

Planning

Growth & Development

Delegated officer report for planning application

Application no.	133151/FO/2022 and 133758/LO/2022		
Date registered valid:	8 March 2022		
Proposal:	Erection of 7 storey hotel extension with glazed bridge link at fifth floor to connect to rear elevation of Gardens Hotel.		
Address:	2 Little Lever Street, Manchester, M1 1HR		
Ward(s):	Piccadilly		Ward
Applicant:	Cairn Group		
Agent (if any):	Ms Flavia Invernizzi Street Design Partnership		
Case officer:	Eve		Woolstencroft
	Tel:	0161 234	4533
	Email: eve.woolstencroft@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	3 February 2023		

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Smallscale Major Other

Date of site visit:

Standard consultations:

Printed: 30 May 2022 Expired: 20 June 2022

Neighbour notifications

Printed: 23 March 2022 Expired: 13 April 2022

Site notice

Posted: 4 April 2022 Expired: 25 April 2022

Press advert

Published: 29 March 2022 Expired: 19 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of Site and Area

The application site measures approximately 0.049 hectares and is bounded by Gavell Street to the north, Kingsley House fronting Newton Road to the east, Back Piccadilly to the south and Little Lever Street to the west.

The land is within Stevenson Square Conservation Area. There are listed buildings within close proximity of the site including the grade II listed 51-57 Piccadilly to which the scheme would be attached by a link bridge, the adjacent grade II listed Kingsley House, at 15 Newton Street and other listed buildings fronting Piccadilly, Gavell Street and Little Lever Street.

There is a mix of uses in the area immediately surrounding the site including residential, a hotel, public house, retail

The land comprises previously developed land that is currently unoccupied, providing a gap within the Conservation Area.

Description of Development

Planning permission and listed building consent is sought for the erection of 7 storey hotel extension with glazed bridge link at fifth floor to connect to rear elevation of Gardens Hotel.

Consultations & Notification Responses

Publicity

Neighbour notification and site notice posted for 21 days. Representations Received: 3

Comments received are as follows:

- The tv survey relates to the old development and therefore needs updating and it is as well as the noise survey.

- The loss of light will be huge and I intend to make a rights to light claims as the old building has been gone a long time now.

- The top three upper floors are too big and stand out.

- This is going to mean a lot of light loss and will result in a rights to lights claims. -There is also a covenant which prevents this building being built.

- The height is too big and as the site is in a conservation area, the scheme should be more respectful of its surroundings.

- the proposed upper cladding is completely incorrect for this building as it is in a conservation area. Another material should be considered which would be more sensitive to it's location.

Consultations

Archaeology

No objection.

Ward Councillors

No comments received.

Historic England

No objection

Greater Manchester Police

- No objection, subject to those layout issues set out in Section 3.3 in the Crime Impact Statement are recommended and that physical measures under Section 4 of the CIS are **conditioned**.

National Amenity Societies

No comments received

Highway Services

- It should be ensured that the new entrance from Piccadilly is implemented in line with Design for Access 2 standards, to ensure wheelchair access.

- If the proposed canopy projects over the highway by more than 350mm then a highways licence will be required pursuant to Section 177 of the Highways Act.

- Footway improvements will be required on Back Piccadilly. The applicant will be required to enter into a Section 278/184 agreement for alterations. Footway improvements will be at the applicant's expense.

- Additional cycle storage will be required as 1 cycle space is required for 10 guest rooms in line with MCC standards.

- A servicing management strategy is required. This should include further information as to the refuse collection route, storage and include swept path analysis.

- **Condition:** Construction Management Plan

- **Condition:** Full Travel Plan implementation.

Environmental Health

- The Acoustic Planning Report by Sandy Brown (in relation to external plant) has been reviewed in relation. The report is out of date. As a result, a **condition** is required for a new report, with a verification report also to be included.
- Recommendation of a condition in relation to waste.
- The Acoustic Planning Report by Sandy Brown (in relation to noise breakout) has been reviewed. The report is out of date. As a result, a **condition** is required for a new report, with a verification report also to be included.
- Recommended construction hours. Shall be added as an **informative**.
- Environmental Health recommends a condition in relation to fumes. However, there is no change of use/alterations to the building that require planning permission in this regard, so this cannot be controlled by way of a fumes condition.
- Recommend a condition in relation to contaminated land.

Greater Manchester Ecology Unit

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example works to vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application. There are a number of records of breeding black redstart in this area, so opportunities for this species within the proposed new building would be strongly advised by GMEU where they can be accommodated in the scheme

Flood Risk

Recommendation of conditions relation to surface water drainage.

GMAAS

Satisfied that development of the vacant site at 2 Little Lever Street has no archaeological implications.

Policy

The Development Plan

The Development Plan consists of: The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995). The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

Manchester Core Strategy Development Plan Document (July 2012)

Policy SP1 'Spatial Principles' – Development in all parts of the city should make a positive contribution to neighbourhoods of choice, which includes:

- Creating a well-designed place that enhances or creates character
- Makes a positive contribution to the health, safety, and wellbeing of residents
- Considers the needs of all members of the society
- Protects and enhances the built and natural environment
- Minimises emissions, ensures efficient use of natural resources and previously developed land
- Improves access to jobs, services, education and open space by being located to reduce the need to travel and provides access to sustainable transport

Policy CC4 ‘Visitors – Tourism, Culture and Leisure’ – The city centre will be the focus for culture and leisure in the city region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.

Development in the city centre that improves facilities for visitors, including Manchester residents, will be promoted. Hotels have become an increasingly important use across the city, and these will be particularly important in the city centre. New hotel development which contributes to the quality of the city centre hotel offer will be supported.

Policy CC9 ‘Design and Heritage’ – Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy CC10 ‘A Place for Everyone’ – The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development that promotes this objective will be supported, particularly through, amongst other things, high standards of accessibility to buildings and across spaces in the City Centre.

Policy EN3 ‘Heritage’ – New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy T1 ‘Sustainable Transport’ – To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the need of residents and businesses and prepare for carbon free modes of transport, the LPA will support proposals that:

- Improve choice by developing alternatives to the car
- Improve pedestrian routes and the pedestrian environment

Policy EN1 ‘Design Principles and Strategic Character Areas’ All development in Manchester is expected to follow the seven urban design principles (character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability, and diversity). The city centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas and a historic street pattern. Developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.

Policy DM1 ‘Development Management’ – All development should have regard to a variety of specific issues, which include:

- Design (Siting, layout, scale, form, massing, materials and detail)
- Impact on surrounding impact in terms of design/appearance and character
- Effects on amenity (Privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety, traffic generation)
- Accessibility (disabled access, public transportation)
- Community safety and crime prevention
- Design for health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and parking
- Biodiversity, landscaping, archaeological and built heritage
- Green infrastructure, including open space (public and private)

- Flood risk and drainage
- Existing and proposed hazardous installations
- Sustainable construction techniques (BREEAM)

Saved policies of the Manchester Unitary Development Plan

Saved Policy 18 'Conservation Areas' – The LPA shall give particularly careful consideration to development proposals within Conservation Areas. The LPA shall seek to preserve and enhance the character of its designated conservation areas by carefully considering issues surrounding:

- The relationship of new structures to neighbouring buildings and places
- The effect of major changes to the appearance of existing buildings
- The desirability of retaining architectural features (including trees)
- The effect of signs and advertisements

The LPA will not normally grant outline consent within conservation areas. Consent to demolish a building in a conservation area will only be granted where it is wholly beyond repair, incapable of reasonable beneficial use or where removal or replacement would benefit the appearance or character of the conservation area.

Where demolition is to be followed by redevelopment, demolition will only be permitted where there are approved detailed plans for redevelopment.

Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the conservation area. This will include protection of views into and out of Conservation Areas.

Saved Policy 19 'Listed Buildings' - In determining applications for LBC, the LPA will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the LPA will:

- Not grant LBC for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use
- Not permit a change of use to a listed building, where it would have a detrimental effect on the character or appearance of the building
- 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
- Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features
- Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract
- Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result

Saved Policy 26 'Development and Noise' - The LPA intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. The LPA will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources.

Other Material Considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 ‘Design’ – Outlines the City Council’s expectations that all new developments should have a high standard of design making a positive contribution to the City’s environment.

Chapter 3 ‘Accessibility – Design for Access 2’ – Outlines the City Council’s design aims to encourage fully inclusive and accessible standards.

Chapter 4 ‘Environmental Standards’ – Outlines the City Council’s commitment to making Manchester ‘the Greenest City in Britain’, including by encouraging energy efficient design and reduction in energy demand.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council’s Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to “shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”.

National Planning Policy Framework (July 2021)

The revised NPPF re-issued in July 2021. The document states that the ‘purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the ‘objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 4 – Decision-making – States that local planning authorities should approach decisions on proposed developments in a positive and creative way, making use of pre-application discussions etc. In addition, applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the proposal will be assessed on up-to-date development plan and any other material considerations. The applicant made use of pre-application discussions and a site visit.

Section 8 – Promoting healthy and safe communities – Planning decisions should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction (including between those who would not often otherwise come in contact with each other)
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion
- Enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs. (Paragraph 92).

Planning decisions should promote public safety and take into account wider security and defence requirements by anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate (which includes hotels) (Paragraph 97).

Section 12 – Achieving well-designed places – Planning decisions should ensure that developments will:

- Function well and add to the overall quality of the area for the lifetime of the development
- Are visually attractive because of good architecture, layout and appropriate/effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape settings and not prevent or discourage appropriate innovation or change (such as increased density)

- Establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinct places to live, work and visit.
- 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
- Create places that are safe, inclusive, accessible, healthy and promote wellbeing with high standards of amenity for existing and future users and where crime, disorder and fear of crime do not undermine the quality of life or community cohesion and resilience.
(Paragraph 130)

Section 14 – Planning for Climate Change – New development should be planned for in ways which, amongst other things, can help to reduce greenhouse gas emissions, such as through its location, orientation and design (Paragraph 154).

Section 16 – Conserving and Enhancing the Historic Environment – Heritage assets range from sites and buildings of local historic value to those of the highest significance. These 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.

Paragraph 194 – In determining applications, LPAs should require an applicant to describe the significance of any heritage asset 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 historic relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 – In turn, LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 196 – Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 197 – In determining applications, LPAs 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 viability
- The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 199 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to the significance.

Paragraph 200 – Any harm to, or loss of, the significance of a designated heritage asset (from alteration, destruction, or development within its setting) should require clear and convincing justification. Substantial harm or loss of Grade II listings should be exceptional, and anything above should be wholly exceptional.

Paragraph 201 – Where a proposed development will lead to substantial harm or total loss of significance, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or where:

- The nature of the heritage asset prevents all reasonable use of the site
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible
- The harm or loss is outweighed by the benefit of bringing the site back into use

Paragraph 202 – 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, where appropriate, securing its optimum viable use.

Paragraph 204 – LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred

Paragraph 208 – LPAs should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

National Planning Practice Guidance (NPPG)

Climate Change – There are many opportunities for LPAs to help shape appropriate strategies and decisions in line with climate change adaptation and mitigation. Amongst other things, the LPA should promote low carbon design approaches to reduce energy consumption in buildings.

Effective Use of Land – When a planning application is submitted, LPAs will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants.

In some cases, properties benefit from a legal 'right to light', which is an easement that gives a landowner the right to receive light through specified openings and can be used to prevent this from being obstructed without the owner's consent. Such rights are not part of the planning system but may affect the scope for development on neighbouring sites.

All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.

Historic Environment – Any decisions where listed buildings and their settings and conservation areas area factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular Sections 16, 66 and 72, as well as applying the relevant policies in the development plan and the NPPF.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified, the aim then shall be to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Examples of heritage benefits include sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset and securing the optimum viable use of a heritage asset in support of its long-term conservation.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Act requires the LPA to, during the assessment for planning permission, exercise due respect to any buildings or other land that falls within a designated conservation area. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

The application proposes external alterations and a partial change of use of a building that is a Grade II listed building, in the setting of other Grade II and a Grade II* listed building, is within a conservation area and is adjacent to another conservation area. As such, this is considered in detail in the report.

Equality Act (2010)

S149 (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.

Conservation Area Declaration

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated by us in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

The original area is bounded by Oldham Street (a common boundary with the Smithfield conservation area), Great Ancoats Street (a common boundary with the Ancoats conservation area), Spear Street, Faraday Street, Brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the conservation area is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

Issues

Principle of the Development

Consent was granted in 2018 for a development of a similar scale and design planning permission 112670/FO/2016 referenced Erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel. The proposal was never implemented represents a similar scale, height and massing of development albeit with some design changes, the impact of the development would not be markedly different to the previous approval.

The Schemes Contribution to Regeneration.

Regeneration is an important planning consideration. Over the past fifteen years the City Council has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core, around Manchester Central, the Northern Quarter and Castlefield. This is an ongoing process and much remains to be done if the City Centre is to remain competitive. The City Centre is the primary economic driver in the City Region and crucial to its longer-term economic success. The creation of an enhanced high-quality hotel would help to drive forward growth in the city centre and would therefore promote regeneration. It is considered that the proposal supports the strategic objectives for the commercial core and thereby would contribute to the continued regeneration of the City Centre.

The vacant site does not contribute to the City or to the appearance of the Conservation Area. The proposal would help to: create an urban environment which is attractive to all those who want to work in and visit it; help to ensure that the City Centre is competitive; strengthen the retail and business sectors; be accessible to all users; promote investment opportunities; enhance the City's distinctive quality of architectural and historic fabric; create jobs; support the city's business and tourism sectors; and, therefore, help to continue the successful regeneration of the city centre and its economy.

Architectural Quality.

The key factors to evaluate are the architecture, scale, form, massing, proportion and materials proposed for the proposed new building and its interface with the rear of the existing listed Gardens Hotel and the side of Kingsley House.

The proposed building would have a positive impact upon the character of Stevenson Square Conservation Area.

The design of the extension has been the subject of lengthy discussions and revisions and is considered to be acceptable.

Credibility of the Design

The proposals have been prepared by a client and experienced design team that have responded to requests for sensitive and appropriate revisions.

The design properly reflects the site owner's commitment to this development, together with the requirements of market demand. These are important factors in terms of the deliverability of the scheme and ensure that the scheme as submitted would be constructed.

Impact on the Character and Appearance of the Heritage Assets

The building is located within the Stevenson Square Conservation Area. The premises are located in close proximity (attached to 51 - 57 Piccadilly and immediately adjacent to Kingsley House) to grade II listed buildings.

The elevation design seeks to create a building with simple, high quality materials that maintains its appearance over time.

Views were tested from a number of different locations, and it is considered that the proposals would have a negligible impact.

A Heritage Statement has been submitted with the application, including an assessment of significance and impact.

The assessment concludes that the Stevenson Square Conservation Square will be enhanced through the re-development of the vacant plot and the improvements to the Gardens Hotel will

sustain the Gardens Hotels future in a manner that conserves the significance of the Stevenson Square Conservation Area.

The report sets out and it is agreed that the works to refurbish and extend the Gardens Hotel would enhance the setting of neighbouring listed buildings.

The proposal would support the continuing use and improve an existing facility, delivering high quality alterations within a priority regeneration area. It would add to the economic growth of the City in a key target growth sector identified in the Greater Manchester Strategy 2013-2020. The development would support economic growth in the City and create employment in a strategic employment location.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as set out in section 66 and 72 of the Listed Building Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme as required in paragraph 202 of the NPPF.

Amenity (Noise – External Plant)

The application proposes alterations to plant, necessitated both due to alterations within the building covered only by the listed building consent and by the rooftop extension.

Amenity (Noise – Noise Breakout)

The applicant has provided an assessment. However, the report is out of date (approximately six years old). As such, the applicant has been informed of the need to provide an updated report part of a planning condition.

Therefore, subject to compliance with conditions in relation to the hours during which servicing can take place, hours of operation for the commercial uses, the acoustic insulation of the building and any associated plant and equipment, it is considered that the proposal would not have an adverse impact through noise and vibration.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

Amenity (Waste)

The applicant has indicated that the refuse store is located on the north elevation, access to/from Cavell Street. General waste bins and recycling bin will be provided. Hotel maintenance will arrange collection details accordingly, however more information is required with regards to estimated volumes and types of waste produced by the development, details of waste stores for both waste and recycling, location of the proposed collection point and details of the route the collection vehicle will take as well as details of number and capacity of bins proposed and collection frequency. A pre-commencement condition to ensure waste provision is adequate is proposed.

Amenity (Daylight, Sunlight and Overshadowing)

The City Centre generally contains high density development where buildings are taller and located closer to one another. Whilst it is recognised the development would occupy a currently vacant site at 7 storeys, the development would have no greater impact than the previous approval

The nearest residential properties to the building are on Hilton Street however given that there are no habitable windows facing the development site, unduly harmful impacts in terms of loss of light or overshadowing that would warrant refusal of this planning application.

Climate Change

With regard to the aims and requirements of Policy EN4 and Compliance with Approved Document L2 and reduction on Co2 emissions from the above project, the full new build development will be modelled using Bentley Hevacomp Design Database Software to generate

an SBEM calculations for the property in line with the requirements of Building Regulation Part L.

Through the design of the building fabric and services installations full compliance will be achieved with Approved Document Part L and aim to achieve a reduction of 15% CO2 emissions from the site. This figure will be extrapolated by comparing the Target Emission Rate (TER) and Building Emission Rate (BER). The TER is the emissions from a notional building of similar size, shape and orientation based on standard building services with the BER being specific to the design building.

Accessibility (Disabled Access)

The existing ground floor pedestrian and vehicular routes are unchanged.

Delivery access is maintained via Back Piccadilly, as existing.

The proposed annexe hotel will be connected to the main hotel via a fifth floor bridge link, allowing full access for all throughout the hotel. The internal layout guarantees the full accessibility, without the need of detours, for people with disabilities, whether guests, visitors or employees. This benefits guest usage and assists with the hotels operational requirements.

There is external ground floor access to the annexe, for hotel stay users and visitors using the function or meeting rooms facilities. Ground floor entrance door is key card operated.

Circulation within the annexe is via the lift/staircase cores. The new guest bedrooms are all accessed from the central lightwell walkways at each floor

Accessibility (Sustainable Transport)

The site is located within Manchester City Centre and is therefore considered to be highly accessible by sustainable modes, including bus, rail and Metrolink, with various services operating within an acceptable walking distance of the site. A good network of street-lit footways is provided within the wider area, with numerous pedestrian crossing and cycle facilities.

Highways have recommended that a (Full) Umbrella Travel Plan be conditioned, to be implemented within six months of occupation which utilises detailed travel survey data obtained from the hotel/retail staff survey.

A condition will be attached for the requirement of offsite highways works consisting of Footway improvements on Back Piccadilly.

Highway Considerations

The existing site is in a City Centre location which is accessible by a range of public transport modes including trains, buses and trams, as well as links to Manchester Airport, and local routes for cyclists and pedestrians.

A Framework Travel Plan has been developed which outlines Travel Plan objectives and measures which will be taken forward within an Umbrella Travel Plan for staff, which will cover both the existing hotel and the proposed extension.

However, it is recommended that the Umbrella Travel Plan should also include staff associated with the ground-floor retail units and should include measures to promote sustainable access towards customers. Further details will be secured by a Travel Planning condition.

Cycle parking is required and this should be a condition of the planning approval.

Ecology and Biodiversity

The proposal would have no adverse effect on statutory or non-statutory designated sites. The submitted Ecological Survey and Assessment reasonably discounts the potential for any adverse effects on protected species, such as badgers, bats, water voles, great crested newts and reptiles. However, the proposal provides an opportunity to secure biodiversity enhancement for fauna and conditions should be attached to any approval requiring such measures.

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

Contaminated Land

There is the possibility that some contamination may exist on the site. A Contaminated Land Risk Assessment and Remediation Strategy have been submitted. A condition is recommended to ensure adequate measures are undertaken to prevent risks from contamination and requiring a verification report following completion of site works.

In view of the above, the proposals would be consistent with section 15 of the National Planning Policy Framework and policy EN18 of the emerging Core Strategy.

Flood Risk

The site lies within Flood Zone 1, which has a low probability of flooding. A Drainage and Flood Risk Statement concludes that the use is appropriate and would comply with NPPF guidance. It considers how surface water would be managed and suggests a surface water management scheme including the incorporation of SUDs into the scheme. Conditions should therefore be attached requiring the agreement, implementation and maintenance of a sustainable drainage system.

Given the above and for reasons outlined elsewhere in this report in relation to the consistency of the proposed development with the City's wider growth, regeneration and sustainability objectives, the development would be consistent with section 14 of the National Planning Policy Framework and Core Strategy policy EN14.

Crime and Safety

A Crime Impact Statement has been submitted in support of the application and sets out recommendations to improve the Security of the development which includes Security Lighting, CCTV and external alarmed doors. In view of the above the proposal is consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

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.

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

135524/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:

Framework Travel Plan dated May 2022 prepared by Eddisons
Crime Impact Statement prepared by Greater Manchester Police and referenced 2016/0595/CIS/05
Geo Environmental Site Investigation Report ref. 116341/01A
Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited

Received by the City Council as Local Planning Authority on 08 March 2022.

7433 - PS.01 - rev C - BASEMENT
7433 - PS.02 - rev E - GROUND
7433 - PS.03 - rev D - LEVEL 01
7433 - PS.04 - rev B - LEVEL 02
7433 - PS.05 - rev B - LEVEL 03
7433 - PS.06 - rev B - LEVEL 04
7433 - PS.07 - rev B - LEVEL 05
7433 - PS.08 - rev B - LEVEL 06
7433 - PS.11 - rev B - ROOF
7433 - PS.12 - Rev.H - Proposed Back Piccadilly Elevation - Reduced
7433 - PS.13 - Rev G - Proposed Cavell Street Elevation - Reduced
7433 - PS.14 - Rev.H - Proposed Little Lever Street Elevation - Reduced
7433 - PS.50 - Context Photos
7433 - PS.51 - Historic Context

Received by the City Council as Local Planning Authority on 27 January 2022.

7433 - PS.19 - Rev.A - Proposed Bay Study -

7433 - PS.16 - Rev.A - Link Bridge Plan

7433 - PS.17 - Rev.A - Balustrade and Sidewalk Details

Received by the City Council as Local Planning Authority on 30 January 2022.

Design and Access Statement received by the City Council as Local Planning Authority on 01 February 2023

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.

3) Above-ground construction (excluding demolition or internal strip out works) works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

4) Prior to the commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed Construction Management Plan and shall include:

- o The routing of construction traffic;
- o Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o Specify the working hours for the site;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete
- o Identify advisory routes to and from the site for staff and HGVs;
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

5) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity pursuant to Core Strategy Policy DM1.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

7) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has

been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required 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 acceptable 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 the building and occupiers of nearby properties pursuant to Core Strategy Policies DM1 and Saved UDP Policy DC26.

8) a) Prior to commencement of the development, a scheme for a clean air intake and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

9) The use of external areas shall only be in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

The approved hours shall then be implemented and remain in operation for as long as the development remains in use.

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.

10) Prior to the first use of the development hereby approved further details of the cycle parking provision shall be submitted in writing to the local planning authority, the agreed level of cycle parking shall thereafter be installed and maintained.

The approved details shall then be implemented and be in place prior to the first use of the development hereby approved and thereafter retained.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

11) The development hereby approved shall be carried out in accordance with the Framework Travel Plan dated May 2022 prepared by Eddisons. In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of occupants during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

12) The development hereby approved shall comply with the recommendations contained within section 4 of the submitted Crime Impact Statement prepared by Greater Manchester Police and referenced 2016/0595/CIS/05 received by the City Council as local planning authority on 22 June 2022. These measures shall be fully implemented prior to occupation and shall be maintained for the duration of the uses hereby approved. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

13) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sunday/Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

14) Prior to the occupation of the development, details of off site highways works including:

- Footway improvements will be on Cavell Street, Back Piccadilly and Little Lever Street whilst retaining the steel kerb on Little Lever Street;
- Relocation of directional signage on the footway where appropriate
- creation of a disabled parking bay.

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

15) Prior to the construction of the glazed bridge link details including the design, servicing and maintenance shall be submitted to and approved in writing by the City Council as local planning authority. The bridge shall be constructed and maintained in accordance with the submitted details.

Reason -To ensure the development is safe in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

16) Notwithstanding details submitted, no above ground development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the City Council as Local Planning Authority.

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

- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- An assessment of the risk of groundwater flooding and the predicted impacting on the proposed basement level.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

17) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

18) Above grounds works shall not commence until details of biodiversity enhancements, including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The enhancements should include any planting and measures to provide opportunities for breeding black redstart. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species in accordance with policy EN15 of the Manchester Core Strategy.

19) The development hereby approved shall be carried out in accordance with the submitted Environmental Standards Statement within Section 5.0 of the Design and Access Statement received by the City Council, as Local Planning Authority, on the 01 February 2021. Once the development has been completed, a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) Prior to first occupation, a Servicing Management Strategy, detail the frequency and location of all deliveries and servicing to the development, shall be submitted to the City Council as Local Planning Authority.

The approved strategy shall be implemented upon first use of the development and remain in place for as long as the development remains in use.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

21) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the rooves.

Reason - In the interests of visual amenity to enable careful attention to the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

22) a) Prior to the installation of any external lighting, the lighting scheme shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to first occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

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

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

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

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

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

24) Notwithstanding the Television and Radio Reception Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 08 March 2022, within one month of the practical completion of the and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

26) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the proposed bronze metal panels on the Back Piccadilly

elevation following shall be submitted and approved in writing prior to any works to those elements commencing on site.

The approved details shall be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

27) (a) Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

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

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

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

28) Prior to the first occupation/use of a phase of the development a signage strategy for external facades and commercial frontages shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for that phase and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29) The development hereby approved shall be used as a hotel (Use Class C1) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - To ensure that the accommodation is used solely for the intended purpose - a hotel and to safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity; to safeguard the character of the area, and to maintain the sustainability of the local community pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

30) Prior to the first use of the development hereby approved, details of disabled car parking provision shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the student element and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient car parking is available for disabled occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

31) Prior to first occupation of the development hereby approved, a strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority, for the pick up and drop off arrangements to support disabled guests, and their luggage, enter and exit the aparthotel from the surrounding highway when dropped off/ picked up by a taxi or other vehicle from outside of the hotel.

The approved strategy shall be implemented upon first use of the development and thereafter retained for as long as the development remains in use.

Reason - To ensure that adequate arrangements are put in place to assist disabled guest enter and exit the aparthotel from the surrounding highway pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy

32) Notwithstanding drawings 7433 PS.19 Rev A received by the City Council, as Local Planning Authority, on the 30 January 2023, prior to any above ground works of the development, details of the window reveals, windows, vents and soffits for the hotel building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The extent of the window reveals and soffit details shall be as follows:

- Minimum 200mm including brick soffits – reveal and soffit in brick; and
- ventilation shall be provided by brick air vents or a detail within the soffit.

The approved window and soffit details shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

133758/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:

7433 - PS.07 - rev B - LEVEL 05

7433 - PS.12 - Rev.H - Proposed Back Piccadilly Elevation - Reduced

7433 - PS.13 - Rev G - Proposed Cavell Street Elevation - Reduced

7433 - PS.14 - Rev.H - Proposed Little Lever Street Elevation - Reduced

Received by the City Council as Local Planning Authority on 27 January 2022.

7433 - PS.16 - Rev.A - Link Bridge Plan

Received by the City Council as Local Planning Authority on 30 January 2022.

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.

3) Prior to the commencement of the extension to the listed building as approved under planning permission 133151/FO/2022, a detailed method statement and specification detailing how the bridge link development will be fixed/erected adjacent to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the interface of the development would be attached to the historic fabric, what historic fabric, if any, needs to be removed/altered and how the historic fabric will be repaired once the interface has been attached. The method statement should be supported by appropriate sections where necessary.

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).

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Councils Environmental Protection team:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
City Centre Renegeration
Urban Design & Conservation
Greater Manchester Police
Historic England (North West)
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Parks & Events
Strategic Development Team
United Utilities Water PLC
National Amenity Societies
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Greater Manchester Police

Basement, 10 Lever Street, Manchester, M1 1LN
55A Piccadilly, Manchester, M1 2AP
Flat At, 33 Back Piccadilly, Manchester, M1 1HP
11 Newton Street, Manchester, M1 1HF
1 Newton Street, Manchester, M1 1HW
Serviced Aparment 5, 31 Back Piccadilly, Manchester, M1 1HP
Serviced Apartment 3, 31 Back Piccadilly, Manchester, M1 1HP
26 - 28 Dale Street, Manchester, M1 1FY
9 Newton Street, Manchester, M1 1HF
3 Newton Street, Manchester, M1 1HW
7 Newton Street, Manchester, M1 1HF
59 Piccadilly, Manchester, M1 2AQ
Third Floor, 59 Piccadilly, Manchester, M1 2AQ
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
14 Lever Street, Manchester, M1 1LN
British Study Centres, St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Fourth Floor, 59 Piccadilly, Manchester, M1 2AQ
57 Piccadilly, Manchester, M1 2AP
First Floor, 20 Dale Street, Manchester, M1 1EZ
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
Second Floor, 24 Dale Street, Manchester, M1 1FY
51 Piccadilly, Manchester, M1 2AP
10 Lever Street, Manchester, M1 1LN
Second Floor, 10 Lever Street, Manchester, M1 1LN
47 Piccadilly, Manchester, M1 2AP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Ground Floor, 47 Piccadilly, Manchester, M1 2AP
Basement, 47 Piccadilly, Manchester, M1 2AP
Gardens Hotel, 55 Piccadilly, Manchester, M1 2AP
Second Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ

Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
12 Lever Street, Manchester, M1 1LN
Basement, 8 Lever Street, Manchester, M1 1LN
Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
53 Piccadilly, Manchester, M1 2AP
Fifth Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
8 Lever Street, Manchester, M1 1LN
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Subway, 59A Piccadilly, Manchester, M1 2AG
Third Floor Showrooms 30 To 34, 59 Piccadilly, Manchester, M1 2AQ
First Floor, 49 Piccadilly, Manchester, M1 2AP
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Basement, 12 Lever Street, Manchester, M1 1LN
First Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 1 And 4, 8 Lever Street, Manchester, M1 1LN
Second Floor Unit 13, 8 Lever Street, Manchester, M1 1LN
49 Piccadilly, Manchester, M1 2AP
Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
36 Back Piccadilly, Manchester, M1 1HP
Second Floor, 59 Piccadilly, Manchester, M1 2AQ
Second Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 47 Piccadilly, Manchester, M1 2AP
47 Back Piccadilly, Manchester, M1 1HP
24 Dale Street, Manchester, M1 1FY
12 - 14 Lever Street, Manchester, M1 1LN
Second Floor 14, 8 Lever Street, Manchester, M1 1LN
First Floor, 10 Lever Street, Manchester, M1 1LN
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
MIKE KELLEHER, First Floor Showroom 7, 59 Piccadilly, Manchester, M1 2AQ
First Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor Store 32, 59 Piccadilly, Manchester, M1 2AQ
Bundobust, 61 Piccadilly, Manchester, M1 2AG
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Second Floor, 49 Piccadilly, Manchester, M1 2AP
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Third Floor, 49 Piccadilly, Manchester, M1 2AP
Ground Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Kingsley House, 15 Newton Street, Manchester, M1 1HE
63 Piccadilly, Manchester, M1 2AG
Ground Floor, 10 Lever Street, Manchester, M1 1LN
Basement, 20 Dale Street, Manchester, M1 1EZ
Top Floor Flat, 12 Lever Street, Manchester, M1 1LN
Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY

Second Floor Rear, 47 Piccadilly, Manchester, M1 2AP
Second Floor Front, 47 Piccadilly, Manchester, M1 2AP
Merchants Hotel, Back Piccadilly, Manchester, M1 1HP
First Floor Store 1, 8 Lever Street, Manchester, M1 1LN
Ground Floor, 14 Lever Street, Manchester, M1 1LN
First Floor Office 2, 8 Lever Street, Manchester, M1 1LN
Second Floor 12, 8 Lever Street, Manchester, M1 1LN
Second Floor 11 And 15, 8 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 2 And 3, 8 Lever Street, Manchester, M1 1LN
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
33 Back Piccadilly, Manchester, M1 1HP
Basement And Ground Floor, 55A Piccadilly, Manchester, M1 2AP
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
31 Back Piccadilly, Manchester, M1 1HP

Appendix 2 – Planning constraints

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