

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135227/FO/2022
135228/LO/2022

Date registered valid: 7 November 2022

Proposal: 135227/FO/2022 - Change of use from a restaurant (Use Class E) to a bar (Sui Generis) with external alterations.
135228/LO/2022 - Listed Building Consent for internal and external works associated with change of use from a restaurant (Use Class E) to a bar (Sui Generis)

Address: 19 Chapel Walks, Manchester, M2 1HN

Ward(s): Deansgate Ward

Applicant: Chapel Walks GP Limited on behalf of Chapel Walks LP

Agent (if any): Mr Dan Whitney Axis PED Ltd

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

Recommendation: Approve

Date of recommendation: 27 February 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 December 2022

Standard consultations:

Printed: 25 January 2023 Expired: 15 February 2023

Neighbour notifications

Printed: 25 January 2023 Expired: 15 February 2023

Site notice

Posted: 27 January 2023 Expired: 17 February 2023
Posted: 25 November 2022 Expired: 16 December 2022

Press advert

Published: 31 January 2023 Expired: 21 February 2023
Published: 22 November 2022 Expired: 13 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The property subject of this application is located at the corner of Chapel Walks and Pall Mall with its main entrance currently sited off Chapel Walks. It is Grade II Listed and is within the Upper King Street Conservation Area. It is located at 19 Chapel Walks and is known as Princess Chambers.

The area surrounding the building is an unusual and distinctive remnant of historic street plan and includes the narrow alleyway of Back Pool Fold, which runs down the side of the building and ends at Cross Street. The building adds positively to its character and appearance, and forms an important group value with the Grade II listed Northern Stock Exchange and the Grade II listed 10 Norfolk Street. The Grade II Listed Pall Mall Court is also nearby.

The building was constructed in the mid to late 19th century as warehouse and offices in the Italian Palazzo style in red brick with sandstone dressing. It is four storeys over a basement. The main elevations on Chapel Walks and Pall Mall are decorative, changing to a more utilitarian style as the building reaches down Back Pool Fold.

The ground floor was until recently a Thai restaurant, but is currently vacant, the basement is in use as a restaurant. Floors 1, 2 and 3 are also understood to be vacant, but the building is undergoing refurbishment works.

Uses within the surrounding area include restaurants, bars, shops, a dental surgery, hotel, offices, cafes.

These applications relates to the ground floor of the property that was last used as a Thai restaurant.

Description of development

Listed building consent (135228/LO/2022) is sought for the following works:

- The strip out of non-original fit out
- The installation of secondary glazing
- The repair of damaged window surrounds and window frames and redecoration
- The repair of plaster
- The installation of a raised floor with engineered wooden floorboard finish
- The installation of a plywood bar and overbar stained in a walnut finish with brass accessories and globe lights
- The installation of M&E ductwork and air-conditioning cassettes internally
- Installation of a heat recovery unit above the rear toilets
- The installation of fixed seating
- Cladding of one wall and the bar with mirrors, dado rails, picture rails and timber wall cladding
- The painting of existing columns in dark green
- The installation of new partitions to form back of house areas
- The underside of timber floorboards to be underdrawn with plasterboard and acoustic insulation
- The installation of suspended light fittings
- Painting of external door in dark green.
- The installation of 1no. intake and 1no. extract louvre within windows of the courtyard.
- The removal of louvres from the windows on Chapel Walks and reinstatement of glazing.
- The installation of a galvanised cable tray.
- Dropped ceilings and boxing in within the back of house areas only.

Planning permission (135227/FO/2022) is sought for the change of use of the ground floor from a restaurant (Class E) to a drinking establishment (Sui Generis). The following external alterations are also proposed:

- The installation of 1no. intake and 1no. extract louvre within windows of the courtyard
- The removal of louvres from the windows on Chapel Walks and reinstatement of glazing

Consultations & Notification Responses

Publicity - Application referenced 135228/LO/2022 was advertised as an application for listed building consent and as affecting a Conservation Area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Application referenced 135227/FO/2022 was advertised as affecting a listed building consent and as affecting a Conservation Area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Highway Services - Commented as follows:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles.

Sheltered and secure cycle parking should be in place for the use of staff and visitors' bicycles.

A refuse storage area is noted within the site with the collection point in place at Pall Mall. It is recommended that servicing is undertaken outside of the key network peak hours to reduce congestion on the highway.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Environmental Health - Recommended conditions to restrict the hours of operation and the servicing hours, the submission and agreement of a scheme of acoustic treatment of the premises, the submission and agreement of a scheme of acoustic treatment of any externally mounted equipment and full details of waste management.

Greater Manchester Police - No comments received.

Issues

Visual Amenity - The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal)

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that:

- Development in all parts of the City should:
- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- 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.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

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

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites

The Unitary Development Plan for the City of Manchester

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

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

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

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

National Policy

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

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

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

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

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

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

Most of the proposed works are considered to be acceptable and some of the works such as the repair of the windows and window surrounds that were previously damaged by the previous occupier are beneficial. The works would reveal and expose many of the remaining original features.

The insulation of the ceiling and floor would cause less than substantial harm but has been justified due to the basement being used as a Chop House bar and restaurant and the upper floor being used as offices and the lack of insulation that has been installed previously. The insulation of the ceiling would still expose the beams and column heads that were previously obscured by suspended ceilings.

The extraction and intake louvres would be removed from the Chapel Walks elevation and replaced with new louvres within the less significant windows on the Courtyard elevation.

Furthermore, based on the information as below, recent precedent and ornate ceilings of the Sam's Chop House, which would not accommodate insulation/acoustic separation from below, the proposed raised floors is acceptable.

The boxing in and dropped ceiling would be limited to the back of house areas and would affect a minimal area of the ceiling required to contain the amount of M&E required.

There would be a slight improvement to the contribution that the building makes to the Conservation Area.

Conditions would be applied to application referenced 135228/LO/2022 to require full and final details of the proposed secondary glazing, the detail of the works to windows, including glazing specification, details of the M&E services, including the routing of the proposed pipework, details of the raised floor.

The works would improve the appearance and character of this part of the building

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would repair expose internal and external features of the listed building and allow the reuse of the ground floor of the building, which is current vacant and have related maintenance due to its reuse.

Given the above, the works are considered to be consistent with the above identified policies.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is significantly distanced from the site, however there are noise sensitive uses in the immediate vicinity of the site including offices and hotels.

The condition recommended by our Environmental Health Service would be applied to the application to ensure that the proposals are acceptable.

All proposed uses would result in an increase in comings and goings during the evening and night and there is the potential for there to be some disturbance associated with this.

Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours would be limited to:

Sunday to Thursday and Bank Holidays 12:00 to 00:00
Friday and Saturday 12:00 to 02:00

The site is close to St Peter's Square and Market Street Metrolink Stations and is also walkable distance from Salford Central and Victoria train stations and regular bus services are routed along King Street and Deansgate.

An internal bin store would be provided, and a strategy would be in place for collections.

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

Crime and Disorder

The premises is part of a managed building and would benefit from building wide management. External alterations are limited to the repair of windows, repainting, and the installation of louvres within windows.

The application is also supported by Crime Impact Statement and would be required to comply with the advice within this document by condition.

Given the above the proposals are considered to be in accordance with policies DM1 and SP1 of the Core Strategy for the City of Manchester in relation to the impact on crime and disorder.

Highway Safety and Impacts

The site is located within a prominent city centre location and benefits from excellent connectivity to regular Metrolink, rail and bus connections. It is likely, given the travel opportunities available, that many staff and visitors will travel to and from the site via sustainable modes.

There are regular bus services on King Street that provide connections to Spinningfields, Manchester City Centre and Piccadilly gardens.

The closest Metrolink facilities to the site are located at Market Street and St Peters Square. These provide connections to Altrincham, Manchester Airport, Bury, Manchester Piccadilly and Manchester Victoria.

The advice from Highway Services in relation to the requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will be applied to the applications as an informative.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled Access

The proposals relate to a raised ground floor. The main entrance to the property and the fire escape both front Pall Mall. Both of these entrances/exits are not currently level.

The existing windows, window surrounds, doors and steps are significant features of the elevation and works to provide a ramp or a lift would require demolition of significant internal and external original fabric. The basement of the building also has a decorative and significant ceiling and many intact features.

A ramp would also take up a large percentage of the floorspace within this fairly small unit.

Even if these works were possible and acceptable in terms of their affect on the character of the listed building, works to lower the floor would not be possible as the basement below is fully occupied by a different tenant.

Unfortunately given this, it is not considered possible to provide level access as part of this application.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1.

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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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

Condition to be attached to 135228/LO/2022:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

The location plans referenced M867 001 received by the City Council as local planning authority on 18 October 2022

The drawings referenced:

M867 011 Rev B
M867 014 Rev D
M867 015 Rev D
M867 016 Rev D

received by the City Council as local planning authority on 17 February 2023

SFE4583 - M00 Rev P2
M867 046

received by the City Council as local planning authority on 16 February 2023

M867 009 Rev A
M867 017
M867 018
M867 019
M867 040
M867 042
M867 045

received by the City Council as local planning authority on 23 January 2023

M867 010

received by the City Council as local planning authority on 18 October 2022

The document entitled 'Chapel Walks - External Window Refurbishment Method Statement' received by the City Council as local planning authority on 6 February 2023

The Chapel Walks - Ground Floor Schedule of Works/Method Statement received by the City Council as local planning authority on 23 January 2023

The Design and Access Statement prepared by Up North Architects received by the City Council as local planning authority on 18 October 2022

The Planning and Heritage Statement prepared by Axis received by the City Council as local planning authority on 18 October 2022

The completed waste management proforma received by the City Council as local planning authority on 18 October 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of any secondary glazing shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority prior to the installation of secondary glazing at the premises. The works shall be carried out only as agreed in accordance with the approved 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the works to windows, including glazing specifications shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the installation of secondary glazing. The works shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

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

5) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the M&E services, including the routing of the proposed pipework shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the installation of any item of M&E at the premises. The works shall be carried out only as agreed in accordance with the approved 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the raised floor shall be submitted to and formally approved in writing by the City Council as Local Planning Authority prior to the installation of any raised floor at the premises. The works shall be carried out only as agreed in accordance with the approved 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 so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Condition to be attached to 135227/FO/2022:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

The location plans referenced M867 001 received by the City Council as local planning authority on 18 October 2022

The drawings referenced:

M867 011 Rev B
M867 014 Rev D
M867 015 Rev D
M867 016 Rev D

received by the City Council as local planning authority on 17 February 2023

SFE4583 - M00 Rev P2
M867 046

received by the City Council as local planning authority on 16 February 2023

M867 009 Rev A
M867 017
M867 018
M867 019
M867 040

M867 042
M867 045

received by the City Council as local planning authority on 23 January 2023

M867 010

received by the City Council as local planning authority on 18 October 2022

The document entitled 'Chapel Walks - External Window Refurbishment Method Statement' received by the City Council as local planning authority on 6 February 2023

The Chapel Walks - Ground Floor Schedule of Works/Method Statement received by the City Council as local planning authority on 23 January 2023

The Design and Access Statement prepared by Up North Architects received by the City Council as local planning authority on 18 October 2022

The Planning and Heritage Statement prepared by Axis received by the City Council as local planning authority on 18 October 2022

The Dispersal Policy and the Operating Schedule received by the City Council as local planning authority on 18 October 2022

The completed waste management proforma received by the City Council as local planning authority on 18 October 2022

The Noise Impact Assessment referenced 17696-NIA-01_REVB received by the City Council as local planning authority on 9 January 2023

The email from Axis dated 3 February 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Prior to the first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted for approval in writing by the City Council as Local Planning Authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal storage areas are required. The details of the approved scheme shall be implemented prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

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

4) a) Prior to the first use of the development hereby approved, a scheme to acoustically insulate the premises to limit the break out of noise shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use of the premises.

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.

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

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

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

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

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

6) The proposed development shall be designed and managed in accordance with the recommendations contained within the Crime Impact Statement prepared by Greater Manchester Police Design for Security referenced 2019/0720/CIS/02. These measures shall be fully implemented before the use hereby approved commences.

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

7) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority: -

Sunday to Thursday and Bank Holidays - 12:00 (midday) to 00:00 (midnight)

Friday and Saturday - 12:00 (midday) to 02:00

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

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday- 07:30 to 20:00,

Sunday and Bank Holidays - 10:00 to 18:00

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

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Environmental Health
Highway Services
Greater Manchester Police
Greater Manchester Police
Environmental Health

8 New Market, Manchester, M2 1WB
Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
Flat 401, 25 Cross Street, Manchester, M2 1WL
Flat 203, 25 Cross Street, Manchester, M2 1WL
Flat 107, 25 Cross Street, Manchester, M2 1WL
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
27 Cross Street, Manchester, M2 1WL
The Fold Dentistry, Ground And First Floor, 3 Back Pool Fold, Manchester, M2 1HB
Fifth Floor, 10 Chapel Walks, Manchester, M2 1HL
15 - 17 Chapel Walks, Manchester, M2 1HN
Former 11, Chapel Walks, Manchester, M2 1HN
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
Third Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
Second Floor, Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
2 Norfolk Street, Manchester, M2 1DW
Old Half Moon Chambers, 5 - 7 Chapel Walks, Manchester, M2 1HN
The Stock Exchange, 4 Norfolk Street, Manchester, M2 1DW
Flat 1, 9 Chapel Walks, Manchester, M2 1AE
Cross Street Chapel, 29 Cross Street, Manchester, M2 1NL
3 Back Pool Fold, Manchester, M2 1HB
Sixth Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor, 10 Chapel Walks, Manchester, M2 1HL
15 Cross Street, Manchester, M2 1WE
Pool Fold Chambers, Back Pool Fold, Manchester, M2 1HB
Fourth Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ
Second Floor, 10 Chapel Walks, Manchester, M2 1HL
Third Floor, 10 Chapel Walks, Manchester, M2 1HL
Flat 306, 25 Cross Street, Manchester, M2 1WL
Flat 305, 25 Cross Street, Manchester, M2 1WL
Second Floor To Third Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Fourth Floor, 10 Chapel Walks, Manchester, M2 1HL
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Unit 4, 55 King Street, Manchester, M2 4LQ
Cavendish House, 30 Pall Mall, Manchester, M2 1JY

Flat 103, 25 Cross Street, Manchester, M2 1WL
Flat 102, 25 Cross Street, Manchester, M2 1WL
Ground Floor And First Floor, Princess Chambers, 26 Pall Mall, Manchester, M2 1JR
Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
Second Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
Flat 405, 25 Cross Street, Manchester, M2 1WL
Flat 106, 25 Cross Street, Manchester, M2 1WL
Stock Exchange Hotel, 4 Norfolk Street, Manchester, M2 1DW
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
First Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Unit 5, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Flat 404, 25 Cross Street, Manchester, M2 1WL
Flat 304, 25 Cross Street, Manchester, M2 1WL
Flat 303, 25 Cross Street, Manchester, M2 1WL
Flat 207, 25 Cross Street, Manchester, M2 1WL
Flat 201, 25 Cross Street, Manchester, M2 1WL
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Flat 406, 25 Cross Street, Manchester, M2 1WL
Flat 403, 25 Cross Street, Manchester, M2 1WL
Flat 205, 25 Cross Street, Manchester, M2 1WL
Flat 204, 25 Cross Street, Manchester, M2 1WL
Flat 202, 25 Cross Street, Manchester, M2 1WL
Flat 101, 25 Cross Street, Manchester, M2 1WL
Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
Seventh Floor, 10 Chapel Walks, Manchester, M2 1HL
2 - 6 Norfolk Street, Manchester, M2 1DW
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ
First Floor, 10 Chapel Walks, Manchester, M2 1HL
Eighth Floor, 10 Chapel Walks, Manchester, M2 1HL
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
Sams Chop House, Chapel Walks, Manchester, M2 1HN
3 Cheapside, Manchester, M2 4WG
Flat 402, 25 Cross Street, Manchester, M2 1WL
Flat 307, 25 Cross Street, Manchester, M2 1WL

Flat 302, 25 Cross Street, Manchester, M2 1WL
Flat 104, 25 Cross Street, Manchester, M2 1WL
Flat 301, 25 Cross Street, Manchester, M2 1WL
Flat 206, 25 Cross Street, Manchester, M2 1WL
Flat 105, 25 Cross Street, Manchester, M2 1WL
Basement And Ground Floor, 2 Norfolk Street, Manchester, M2 1DW
Ground Floor, 1 Marsden Street, Manchester, M2 1HW
Unit 6A, 55 King Street, Manchester, M2 4LQ
Unit 6, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
Ground Floor, 10 Chapel Walks, Manchester, M2 1HL
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW
First Floor, 1 Marsden Street, Manchester, M2 1HW
Third Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL