 - D&A section 4.8

- OMI Drawing - L0220 - Brock Street Repair and replace elevation
- OMI Drawing - L0221 - Laystall Street Repair and Replace elevation
- Chambers Conservation - Schedule of Works.

(d) Details of any proposed damp proofing;

On the basis that there are no damp proofing works proposed to the existing building.

(e) Treatment of a retained exposed area of lath and plaster ceiling within basement

On the basis that there is no existing lath and plaster ceiling within the existing basement to protect and that the current soffit is corrugated metal sheeting that is in disrepair is to be stripped out and following timber repair to the ground floor structure the soffit is to be boarded with plasterboard.

and on the basis of the following drawings and specifications for areas where lath and plaster ceilings currently exist and the proposed repair works required:

- OMI Drawings - L0230 - Internal Room Repair Drawing - G.01
- OMI Drawings - L0231 - Internal Room Repair Drawing - G.02
- OMI Drawings - L0232 - Internal Room Repair Drawing - G.03
- OMI Drawings - L0233 - Internal Room Repair Drawing - G.04
- OMI Drawings - L0234 - Internal Room Repair Drawing - G.05
- OMI Drawings - L0235 - Internal Room Repair Drawing - G.06
- OMI Drawings - L0236 - Internal Room Repair Drawing - G.07
- OMI Drawings - L0240 - Internal Room Repair Drawing - 1.01 1of 2
- OMI Drawings - L0241 - Internal Room Repair Drawing - 1.01 2of 2
- OMI Drawings - L0242 - Internal Room Repair Drawing - 2.01 1of 2
- OMI Drawings - L0243 - Internal Room Repair Drawing - 2.01 2of 2

Basement soffit:

- OMI Drawings - L0250 - Internal Room Repair Drawing - B.01
- OMI Drawings - L0251 - Internal Room Repair Drawing - B.02
- OMI Drawings - L0252 - Internal Room Repair Drawing - B.03
- OMI Drawings - L0253 - Internal Room Repair Drawing - B.04

- OMI Drawings - L0254 - Internal Room Repair Drawing - B.05
- OMI Drawings - L0255 - Internal Room Repair Drawing - B.06
- OMI Drawings - L0256 - Internal Room Repair Drawing - B.07
- Chambers Conservation - Schedule of Works.

(f) A strategy for the location and detailing of all building services (other than M&E services) including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items:

- Clancy consulting drawing 6202 - Level 01 and 02 Small Power Layout
- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6702- Level 01 and 02 Fire Alarm System Layout
- Clancy consulting drawing 6802- Level 01 and 02 Security Layout
- Clancy consulting drawing 5302- Level 01 and 02 Domestic Water Layout
- Clancy consulting drawing 5402- Level 01 and 02 Above Ground Drainage
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- Clancy consulting drawing 6201- Level -01 and 00 Small Power Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout
- Clancy consulting drawing 6701- Level -01 and 00 Fire Alarm System Layout
- Clancy consulting drawing 6801- Level -01 and 00 Security Layout
- Clancy consulting drawing 5301- Level -01 and 00 Domestic Water Layout
- Clancy consulting drawing 5401- Level -01 and 00 Above Ground Drainage
- Clancy consulting drawing 5701- Level -01 and 00 Ventilation Layout
- Clancy consulting drawing 6303 - Lighting Details
- OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor
- OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor
- OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor
- OMI Drawing - L1023 - Reflected Ceiling Plan - Basement
- OMI Drawing - A2152 - Electrical tray Penetration details

(g) Any building lighting scheme;

- Clancy consulting drawing 6302- Level 01 and 02 Lighting Layout
- Clancy consulting drawing 6301- Level -01 and 00 Lighting Layout

- Clancy consulting drawing 6303 - Lighting Details
- OMI Drawing - L1020 - Reflected Ceiling Plan - Ground Floor
- OMI Drawing - L1021 - Reflected Ceiling Plan - First Floor
- OMI Drawing - L1022 - Reflected Ceiling Plan - Second Floor
- OMI Drawing - L1023 - Reflected Ceiling Plan - Basement

all as clarified within OMI's e-mails dated 14-10-22 and 10-11-22

Full discharge will require formal sign off of samples of materials and workmanship following agreement on site in line with the submitted schedule of samples in the submission as detailed in condition 10 above in relation to items a,b and e and agreement of extent of timber replacement to determined on site, and once a detailed inspection and on site survey has been carried out.

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.

137464/NMC/2023

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will 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.

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

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

a) L0001 Site Location Plan (August 2020) and L0002 (Jan 21);

b)L0029 Demo List Build Basement Rev B ; L0030 Demo List Build Ground Rev B; L0031 DEMO List Build First Rev B ; L0032_DEMO List Build Second Rev A; L0033 DEMO List Build Roof (September 2020);

c)Proposed GA listed building - L0075 Showroom Build Basement Plan Rev A; L0076 Showroom Build Ground Plan Rev A; L0077 Showroom Build First Floor Plan Rev A; L007 Showroom Build Second Plan (September 2020); L0079 Showroom Build Roof Plan (September 2020);

d)Proposed GA of the new build - L0050 Basement Floor Plan Rev B; L0051 Ground Floor Plan Rev B; L0052 First Floor Plan Rev B; L0053 Second Floor Plan Rev B; L0054 Third Floor Plan Rev B; L0055 Fourth-Seventh Floor Plans (September 2020) Rev A; L0055-56 Fourth-Seventh Floor Plans (September 2020); L0055-57 Fourth-Seventh Floor Plans (September 2020); L0057 Eighth Floor Plan (September 2020) Rev A; L0058 Roof Plan Rev A;

e)Proposed listed building elevations- L0079 Proposed List Build Roof (September 2020); L0087-Proposed Listed Buildings Section AA Rev A; L0088-Proposed Listed Buildings Section BB Rev A; L0083-SHOWROOM PROPOSED ELEVATION LAYSTALL Rev A; L0084- SHOWROOM PROPOSED ELEVATION PIGEON Rev A; L0085- SHOWROOM PROPOSED ELEVATION BROCK (September 2020); L0086-SHOWROOM PROPOSED ELEVATION BACK Rev A;L0080 Showroom Proposed Reflective Ceiling Plan 00 (September 2020); L0081 Showroom Proposed Reflective Ceiling Plan 01 (September 2020); L0082 Showroom Proposed Reflective Ceiling Plan 002 (September 2020).

f) Proposed new build elevations - L0060 Proposed Elevations Rev A; L0061_Proposed Elevations (September 2020) Rev A, L0062_Proposed Elevations Rev A; L0063 Proposed Elevations (September 2020); L0064_Proposed Elevations (September 2020) Rev A; L0065-Proposed Courtyard Elevations (September 2020) Rev A; L0066-Proposed Context Elevations Rev A; L0067-Pigeon St Context Rev A; L0068-Proposed Context Elevations (September 2020) Rev A; L0069-Proposed Context Elevations (September 2020) Rev A; L0070_Proposed Site Sections (September 2020) Rev A; L0071_Proposed Site Sections (September 2020) Rev A;

g)A 0019-WINDOW SCHEDULE (October 2020); A 0020-WINDOW SCHEDULE (October 2020);

h) Details A 0001-BAY AXO (October 2020); A 0002-BAY ELEV CGI (October 2020); A 0003 - Pigeon St Terrace (October 2020); A 0003-PIGEON ST TERRACE (October 2020); A 0004-COURTYARD GATE (October 2020); A 0010-HISTORIC GATE (October 2020); A 0011_GLAZED SCREEN (October 2020); A 0014-WINDOW DETAILS (October 2020); A 0015-PROPOSED LISTED ROOF BUILD UP (October 2020); A 0016-PROPOSED FLOOR BUILD UPS (October 2020);L 0120-COURTYARD BAY STUDY (February 2021) Rev A; L 0121_SECONDARY ELEVATION BAY STUDY (February 2021); L 0122-DUCIE STREET BAY STUDY (February 2021); L 0123SECONDARY PIGEON BAY STUDY (February 2021); L 0124-CORNER BLOCK BAY STUDY (February 2021).

i) L0090 Proposed Showroom Internal Elevations Room A (September 2020); L0091_Proposed Showroom Internal Elevations Room B (September 2020); L0092 Proposed Showroom Internal Elevations Room B (West) (September 2020); L0093 Proposed Showroom Internal Elevations Room C (September 2020); L0094 Proposed Showroom Internal Elevations Room D (September 2020); L0095 Proposed

Showroom Internal Elevations Room E (September 2020); L0096_Proposed Showroom Internal Elevations Room F (September 2020); L0097_Proposed Showroom Internal Elevations Room G (North, East) (September 2020); L0098_Proposed Showroom Internal Elevations Room G (South, West) (September 2020); L0099_Proposed Showroom Internal Elevations Room H (North, East) (September); L0100_Proposed Showroom Internal Elevations Room G (South, West) (September 2020);

(j) OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

(k) Recommendations in sections, 3, 4, 5, 6 of the Crime Impact Assessment VERSION A: 26.08.20 as amended by Deloitte's e-mails dated 25-01-21 and 09-03-21.

(l) OMI Design and Access Statement November 2020 Accommodation Schedule p22;

(m) OMI Design and Access Statement November 2020 Section 4 HISTORIC FABRIC METHOD STATEMENT;

(n) Former J. Armitage & Son's works, 32-34 Laystall Street, Manchester, Heritage Statement: Significance and Impact by SLHA 23rd November 2020 (Building Record);

(o) Inclusions of measures and targets set out in ENERGY STRATEGY AND ENVIRONMENTAL STANDARDS STATEMENT Rev 3 by Clancy 05/12/2020;

(p) Implementation of Broadband installation in accordance with GTech Surveys Limited, Broadband Connectivity, Assessment
32-34 Laystall Street, 02/11/2020

(q) OFR Fire Strategy 17-03-21;

(r) Redmore Environmental, Air Quality Assessment, Laystall Street, Manchester, Client: McCauls, Reference: 3884r2 Dated: 26th October 2020;

(s) GTech Surveys Limited, Television and Radio Reception, Impact Assessment, 32-34 Laystall Street, 21/10/2020;

(t) Phase 1 GeoEnvironmental Desk Study by Earth Environment and Geotechnical Laystall Street Manchester August 2020 by Earth Environmental and Geotechnical Ltd;

(u) Design Details Note stamped as received on 23-03-23; and

(v) Dwg 1383/A 0021

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 policies DC19.1, DC20 and DC26.1.

55) The development hereby approved shall be carried out in accordance with the OMI PROPOSED REFUSE STRATEGY and Section 5.3 and Section 8.0 -Appendix A of the Design and Access Statement by OMI November 2020 as amended by 1383 / L0110 REV A (OMI Proposed Refuse Strategy) and 1383/L0112 (OMI Proposed Refuse Strategy - Bin Store Setting Out)

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

2) Reason 2: The proposed amendments relate to changes resulting from design development and refinement of Great Places' management strategy, further detailed design of services and structures necessitating minor adjustment. The primary amendment is to the management strategy of the building is a move to eliminate separate access points, circulation and servicing for the building based on different tenures.

Changes include reduction in overall size of basement and redistribution of plant and ancillary accommodation ; Omission of undercroft area to improve efficiency of basement; Adjustment of courtyard ramps to improve accessibility; amendment of louvres to lower ground floor (design development); Omission of refuse chutes (Great Places management requirement); Positioning of back up life safety generator adjacent to substation on Brock St, resulting in a minor adjustment of building footprint at ground level (design development); minor adjustments to setting out of services risers and smoke shafts (design development); Introduction of KERS ventilation units, in lieu of MVHR which requires facade penetrations and provides an energy efficiency benefit; Omission of roof mounted PV due to switch to KERS.

Appendix 1 - List of consultees & neighbours notified

Heritage & Urban Design

Third Floor Unit 303, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 229, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat 18, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Third Floor Unit 300, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 310, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 129 And Unit 131, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 207, Ducie House, 37 Ducie Street, Manchester, M1 2JW

URBAN SPLASH WORK LTD, Second Floor Unit 223, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Unit 206, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 225, Ducie House, 37 Ducie Street, Manchester, M1 2JW

10 Pigeon Street, Manchester, M1 2JX

Flat 28, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Second Floor Unit 205, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 125, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 127, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 221, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 304, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat 20, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 19, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 24, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 21, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 29, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Second Floor Unit 232, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Duplex 4, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 233, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 234, Ducie House, 37 Ducie Street, Manchester, M1 2JW

47 Ducie Street, Manchester, M1 2JW

First Floor Unit 123, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 306, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Unit 106, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 128, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 115, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 117, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 230, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 227, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 228, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 224, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 302, Ducie House, 37 Ducie Street, Manchester, M1 2JW

51 - 53 Ducie Street, Manchester, M1 2JQ

65 - 67 Ducie Street, Manchester, M1 2JQ

Duplex 1, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 236, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat 16, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Ground Floor To Second Floor, 32 - 34 Laystall Street, Manchester, M1 2JZ

Ground Floor Rear, 32 - 34 Laystall Street, Manchester, M1 2JZ

The Cotton House, Ducie Street, Manchester, M1 2TP

Flat 9, Junction Works, 40 Ducie Street, Manchester, M1 2DF

First Floor Unit 113, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 226, Ducie House, 37 Ducie Street, Manchester, M1 2JW

30 Tariff Street, Manchester, M1 2FJ

Flat 8, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 12, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 15, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 13, Junction Works, 40 Ducie Street, Manchester, M1 2DF

ALDI, Urban Exchange, Great Ancoats Street, Manchester, M4 6DE

Go Outdoors, Urban Exchange, Great Ancoats Street, Manchester, M4 6DE

Urban Exchange, Great Ancoats Street, Manchester, M4 6DE

Paradise Wharf, Ducie Street, Manchester, M1 2JN

First Floor Unit 1C, Ducie House, 37 Ducie Street, Manchester, M1 2JW

GOOEY CREATIVE LTD, Duplex 5, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 109, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 204, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor And Second Floor Workshop, 10 Pigeon Street, Manchester, M1 2JW

First Floor, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat At, 47 Ducie Street, Manchester, M1 2JW

Flat 23, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 25, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 14, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 7, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 11, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 3, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 1, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 6, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 10, Junction Works, 40 Ducie Street, Manchester, M1 2DF
First Floor Unit 111, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 102, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 110, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Room 228, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 105, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 104, Ducie House, 37 Ducie Street, Manchester, M1 2JW
M And S Outlet, Urban Exchange, Great Ancoats Street, Manchester, M4 6DE
Pure Gym, Urban Exchange, Great Ancoats Street, Manchester, M4 6DE
First Floor Unit 130, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 134, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 2, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 3, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 209, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 217, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 213, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 212, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 214, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 210, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 211, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 215, Ducie House, 10 Ducie Street, Manchester, M1 2JW
Basement And Ground Floor, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 201, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 203, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 202, Ducie House, 37 Ducie Street, Manchester, M1 2JW

First Floor Unit 133, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Unit 2, Laystall Street, Manchester, M1 2JP

Unit 5, Laystall Street, Manchester, M1 2JP

Unit 6, Laystall Street, Manchester, M1 2JP

Unit 1, Laystall Street, Manchester, M1 2JP

Unit 4, Laystall Street, Manchester, M1 2JP

Unit 3, Laystall Street, Manchester, M1 2JP

The Stables Suite B, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Imagine CGA Ltd, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Creation ADM, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Gap PR, Paradise Wharf, Ducie Street, Manchester, M1 2JN

M Five, Paradise Wharf, Ducie Street, Manchester, M1 2JN

The Stables Suite D, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Paradise Wharf Partnership, The Stables Suite A, Paradise Wharf, Ducie Street, Manchester, M1 2JN

The Stables Suite C, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Flat 4, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 2, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 27, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 22, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Flat 17, Junction Works, 40 Ducie Street, Manchester, M1 2DF

First Floor Unit 116, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 231, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 305, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Second Floor Unit 219, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat 26, Junction Works, 40 Ducie Street, Manchester, M1 2DF

Second Floor Unit 235, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Third Floor Unit 308, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Appendix 2 - Planning constraints

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

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

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL