

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134599/LO/2022

Date registered valid: 4 August 2022

Proposal: Listed building consent for the retention of refurbishment and alteration of Levels 2, 3 and 6 for offices (Use Class E) including insertion of mezzanine, partitions, lecture seating, and glass external doors.

Address: Bonded Warehouse , 18 Lower Byrom Street, Manchester, M3 4AP

Ward(s): Deansgate Ward

Applicant: All Work & Social Bonded Ltd

Agent (if any): Mrs Diane Ellis Zerum

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 March 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 16 August 2022 Expired: 6 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The grade II listed Bonded Warehouse is located within St Johns Regeneration area, known as Enterprise City. The area contains workspaces, cultural spaces, and bespoke city centre living. It is a media, tech and creative cluster designed to connect people and businesses, encourage, collaboration, and create success through expert place-making.

Bonded Warehouse has successfully been converted to provide a number of individual workspaces, which are mainly occupied by the creative sector.

Description of development

In 2016, planning consent was granted for the refurbishment of the Bonded Warehouse, as the first phase of the St John's Masterplan (ref 109241/FO/2015/C1). The building was not listed at that time but was considered to be a non-designated heritage asset. Work was undertaken under this consent to Levels 4 and 5 to create new offices, and refurbishment and strip-out work continued to other levels. A further planning consent was approved in 2018, following which works were undertaken to Level 1 to create a mixture of offices, studios, and leisure uses.

The building was subsequently listed in July 2018 and as a result of this listing and changes to the proposals, the current application is submitted to regularise work undertaken to the listed building. The work can be summarised as follows:

- provide contemporary workspace for small and entrepreneurial businesses;
- provide flexible, co-working, collaborative, social office accommodation to encourage growth and development in the tech and creative industries in Enterprise City and Manchester;
- be the home of Exchange, a mentoring and support programme specifically designed to grow rising tech and creative businesses;
- bring the Bonded Warehouse back in to full, active use with a new, unique identity;
- deliver a fit-out which protects and celebrates the uniqueness of the building; and
- provide a new workspace environment that stands apart from typical Manchester office schemes.

In addition, there are numerous public benefits flowing from the proposed development, these can be summarised as follows:

- bring a long-term vacant/ underused building back into active use;
- secure the long-term future of a listed building;
- enable the restoration of key features of the listed building;
- reveal and restore aspects of the building which were previously concealed;
- through the greater number of people using the building, allow more people to see and appreciate the building's history and original use;
- provide equal access arrangements for all into and throughout the building;
- provide modern employment space providing accommodation for more jobs in the city in an industry identified for strategic growth; and
- increase activity at street level through additional footfall and views into and out of the building providing overlooking, natural surveillance and increasing feelings of security within the city centre.

The application comprises and is supported by a number of documents as set out below.

- Planning application forms and certificates;
- Design & Access Statement, prepared by Allied London;
- Planning Statement, prepared by Zerum;
- Heritage Statements prepared by Stephen Levrant Heritage Architecture;
- Waste and Servicing Strategy, including Waste Management pro forma, prepared by

Vectos;

- Operational Management Strategy prepared by Allied London;
- Building Fabric Interventions, prepared by OBI;
- Sustainability Strategy Statement, prepared by Crookes Walker; and
- Acoustic Assessment prepared by Sandy Brown.

The application is also supported by a full set of application plans, please refer to the accompanying schedule for details.

This application is a resubmission of an earlier application which was erroneously disposed of by the Council. It is accepted by the applicant that the works that have taken place have done so without authorisation. However, this application seeks to authorise the works from the point of determination forwards. Notwithstanding that the works remain unauthorised under listed building regulations, they do currently have the benefit of an identical planning permission.

Consultations & Notification Responses

No comments received

Issues

The benefits accrued by the works to the building, to successfully utilise floorspace to create employment opportunities, in accordance with the St Johns Regeneration Strategy, outweigh any harm caused to the building. All works have been carried out in a satisfactory and successful manner.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All issues have been dealt with in a satisfactory manner.

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

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

02 (20) 100 - GA_As Built
 02 (22) 400 - GLAZED SCREENS_As Built
 02 (22) 407 - SCREEN ELEVATIONS_As Built
 02 (32) 401 - BAR-BOH KITCHEN DOOR_As Built
 02 (32) 402 - we CUBICLE DOOR_As Built
 02 (32) 403 - AMBULANT we CUBICLE DOOR_As Built @ 02 (32) 404 - DDA we
 DOOR_As Built
 02 (32) 405 - LOBBY DOOR_As Built
 02 (32) 406 - MEETING RM-WORK SUITE DOORS_As B ... @ 02 (35) 110 - RCP_As
 Built
 02 (42) 130 - PARTITIONS WALL FINISHES As Built
 02 (43) 130 - FLOOR FINISHES_As Built
 02 (71) 510 - BAR_As Built
 02 (71) 51 0A - BAR_As Built
 02 (71) 511 - CLOAK CUPBOARD_As Built
 02 (71) 512 - LIGHT WALL_As Built
 02 (74) 400 - WASHROOMS_As Built
 1685 00S - Mesh Ceiling Panels
 06 (00) 1 00 - Existing 6th floor plan
 06 (10) 000 - Demolition plan
 06 (20) 100 - GA_As Built
 06 (22) 100 - PARTITION TYPES_As Built
 06 (22) 400 - WRITABLE WALLS_As Built
 06 (22) 401 - BOARDROOM TV WALL_As Built
 06 (22) 510 - STOOL WALL_As Built
 06 (32) 100 - DOOR SCHEDULE_As Built
 06 (35) 110 - RCP_As Built
 06 (42) 130 - WALL FINISHES_As Built
 06 (71) 100 - JOINERY PLAN_As Built
 06 (71) 511 - TEAPOINT_As Built
 06 (71) 513 - COMPUTER CONTROL STAND As Built 06 (71) 514 - BLEACHER
 SEATING_As Built
 06 (71) 515 - QUIET BOOTHS 1_As Built
 06 (71) 516- QUIET BOOTHS 2_As built
 06 (71) 517 - PRINT WASTE STATION_As Built
 06 (71) 519 - CHALKBOARD_As Built
 06 (71) 520 - TRAINING ROOM TABLES_As Built
 06 (74) 400 - ODA WC_As Built
 22-05-2020 The Bonded Warehouse Leve 02 Fire Alarm As Fitted 22-05-2020 The Bonded
 Warehouse Leve 03 Fire Alarm As Fitted 1 22-05-2020 The Bonded Warehouse Level 06 Fire
 Alarm As-Fitted 1799-03-6201 Rev AF1
 1799-03-6202 Rev AF1
 1799-03-6301 Rev AF1
 1799-03-6302 Rev AF1
 1799-03-6802 Rev AF1
 Bonded Warehouse - HVAC Ventilation Layout Rev AF
 Bonded Warehouse - Roof Level HVAC Ventilation Layout Rev AB
 Bonded Warehouse L6 - HVAC Ventilation Layout Rev AF
 BW-DE-02-T1 Demo Plan
 BW-DE-03-T1 Demo Plan BW-EE-E-T1
 BW-EE-N-T1 BW-EE-S-T1 BW-EE-W-T1
 BW-EX-01-T1 BW-EX-02-T1 BW-EX-03-T1 BW-EX-04-T1 BW-EX-05-T1
 ECE-0170-M100 AF ECE-0170-M101 AF ECE-0170-M102 AF

DP KS-50 T5 - Level 3 Works Hub typical work suites DP KS-52 T4 - Level 3 Works Hub typical pod mezz plan
 DP KS-54 T5 - Level 3 Works Hub work suite pod elevatio DP KS-55 T4 - Level 3 Works Hub Elevations D E
 DP KS-72 T2 - Reception Coffee Elevations A B DP_CL-03 T6 - Level 3 RCP
 DP_CL-03M T5 - Level 3 Mezzanine RCP DP_dJ-20 T3 - Reception Coffee Counter DP_DT-01 T1 - Level 3 Door Type C1 DP_DT-03 T2 - Level 3 Door Type C3 DP_DT-04 T2 - Level 3 Door Type A1
 DP_DT-05 T2 - Level 3 Door Type A2 DP_DT-07 T1 - Level 3 Door Type B1 DP_DT-13 T1 - Level 3 Door Type F1 DP_DT-19 T3 - Level 3 Door Type ES DP_DT-22 T2 - Level 3 Door Type J DP_EX-02-T2 - Level 2 Existing Plan DP_FF-03 T4 - Level 3 Floor Finishes DP_FF-03M T3 - Level 3 Mezzanine Floor Finishes DP_GA-03 T6 - Level 3 General Arrangement
 DP_GA-03M T5 - Level 3 Mezzanine General Arrangement DP_GE-E-T1
 DP_GE-N-T1 DP_GE-S-T2 DP_GE-W-T1
 DP_KI-01 T2 - Kitchenette O 1 DP_KI-02 T2 - Kitchenette 02
 DP_KS-70 T3 - Reception Coffee Plan DP_KS-71 T2 - Reception Coffee RCP
 DP_KS-73 T2 - Reception Coffee Elevations C D DP_PA-03 T5 - Level 3 Partitions Plan
 DP_ST-01 T1 - Level 3 Work Hub Soft Seating Balustrade DP_ST-02 T2 - Level 3 Work Hub Soft Seating Typical Stair DP_WC-02 T2 - Washrooms
 E001 Rev AF1 (Level 6 Ltg)
 E002 Rev AF1 (Level 6 Containment) E002 Rev AF1 (Small Power)
 E003 Rev AF1 (Level 6 Data) E003 Rev AF1 (Ltg)
 E004 Rev AF1 (Level 6 Power) E00S Rev AF1 (Containment) E006 Rev AF1 (Access Control)
 OPT-DRG-1000
 OPT-DRG-1001 OPT-DRG-1003 OPT-DRG-1004
 OPT-DRG-1005 OPT-DRG-1006 OPT-DRG-1007 OPT-DRG-1008 OPT-DRG-1009 OPT-DRG-1010 OPT-DRG-1011 OPT-DRG-1012 OPT-DRG-1013 OPT-DRG-1014 OPT-DRG-1015
 BW-S-01 P1 Site Plan

Design & Access Statement, OBI, April 2020 Planning Statement, Zerum, September 2020
 Levels 2, 3 and 6 Heritage Statements, Stephen Levrant Heritage Architecture, August 2020
 Proposed Signage Strategy, Amspeck Sustainability Strategy Statement, Crookes Walker

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.

Appendix 1 – List of consultees & neighbours notified

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 - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL