

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136238/JO/2023

Date registered valid: 13 February 2023

Proposal: Variation of condition 3 to Listed Building Consent 134180/JO/2022 to amend the windows on the North East and North West Elevations

Address: Ancoats Dispensary , Old Mill Street, Manchester, M4 6EB

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Chris McManus Great Places Housing Group Ltd

Agent (if any): Mr Paul Nelson Buttress

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05.04.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 23 February 2023 Expired: 16 March 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 28 February 2023 Expired: 21 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site comprises a three storey gothic style Grade II listed building known as Ancoats Dispensary located on the corner of Old Mill Street and Lampwick Lane.

The building was constructed in 1874 and was used as a hospital until it closed in 1989. It has since been empty and has become increasingly unstable and derelict.

The building occupies the entire site with the exception of a small areas of hardstanding along Old Mill Street and an area to its western and southern facades. The building now comprises the internal and external load bearing walls. The first and second floors have collapsed and other walls deemed to be at risk of collapse have been reduced in height.

All roof structures and coverings and the central tower have been removed due to structural and safety concerns. The central tower is in safe storage. All other structures at the Hospital site have been demolished and the site redeveloped for residential purposes.

The building is open to the elements and highly vulnerable to further deterioration. It is secured by a significant amount of scaffolding in the interest of safety and to prevent further structural deterioration.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The area around the site contains medium to high density buildings. A residential development is under construction immediately to the south for a part 10, part 6, part 5 storey building for 209 apartments. To the south of this development is the CHIPS. Beyond this is the Ashton Canal and towpath which provides pedestrian and cycle links to the city centre and east Manchester.

Stubbs Mill, a former textile mill on the opposite side of Lampwick Lane, has been converted into offices. Planning permission exists on the site to the east of Lampwick Lane for a 6 storey residential building. Weavers Quay on the opposite side of Old Mill Street contains 201 apartments available for rent. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities for the area.

The site is not in a conservation area but the Ancoats Conservation Area is 350 metres to the north west. The Grade II listed Ashton Canal Lock Number 3 is within 150 metres. Other listed buildings within 300 metres are: Ashton canal lock number 1 (Grade II), Cooperative Warehouse (Grade II), Ashton Canal towpath bridge over junction with Islington Branch canal west of lock number 2 (Grade II), Ashton Canal lock keepers cottage (Grade II), Ashton Canal lock number 2 and 3 (Grade II) and Hope Mill (Grade II).

The site is in Flood Zone 1 and in a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. This is a highly sustainable location. Piccadilly Station and New Islington tram stop are nearby.

Description of development

Variation of condition 3 to Listed Building Consent 134180/JO/2022 to amend the windows on the North East and North West Elevations

Consultations & Notification Responses

The proposal has been advertised in the local press and letter sent to local business and residents. No comments have been received

Policy

Manchester Core Strategy (2012) relevant policies SP1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policy DC19

National Planning Policy Framework

Issues

This application seeks to amend the arrangement, size and detail related to windows along the North East and North West Elevations. This includes the installation of ceramic backed glazing (RAL 7024) to those windows/ panels within the existing façade obscured by internal walls and bulkheads. This change has been agreed to the planning permission under 136342/NMC/2023.

An inspection of the window sizes has been inspected on site and is acceptable.

The proposal would not result in any further harm to the listed building than previously agreed under the original permission.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the amendments. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

- 1) The development must be begun not later than 30 July 2024.

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

- 2) The demolition, extension and alteration of Ancoats Dispensary shall be undertaken in accordance with the signed contract stamped as received by the City Council, as Local Planning Authority, on the 4 January 2022.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building

pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

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

Drawings approved as part of application 136238/JO/2023

8803-BA-XX-XX-DR-A-(05)101 Rev C6 received by the City Council, as Local Planning Authority, 13 February 2023

Drawings approved as part of this application 134180/JO/2022

8803-BA-XX-R0-DR-A-(04)109-Proposed Roof GA Plan-P3, 8803-BA-XX-R0-DR-A-(04)207-Proposed Roof Intervention Plan-P3, 8803-BA-XX-XX-DR-A-(05)102-Proposed GA Elevations Sheet 2 of 2-P3, 8803-BA-XX-XX-DR-A-(05)103-Proposed Street Elevations-P2, 8803-BA-XX-XX-DR-A-(05)201-Proposed Intervention Elevations Sheet 1 of 2-P3, 8803-BA-XX-XX-DR-A-(05)202-Proposed Intervention Elevations Sheet 2 of 2-P3, 8803-BA-XX-XX-DR-A-(06)101-Proposed GA Sections Sheet 1 of 2-P3 and 8803-BA-XX-XX-DR-A-(06)102-Proposed GA Sections Sheet 2 of 2-P3 stamped as received by the City Council, as Local Planning Authority, on the 27 June 2022

Drawings and document approved as part of 130357/LO/2021

Drawings

8803-BA-EX-00-DR-A-(01)100-P1, 8803-BA-EX-00-DR-A-(01)101-P1, 8803-BA-EX-00-DR-A-(01)106-P0, 8803-BA-XX-XX-DR-A-(01)105-P1, 8803-BA-EX-00-DR-A-(01)102-P1, 8803-BA-EX-01-DR-A-(01)103-P1, 8803-BA-EX-02-DR-A-(01)104-P1, 8803-BA-XX-XX-DR-A-(03)102-P1, 8803-BA-XX-XX-DR-A-(04)202-P1, 8803-BA-XX-XX-DR-A-(04)203-P1, 8803-BA-XX-XX-DR-A-(04)204-P1, 8803-BA-XX-XX-SH-A-(09)003 P2, 8803-BA-XX-XX-DR-A-(31)102 P0, 8803-BA-XX-XX-DR-A-(21)400 P1, 8803-BA-XX-XX-DR-A-(21)001 P0, 8803-BA-EX-XX-DR-A-(20)00, 8803-BA-EX-XX-DR-A-(20)002 -1, 8803-BA-EX-XX-DR-A-(20)001 -0, 8803-BA-XX-XX-DR-A-(31)002 P0, 8803-BA-XX-XX-DR-A-(21)002 P0

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

8803-BA-XX-00-DR-A(04)102-P2, 8803-BA-XX-XX-DR-A(02)101-P2, 8803-BA-XX-XX-DR-A(02)102-P2, 8803-BA-XX-XX-DR-A-(03)101-P2, 8803-BA-XX-00-DR-A(04)103-P2, 8803-BA-XX-01-DR-A(04)104-P2, 8803-BA-XX-02-DR-A(04)105-P2, 8803-BA-XX-03-DR-A(04)106-P2, 8803-BA-XX-04-DR-A(04)107-P2, 8803-BA-XX-05-DR-A(04)108-P2, 8803-BA-XX-04-DR-A-(04)201-P2, 8803-BA-XX-04-DR-A-(04)205-P2, 8803-BA-XX-04-DR-A-(04)206-P2, 8803-BA-XX-06-DR-A(04)200-P2.

Supporting documents

Design and Access Statement prepared by Buttress; Materials Schedule prepared by Buttress; Heritage Statement prepared by KM Heritage; Conservation Strategy prepared Buttress; Archaeological Desktop Study prepared by Salford Archaeology; Structural Statement prepared by Ridge; Condition Survey prepared by Ridge; Condition Report prepared by Buttress; Tower Re-Construction Pallets Survey prepared by Buttress

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

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.

4) The archaeological investigations have been carried out in accordance with the Archaeological Watching Brief prepared by Salford Archaeology dated September 2022 received by the City Council, as Local Planning Authority, on the 9 February 2023 (as approved under CDN/23/0094).

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

5) Fabric removal shall be carried out in accordance with the Demolition methodology prepared by Eric Wright Construction Ltd stamped as received by the City Council, as Local Planning Authority on the 14 January 2022 (as approved under CDN/22/0018) and Covering letter received by the City Council, as Local Planning Authority, on the 10 February 2023 (as approved under CDN/23/0097).

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) The proposed extension shall be fixed/erected in accordance with Drawings 210005-BA-XX-00-DR-A(21)504-External Wall Plan Detail 04 - Rev P0, 210005-BA-XX-XX-DR-A-16004_Foundation Detail 04_Construction -Rev C1, 210005-BA-XX-XX-DR-A-21120_Proposed Third Floor Slab Edge Detail_Construction - Rev P1, 210005-RDG-XX-ZZ-DR-S-0051_Elevations Sheet 2 - Rev C03 and 210005-RDG-XX-ZZ-DR-S-0056_Section Sheet 2 - Rev C03 stamped as received by the City Council, as Local Planning Authority, on the 1 July 2022 and Email from Paul Nelson dated the 4 August 2022 (as approved under CDN/22/0446).

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to attach the development to the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The masonry repairs shall be carried out in accordance with the details approved as part of CDN/23/0095.

Best endeavours shall be made to use salvage brick work and stonework and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the alteration to the doorway and installation of the proposed new door to the main entrance along Old Mill Street , as indicated on drawings 8803-BA-XX-XX-DR-A-(05)101-P3 stamped as received by the City Council, as Local Planning Authority, on 27 June 2022 a detailed method statement detailing how the door and alterations would be undertaken and abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the installation new windows within the existing listed façade, as indicated on drawings 8803-BA-XX-XX-DR-A-(05)202_P3 and 8803-BA-XX-XX-DR-A-(05)101-P3 stamped as received by the City Council, as Local Planning Authority, on 27 June 2022, a detailed method statement and specification of the windows (including how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the commencement of works associated with the repair, restoration and alteration of the central tower, as indicated on stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021 and drawings 8803-BA-XX-XX-DR-A-(21)001 P0 and 8803-BA-EX-XX-DR-A-(20)002-1 P0 stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021 and drawing 8803-BA-XX-XX-DR-A-(05)201 REV P3 stamped as received by the City Council, as Local Planning Authority, on the 27 June 2022, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. This shall include the following:

- Repair, restoration and alteration of brick and stone work to the tower;
- use of new or reclaimed material;
- Structural details.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) The roof repairs shall be carried out in accordance with drawings 210005-BA-XX-XX-DR-A-(47)303 - Dormer/ MVHR Detail, 210005-BA-XX-XX-DR-A-(47)601 - Dormer Section Detail 01, 210005-BA-XX-XX-DR-A-(47)602 - Dormer Section Detail 02, Method Statement - Dormer Rebuild, NBS Specification (Section H62) received by the City Council, as Local Planning Authority, on the 11 and 26 October 2022 together with the email received from Alison Haigh dated the 5 January 2023 detailing the slate sample presented to officers during the meeting on the 5 January 2023

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the commencement of works to reinstate rainwater goods to the listed building, a detailed method statement, specification and location of rainwater goods shall be submitted for approval in writing by the City Council, as Local Planning Authority. The installation of the rainwater goods shall be shall be carried out in accordance with this method statement.

Reason - To ensure the rainwater goods are of an acceptable appearance and there is no resulting harm to the Listed building pursuant to policy EN3 of the Manchester Core Strategy (2012).

14) The terracotta vents shall be installed in accordance with the details approved as part of CDN/23/0096.

Reason - To ensure the rainwater goods are of an acceptable appearance and there is no resulting harm to the Listed building pursuant to policy EN3 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL