

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134694/FO/2022  
**Date registered valid:** 24 August 2022  
**Proposal:** Restoration and conversion of the Grade II listed Bridgewater House and redevelopment of car park area to create a ground plus three storey apartment building; overall providing 53 residential units, including landscaping to courtyard, bike storage and associated works  
**Address:** Bridgewater House, Great Jackson Street, Manchester, M15 4WG  
**Ward(s):** Deansgate Ward  
  
**Applicant:** Watch This Space (Jembrana) Ltd C/o Agent  
**Agent (if any):** Miss Rebecca Dewey Oriel Planning Ltd PO Box 305, CW5 9EL  
**Case officer:** Lucy Harrison  
Tel: 0161 234 5795  
Email: lucy.harrison@manchester.gov.uk  
**Recommendation:** **MINDED TO APPROVE subject to a legal agreement for a financial contribution towards off site affordable housing**  
**Date of recommendation:**

#### Application details

**Type of application:** Full Application Consent  
**Development type:** Smallscale Major Dwellings  
**Date of site visit:** 20 September 2022

**Standard consultations:**  
Printed: 30 August 2022    Expired: 20 September 2022

**Neighbour notifications**  
Printed: 30 August 2022    Expired: 20 September 2022

**Site notice**  
Posted: 8 September 2022    Expired: 29 September 2022

**Press advert**  
Published: 6 September 2022    Expired: 27 September 2022

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

**Description of area**

The 0.21 hectare site is bounded by Chester Road to the north, Great Jackson Street to the east, Silvercroft Street and the construction site of Crown Street Phase 2 (consisting of two towers) to the south west and the residential developments of Victoria Residence (21 storeys) and Elizabeth Tower (52 storeys) to the west. Gaddum House, a small red brick office building lies to the south east. On the opposite side of Chester Road is Castlefield Conservation Area with the Grade II listed Middle Warehouse and the recent residential development known as Castlegate facing the site to the north. The site itself is not within a conservation area, but is within the Great Jackson Street Development Framework, which is currently in the process of being ratified by the City Council. The immediate vicinity around the site is predominantly occupied by industrial units and surface level car parking.

The site is occupied by the Grade II listed building known as Bridgewater House (formerly known as the Bridgewater Canal Offices), which fronts Chester Road, with a surface level car park to the rear. Access to the site is off Silvercroft Street. The Historic Background and Assessment of Cultural Significance report shows that the building was built in different phases with the front portion of the building originally a pair of dwellings dating to pre-1794 ; the rear part of the building added for use as the Bridgewater Canal Offices involving some alterations to the dwellings, dating from 1832-1848 ; the single storey side extension and major alterations to the early dwellings, dating from 1848-1896 ; and later small additions and major alterations from the 1970s, when the building was used as offices by Securicor Ltd.

The building has been vacant for a number of years and has fallen into a state of disrepair.

**Description of development**

The proposal is to refurbish the listed building to bring it back into use as apartments and to build a new 4 storey block of apartments around the perimeter of the car park to the rear of the listed building; 53 residential units would be created in total.

**New Build**

33 apartments:        15 x one bed  
                              18 x two bed.

The proposed building would front onto Great Jackson Street and Silvercroft Street, enclosing the rear courtyard of the site. The building would have ground floor units with direct access from the street, with the upper floor units gaining access from a circulation core within the courtyard and an external walkway. Secure access into the courtyard would be gained via the existing doorway on Great Jackson Street. There would also be an entrance off Crown Street to the south west of the site.

The building would have a brick façade with vertically proportioned windows and inset panels of textured brickwork and perforated panels.

### Listed Building

20 apartments:      10 x one bed  
                             10 x two bed.

The apartments would be created on the ground, first and attic floor levels and would involve the following:

Removal of non-original partition walls and creation of door openings in walls;

The creation of four sash window/doors on the Chester Road elevation;

Installation of roof lights to the front and rear and dormer windows to the rear;

Repair and refurbishment of windows where possible;

Within a number of rooms, existing lath and plaster ceilings would be retained above new soundbloc boards with cornices retained in situ, repaired and redecorated, with missing cornices replicated;

Exposed jack arch ceilings retained on the ground floor of the 1840s extension with the exception of one apartment where the original ceiling arrangement would be reconstructed;

Ceilings would be replaced at first floor level within the 1840s extension with modern plasterboard/fireboarding;

Recreation of three original door openings with steps and replica doors on the Crown Street elevation;

Three doors on the rear elevations of the building would be re-instated;

Creation of four doors from existing windows on the courtyard elevation;

Part of the boundary wall (non-original) to Great Jackson Street would be demolished to make way for the new build development.

### Private Realm

A landscaped courtyard area with tree planting would be created to the rear of the listed building, enclosed by the new-build. Cycle parking would be provided for each apartment through the use of cycle hooks within apartments and cycle stands within the courtyard area. A dedicated external refuse store would be created within the private realm, adjacent to the new build.

### Consultations & Notification Responses

Publicity - The proposal has been advertised in the local press, site notices have been displayed and occupiers of neighbouring properties have been notified. One representation has been received commenting that they support the restoration of the building but it would be better as a community asset such as a restaurant/foodhall/bar, as there are enough apartments in the area and the community would then be able to enjoy the restored listed building.

Highway Services - Off-site highways works, including installation of a disabled parking bay, should be secured via a S278 agreement. Cycle parking at 100% should be provided through wall hooks within apartments and secure outside parking, as well as visitor parking. Commuted sums are required for any non-standard highway materials and street trees. Boundary treatments adjacent to the highway should be visually permeable from 600mm upwards and gates should open inwards. A travel plan and construction management plan (including dilapidation survey) should be conditioned.

Environmental Health - Recommends conditions relating to ground contamination, Construction Management Plan, lighting, acoustics, waste management and air quality.

Neighbourhood Team Leader (Arboriculture) - No comments as there are no trees on site and no landscape proposal.

MCC Flood Risk Management - Recommends conditions regarding Sustainable Drainage Systems (SuDS).

Oliver West (Sustainable Travel) - Recommends a Travel Plan condition.

Greater Manchester Police - Recommends a condition requiring Secured by Design accreditation be attached to any permission.

Historic England (North West) - Suggests the LPA seeks the views of its specialist conservation and archaeological advisers.

Transport For Greater Manchester - A review of the TROs in the vicinity of the development should be undertaken.

Greater Manchester Archaeological Advisory Service - The site may have archaeological remains relating to Manchester's Roman origins. A condition requiring a scheme of investigation and the recording of any remains is therefore recommended.

Greater Manchester Ecology Unit - Recommends conditions regarding lighting and biodiversity enhancements, and informatives regarding the protection of bats and birds.

Cadent – No objections

Environment Agency - No objections.

Georgian Society – No objection in principle to the conversion of the buildings into apartments. However, they object to and have concerns regarding the following aspects of the scheme relating to the late 18<sup>th</sup> century building: replacement of all windows; creation of openings to the principal elevation, lowering of ceilings and boxing in of cornices; and the addition of dormers to the rear roof slope (smaller dormers with a less assertive material palette may be considered acceptable).

## **Issues**

### **Relevant National Policy**

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions

that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

The proposal is considered to be consistent with sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons set out below.

Section 5 (Delivering a sufficient supply of homes) – The scheme would bring 53 homes to a sustainable location. It would provide a range of accommodation sizes and help to create a sustainable, inclusive and mixed community. Housing is required in appropriate locations within Manchester as the city grows. The City Centre is the biggest source of jobs in the region and the accommodation proposed would support the growing economy and help to create a vibrant, thriving and active community.

Section 6 - Building a strong and competitive economy - The proposal is for a high-quality scheme in an area in need of further regeneration. It would create jobs during construction and would complement the existing community within the area. New residents would support the local economy through the use of facilities and services.

Section 7 - Ensuring the Vitality of Town Centres - The proposal would develop a site close to a key gateway route and help to create a neighbourhood that would attract and retain a diverse labour market. This would support Greater Manchester’s growth objectives, delivering housing to meet the demands of a growing economy and population. It would be within the City Centre in a location that is well connected and would therefore help to promote sustained economic growth.

Section 8 (Promoting healthy and safe communities) – The development would facilitate social interaction and help to create a healthy, inclusive community. It would be integrated into the locality and increase levels of natural surveillance.

Section 9 (Promoting Sustainable Transport) – The proposal is close to the Deansgate tram and train interchange and bus routes. Development in this highly sustainable location would contribute to wider sustainability and health objectives and give people a choice about how they travel.

Section 11 (Making Effective Use of Land) – This development would provide homes and other uses on a brownfield site and safeguard and improve the environment and ensure safe and healthy living conditions.

Section 12 (Achieving Well-Designed Places) - The design has been carefully considered and is well designed.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The site is highly sustainable and an Environmental Standards Statement demonstrates that the development would accord with a wide range of principles intended to promote energy efficient buildings integrating sustainable technologies from conception, through feasibility, design and build stages and in operation.

The site is within Zone 1 of the Environment Agency flood maps and has a low probability of flooding.

Section 15 (Conserving and enhancing the natural environment) – The documents submitted with this application have considered issues such as ground conditions, noise and the impact on ecology and demonstrate that the proposal would have no significant adverse impacts in respect of the natural environment subject to conditions.

Section 16 Conserving and Enhancing the Historic Environment - The proposal would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings other than Bridgewater House itself. The impact on Bridgewater House is discussed in greater detail below.

## **Core Strategy**

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), CC3 (Housing), CC5 (Transport), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), H1 (Overall Housing Provision), H8 (Affordable Housing), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste), PA1 (Developer Contributions) and DM1 (Development Management).

The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles – The site is highly accessible supporting sustainable growth and helping to halt climate change.

SO2. Economy – The scheme would provide jobs during construction. It would provide housing near to jobs and support the City's economic growth and performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO3 Housing – The scheme would provide 53 homes in a highly accessible location and meet demand for housing near to jobs, in a sustainable location. It would address demographic needs and support economic growth which requires housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

SO5. Transport – The development would be highly accessible, reducing the need to travel by private car and making the most effective use of public transport. This would improve physical connectivity and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

SO6. Environment – The development would protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 Spatial Principles – The development would be highly sustainable and would provide high quality homes close to economic and commercial development. It would be close to sustainable transport and maximise use of the City's transport infrastructure. It would

enhance the built and natural environment and create a well-designed place that would enhance and create character, re-use previously developed land and reduce the need to travel.

Policy CC3 Housing – It is expected that a minimum of 16,500 new homes will be provided in the City Centre up to 2027. The development would be located within an area identified for residential development and would contribute to meeting the overall Core Strategy housing targets for the City Centre.

Policy CC5 Transport – The proposal would be accessible by a variety of modes of transport and would help to reduce carbon emissions and help to improve air quality.

Policy CC8 Change and Renewal – This scheme would support the City Centres employment and retail role and would improve accessibility and legibility. It is consistent with the approved development framework for the area.

Policy CC9 Design and Heritage – The design would be appropriate to the City Centre context. would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings other than Bridgewater House itself. The impact on Bridgewater House is discussed in greater detail below.

Policy CC10 A Place for Everyone – The flats would be a mix of one, two and three bedroom apartments and townhouses, which would appeal to a wide range of people from single professionals and young families to older singles and couples. The new building and site would be accessible.

Policy H1 Overall Housing Provision - The development would provide new City Centre homes, consistent with regeneration objectives, and help to create a mixed use community. It would contribute to the ambition of building 90% of new housing on brownfield sites.

Policy H8 Affordable Housing – A viability appraisal has been submitted regarding affordable housing which is discussed in more detail below.

Policy T1 Sustainable Transport – The development would encourage a modal shift to more sustainable alternatives. It would improve pedestrian routes and the pedestrian environment.

Policy T2 Accessible Areas of Opportunity and Need – The proposal would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the character of the area and the image of the City. The design responds positively at street level.

Policy EN3 Heritage - The proposal is an opportunity to bring this building back into use and to enhance the urban qualities of the site. It would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings other than Bridgewater House itself. The impact on Bridgewater House is discussed in greater detail below.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The development would comply with the CO2 emission reduction targets set out in this policy.

Policy EN 8 Adaptation to Climate Change - The energy statement sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN9 Green Infrastructure – The development would provide gardens at the front and a landscaped courtyard area with tree planting, adding to the network of green spaces and allowing for adaptation to climate change in a heavily urbanised area.

Policy EN14 Flood Risk – A Flood Risk Assessment has been prepared and this is discussed in more detail below.

EN15 Biodiversity and Geological Conservation – The redevelopment would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN 16 Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions.

Policy EN 17 Water Quality – There would be no adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 Contaminated Land and Ground Stability - A site assessment, which identifies possible risks arising from ground contamination has been prepared.

Policy EN19 Waste – The development would be consistent with the principles of waste hierarchy and a Waste Management Strategy has been provided.

Policy DM 1 Development Management – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Policy PA1 Developer Contributions – This is discussed in the section on Viability and Affordable Housing Provision below.

## **Saved Unitary Development Plan Policies**

DC18.1 Conservation Areas – It is considered that the proposal would have an impact on the character and appearance of the nearby Castlefield Conservation Area and this is discussed in more detail later in the report.

DC19.1 Listed Buildings – It is considered that the proposal would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings other than Bridgewater House itself. The impact on Bridgewater House is discussed in greater detail below.

Policy DC20 Archaeology – The site has an archaeological interest from Roman times and a scheme of investigation is proposed.

DC26.1 and DC26.5 Development and Noise – An acoustic assessment has been submitted that looks at how the buildings would be insulated to protect the amenity of occupiers of the development. This is discussed in more detail later on in this report.

### **Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)**

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

### **Strategic Plan for Manchester City Centre 2015-2018**

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as Great Jackson Street. This area will be transformed into a primarily residential neighbourhood, building on the opportunities provided by its adjacency to the city centre and surrounding developments such as First Street. The River Medlock will be utilised to create a distinct identity and sense of place, which will be attractive to new residents. The key priorities for this area are:

- Delivering the first phases of new residential accommodation.
- Ensuring effective linkages to neighbouring development areas, in particular First Street, and to Hulme, including Hulme Park.
- Ensuring high levels of environmental and energy management as part of the development.

The proposed development would be consistent with achieving these priorities.

### **Central Manchester Strategic Regeneration Framework**

This Strategic Regeneration Framework sets a spatial framework for Central Manchester within which investment can be planned and guided in order to make the greatest possible contribution to the City's social, economic and other objectives and identifies the Southern Gateway area, within which the site sits, as one of the main opportunities that will underpin the Framework, which is extremely important for Central Manchester, the city as a whole and the surrounding area. It is considered that the application proposals will contribute to achieving several of the

key objectives that are set out in the Framework, including creating a renewed urban environment, making Central Manchester an attractive place for employer investment, and changing the image of Central Manchester.

### **Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)**

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

The proposed residential development of the application site will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

**Manchester Residential Quality Guidance (July 2016) (MRQG)** – This document provides specific guidance for Manchester and includes a section on the consideration of space and daylight. The guide states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration needs to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances. The proposal is broadly in keeping with the aims and objectives set out in the guidance.

**Residential Growth Strategy (2016)** – This recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet future demands from the growing population. Housing is one of the key Spatial Objectives of the Core Strategy and the Council aims to provide for a significant increase in high quality housing at sustainable locations and the creation of high quality neighbourhoods with a strong sense of place. The proposed development would contribute to achieving the above targets and growth priorities.

### **Manchester Green and Blue Infrastructure Strategy 2015**

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. The proposal includes a landscaped courtyard with tree planting and would improve the perception of the area which forms part of the route from Hulme to the public realm area and riverside walkway at Deansgate Square, improving access to the River Medlock.

### **Great Jackson Street Development Framework**

In October 2007, the Executive endorsed a regeneration framework for high quality and high density redevelopment, following public consultation with landowners, local residents, businesses and other key stakeholders, and requested the Planning and Highways Committee take the Development Framework into consideration when considering applications for planning permission, listed building consent and advertisement consent in the Great Jackson Street area. The Framework was updated in 2015 and again in January 2018, following public consultation. It forms a material consideration in the determination of planning applications. The overall aim of the framework is to create a high quality residential

neighbourhood with high value homes that would support the growth of the economy. It would be possible to create a vibrant, safe, secure and sustainable community incorporating a range of dwelling types, providing an attractive place to live. This would be supported and underpinned by the creation of a high quality environment including areas of public space, shared/private amenity space and new pedestrian linkages and connections. The planning application is broadly consistent with the overall aims of the updated Framework.

## **Castlefield Conservation Area Declaration**

Designated in October 1979, the conservation area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. The area was extended in June 1985 by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

The Castlefield area has evolved over many years and the elevated railway viaducts, canals and rivers create a multi-level environment. It has a mixture of buildings from small scale houses to large warehouses and modern buildings. There are a variety of building materials, which tend to be urban and industrial in character.

Further development can take place that respects the character of the area, and there is room for more commercial property. Ideally, new development should incorporate a mix of uses. The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This approach leaves scope for innovation, provided that new proposals enhance the area. The diversity of form and style found in existing structures in Castlefield offers flexibility to designers.

## **Climate Change**

Our Manchester Strategy 2016-25 – sets out the vision for Manchester to become a liveable and low carbon city that will:

- Continue to encourage walking, cycling and public transport journeys;
- Improve green spaces and waterways including them in new developments to enhance quality of life;
- Harness technology to improve the city's liveability, sustainability and connectivity;
- Develop a post-2020 carbon reduction target informed by 2015's intergovernmental Paris meeting, using devolution to control more of our energy and transport;
- Argue to localise Greater Manchester's climate change levy so it supports new investment models;
- Protect our communities from climate change and build climate resilience.

Manchester: A Certain Future (MACF) – This is the city-wide climate change action plan, which calls on all organisations and individuals in the city to contribute to collective, citywide action to enable Manchester to realise its aim to be a leading low carbon city by 2020. Manchester City Council (MCC) has committed to contribute to the delivery of the city's plan and set out its commitments in the MCC Climate Change Delivery Plan 2010-20.

Manchester Climate Change Board (MCCB) Zero Carbon Framework - The Council supports the MCCB to take forward work to engage partners in the city to address climate change. In November 2018, the MCCB made a proposal to update the city's carbon reduction commitment in line with the Paris Agreement, in the context of achieving the "Our Manchester" objectives and asked the Council to endorse these new targets.

The Zero Carbon Framework – This outlines the approach that will be taken to help Manchester reduce its carbon emissions over the period 2020-2038. The target was proposed by the Manchester Climate Change Board and Agency, in line with research carried out by the Tyndall Centre for Climate Change, based at the University of Manchester.

Manchester's science-based target includes a commitment to releasing a maximum of 15 million tonnes of CO<sub>2</sub> from 2018-2100. With carbon currently being released at a rate of 2 million tonnes per year, Manchester's 'carbon budget' will run out in 2025, unless urgent action is taken. Areas for action in the draft Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus, the development of a 'circular economy', in which sustainable and renewable materials are re-used and recycled as much as possible.

Climate Change and Low Emissions Implementation Plan (2016-2020) – This Implementation Plan is Greater Manchester's Whole Place Low Carbon Plan. It sets out the steps Greater Manchester will take to become energy-efficient, including investing in our natural environment to respond to climate change and to improve quality of life. It builds upon existing work and sets out our priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality. These have been developed in partnership with over 200 individuals and organisations as part of a wide-ranging consultation.

The Manchester Climate Change Framework 2020-25 - An update on Manchester Climate Change was discussed at the MCC Executive on 12 February 2020. The report provides an update on the Tyndall Centre for Climate Change Research review of targets and an update on the development of a City-wide Manchester Climate Change Framework 2020-25. The City Council Executive formally adopted the framework on 11 March 2020.

The alignment of the proposals with the policy objectives set out above is detailed below.

## **Legislative requirements**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

## **Principle of the Proposed Uses and the Scheme's Contribution to Regeneration**

Regeneration is an important planning consideration. The City Centre is the primary economic driver in the Region and is crucial to its longer term economic success. There is an important link between economic growth and regeneration and more homes are required to support economic growth. The proposal would develop a strategic site in one of the City's key regeneration areas.

Manchester is the UK's fastest growing city with an expanding city centre population. The population is expected to increase considerably by 2030, and this, together with trends and changes in household formation, requires more housing and the proposal would contribute to this need. Providing the right quality and diversity of housing for the increasing population is critical to maintaining continued growth.

There is a long standing aspiration to create a high quality residential area at Great Jackson Street. The development of this previously developed brownfield site and the re-use of the listed building would provide homes in a highly sustainable well-connected location and would bring footfall into the area.

The Development Framework for Great Jackson Street aims to regenerate large parts of the southern edge of the City Centre. The proposal would be broadly consistent with the aims of the SRF and could act as a catalyst for further development and regeneration.

The homes would attract people to the area and would complement the residential community in the area. The development would help to expand the active core of the city centre, forming a significant component of the continued social and economic development of the city.

The development would be in keeping with the objectives of the Great Jackson Street Development Framework, City Centre Strategic Plan, the Greater Manchester Strategy, and would complement and build upon Manchester City Council's current and planned regeneration initiatives. As such, it would be consistent with sections 5, 6 and 7 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC4, CC8, CC10, EN1 and DM1.

The 988 homes would be in two 51 storeys towers with one-, two-, three-bedroom and three bedroom duplex apartments, all space standard compliant, which would be suitable for and attractive to families. An initial contribution of £90,000 would be secured for off site affordable housing with a mechanism to review the schemes viability at a later stage. This is considered elsewhere within this report. The development would place additional pressures on social infrastructure in the area and a £0.5 million contribution would be secured towards the new school at Crown Street. It would provide 0.9ha of public space at a cost of £3.9 million.

It is considered that the development would be consistent with the regeneration frameworks for this area including the City Centre Strategic Plan and would complement and build upon the City Council's current and planned regeneration initiatives. The proposal is therefore considered to be consistent with the National Planning Policy Framework, and Core Strategy policies H1, SP1, EC3, H1, CC1, CC3, CC4, CC8, CC10, EN1 and DM1.

## **Viability and Affordable Housing Provision**

The NPPF provides guidance for applicants and Councils stating that decision-taking does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary.

In relation to brownfield sites, the NPPF sets out that Local Planning Authorities should seek to work with interested parties to promote their redevelopment. To provide an incentive to the bringing back into use of brownfield sites, Local Planning Authorities should:

- Consider the different funding mechanisms available to them to cover potential costs of bringing such sites back into use; and
- Take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.

Core Strategy Policy PA1 considers the City Council's specific policy requirements in relation to Planning Obligations. It states that where needs arise as a result of development, the Council will seek to secure planning obligations. It outlines the range of provisions that such obligations may require and advises that this should be assessed on a site-by-site basis. Of relevance to this application would be provision of affordable housing. However, in determining the nature and scale of a planning obligation, it is necessary to take into account specific site conditions and other material considerations including viability, redevelopment of previously developed land and mitigation of contamination.

There is a city-wide requirement under Core Strategy Policy H8 that on all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the City-wide target for 20% of new housing provision to be affordable. There are exemptions, including where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing; or where material considerations indicate that intermediate or social rented housing would be inappropriate.

The delivery of new homes is a priority for the council. The proposal would provide 53 homes, develop a brownfield site and would bring a building at risk back into use. It would be a high quality scheme in terms of its appearance, it would comply with the Residential Quality Guidance and would involve significant works to bring the building back into use and to enhance the listed building. All these matters have an impact on the scheme's overall viability.

The applicant has provided a viability appraisal, which has been made publicly available through the Council's public access system. This has been independently assessed on behalf of the Council. It acknowledges that the scheme would result in a viability deficit and therefore concludes that the scheme cannot support an affordable housing contribution. However, a legal agreement should be entered into to require a further viability assessment once the development is nearing completion, so that a contribution to offsite affordable housing could be secured should there be an uplift in market conditions in the future.

## **Heritage Assessment**

Sections 66 and 72 of the Listed Building Act 1990 provide that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and in determining planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 189 identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets importance, sufficient to understand the potential impact of the proposals on their significance. Where a development

proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposals.

Bridgewater House is a Grade II listed building that has been vacant since around the mid-2000s and has since suffered from progressing deterioration. Extensive internal and external damage over the years has compromised the special architectural and aesthetic qualities of the listed building. However, despite the poor condition of this vacant building, it still makes a positive contribution to the wider historic environment of the city and has special heritage interest considered to be of national importance and therefore worth protecting.

Extensive discussions have taken place with the applicant to ensure the retention and restoration of important features as far as possible. The original scheme proposed to replace all the windows with new, which would have had a major adverse impact on the significance of the listed building. This has now been amended so that all the sash windows within the building would be retained and repaired where possible, with any beyond repair being replaced like-for-like.

The original scheme proposed to box in all the original lath and plaster ceilings and cornices to all rooms on the ground and first floors of the 18<sup>th</sup> century part of the building to achieve adequate fire rating for the accommodation. The use of intumescent paint was explored as an alternative, but was discounted as it would not be accepted by Building Regulations. Ideally, lath and plaster ceilings and cornices throughout the 18<sup>th</sup> century property would be restored or reinstated, however, due to lack of viability of the scheme, it is proposed to underboard the existing lath and plaster ceilings in the main areas where they have survived (stopping short of the cornices) and to retain, repair and re-instate the cornices in those areas. Given the viability of the scheme and that very little has survived in the 1840s extension, it is considered the proposal for ceilings in this part of the building is considered to be acceptable when balanced with the benefits that would come from other parts of the scheme.

The scheme now proposes four sash window/door openings in the front elevation of the building to give apartments access to the garden area at the front. This has been reduced from six fully glazed openings originally proposed. The new doors would follow the 18<sup>th</sup> century tradition of using 'sash window doors', which keep a full sash window to the upper parts of the openings, whilst introducing a pair of small panelled timber doors beneath, thus maintaining the visual appearance of full sash windows from Chester Road.

The proposed dormer windows on the rear of the building have been reduced in size and their design has been changed to ensure they are subservient to and in keeping with the building.

The proposed new building has been designed so that its height corresponds to the apex of the listed building's roof, with the lift and stair core corresponding to the listed chimneys. It forms an L-shape that follows the back of pavement on Great Jackson Street and Silvercroft Street, creating a courtyard to the rear of the listed building. Historic maps show that the listed building had gardens to the rear with outbuildings at the end of the gardens along what is now Silvercroft Street. The building would be faced in brick and would have deep vertically proportioned window reveals, which would respond to the vertical proportions of the listed building windows.

It is considered that the changes proposed to the listed building and the introduction of the new build would have an overall moderate adverse impact on the significance of the listed building, resulting in less than substantial harm. In line with paragraph 196 of the NPPF, it is considered that any harm would be outweighed through the economic, social and cultural, and environmental public benefits of the scheme, which would include:

- Bringing a heritage asset that is at risk back into use;

- Redeveloping a site that has a negative impact on the area;
- Establishing a strong sense of place, enhancing the quality and permeability of the streetscape and the architectural fabric at a key gateway to the city centre;
- Optimising the potential of the site to accommodate and sustain an appropriate use, providing the quality and specification of accommodation required by residents and contributing to the creation of a new community as part of the Great Jackson Street Masterplan;
- Improving connectivity to Manchester's green and blue infrastructure, including Hulme Park and the River Medlock;
- Positively responding to the local character and historical development of the City Centre, whilst delivering a contemporary design that transforms the local context whilst retaining its significant components; and
- Providing sustained economic growth.

These public benefits would mitigate against any instances of harm and would sustain the heritage values of the heritage assets affected. On balance, therefore, it is considered that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme, thereby meeting the requirements set out in the NPPF.

The site is located within the immediate setting of the Castlefield Conservation Area, with Chester Road forming the southern boundary of the Conservation Area. However, due to the proposed scale and location of new development on the site, it is considered that the new build would not have a direct impact on Castlefield Conservation Area. The renovation of the listed building and the site being brought back into use would have a positive impact on the setting of the conservation area.

The site has archaeological interest relating to Manchester's Roman origins. Any archaeological interest would be fully investigated and recorded and this should be secured via a condition.

### **Architectural Quality and Urban Design**

The proposed newbuild would create a strong street frontage to Great Jackson Street and Silvercroft Street, significantly improving the environment and helping to establish an appropriate and acceptable urban grain. It would add activity and vitality and help to re-integrate the site into its urban context and reinforce the character of the streetscape and sense of scale. The scale of the newbuild is considered appropriate in relation to the listed building and would mediate between the historic setting and the wider and much larger scale of the towers within the rest of the Great Jackson Street area.

The newbuild would have deep, vertically-proportioned window reveals and would be constructed of traditional and contemporary materials. This would respond well to the listed building and conservation area, as well as the contemporary developments in the area.

A condition requiring samples of materials and details of jointing and fixing, and a strategy for quality control should be required.

Given the above, it is considered that the proposal would result in a high quality building that would be appropriate to its surroundings.

### **Environmental Standards and Climate Change Mitigation**

The proposal would utilise a 'fabric first' approach to the design, with U-values reduced in comparison to the Part L 1 2021 guidance, to improve the energy efficiency of the buildings. It

would achieve high levels of insulation in the new building fabric and high specification energy efficiency measures. The proposal would use Air Source Heat Pumps (ASHP) to achieve renewable energy and reduce reliance on gas and combustion technology. All new appliances would have an energy efficiency rating of no less than “A” and all water outlets would be specified as low flow rate to reduce the demand for water within the buildings. The proposal would thereby accord with the energy efficiency requirements and carbon dioxide emission reduction targets within the Core Strategy Policies EN4 and EN6 and the Manchester Guide to Development Supplementary Planning Document.

Ecosystems and biodiversity help to regulate the climate. The external amenity space and soft landscape would improve biodiversity and enhance wildlife habitats. Biodiversity would be enhanced by measures such as bat and bird boxes required via a planning condition.

The development would be highly accessible by sustainable modes of transport and each apartment would have space for cycle parking. A Framework Travel Plan sets out measures to reduce the transport and traffic impacts, including promoting public transport, walking and cycling.

Overall, the proposal includes measures that can be feasibly incorporated to mitigate climate change for a development of this scale and nature in this location. The proposal would comply with policies relating to CO2 reductions and biodiversity enhancement set out in the Core Strategy, the Zero Carbon Framework, the Climate Change and Low Emissions Plan, the Climate Change and Low Emissions Implementation Plan, the Manchester Climate Change Framework and the Green and Blue Infrastructure Strategy.

## **Residential Amenity**

The acoustic report outlines how the premises would be acoustically insulated to ensure adequate acoustic insulation is achieved, particularly from traffic on Chester Road. A condition would require adequate noise levels to be achieved as well as an overheating assessment. It is likely that secondary glazing would be required to achieve acoustic insulation from outside noise within the listed building and a condition requiring details of the secondary glazing should be attached. Subject to such conditions, it is considered that there would not be an adverse noise impact.

There are no prescribed separation distances between buildings in the City Centre where developments are denser and closer together than in suburban locations. The site has a fairly open aspect, with the closest buildings being the plinth of the Victoria Residence to the south west and the Gaddum office building to the south east. It is considered that these are at an adequate distance from the site and would not cause unacceptable overlooking or overshadowing.

## **Air Quality**

The site is within an Air Quality Management Area (AQMA) and an Air Quality Assessment has assessed that the site is suitable for residential use. The construction process would produce dust and increased emissions. Any adverse impacts would be temporary and could be controlled using mitigation measures included within best practice guidance. A condition requiring a scheme for boiler emissions should be attached, should boilers be required within the listed building. Given the above, it is considered that the proposal would have an acceptable impact on air quality and would be suitable for the intended uses, providing mitigation measures are employed, and a condition requiring this should be attached to any permission.

## **Highways and Relationship to Transport Infrastructure**

The proposed development would be car free and is in a highly sustainable location, close to public transport and City Centre amenities. The proposal includes modifications to the Traffic Regulation Order (TRO) on Great Jackson Street to provide a disabled parking space, which would not result in a net loss of existing Pay & Display spaces. Cycle parking would be provided for each apartment and 13 bicycle stands would be provided within the courtyard. An Interim Travel Plan (TP) sets out a package of practical measures aimed at reducing the transportation and traffic impact, including details of public transport, walking and cycling information and a car club scheme. The Plan would encourage individuals to choose alternative modes over single occupancy car use and where possible reduce the need to travel at all.

Service access and refuse collection arrangements would fit in with the arrangements for the adjacent Crown Street Phase 1 development (Victoria Residence and Elizabeth Tower), with collections taking place from Crown Street.

Given the above, it is considered that the proposal would have an acceptable impact on highway safety and the local transport infrastructure.

## **Waste and Recycling**

A bin store would be provided within the courtyard area and a condition should be attached to ensure that an adequate number of bins are provided. The proposed collection arrangements are considered to be acceptable.

## **Full access and Inclusive Design**

The newbuild's ground floor apartments on Silvercroft Street would have level access from the street and the upper floors of the newbuild would have level access via a lift from within the courtyard. Level access would be provided into and through the courtyard and it is proposed to make one of the on-street pay and display parking spaces into a disabled parking space. Due to level changes along Great Jackson Street, the ground floor apartments along this street would have stepped entrances. Due to the level changes within the listed building and the detrimental impact that creating level access into the building would have on the character and appearance of the listed building, as well as viability issues, the apartments within the listed building would not have level access. Given the constraints of the site, the impact on the listed building that creating level access would have and the viability issues associated with bringing the building back into use, it is considered that the development is as accessible as is reasonably possible.

## **Crime and Disorder**

The proposal would bring this vacant site back into use, bringing additional vitality to the area. There would be windows overlooking all frontages which would enliven the street scene and help to provide natural surveillance of the public realm. A Crime Impact Statement carried out by Greater Manchester Police confirms support for the scheme and provides detailed measures that would be incorporated into the scheme. It is recommended a condition would require the development to achieve 'Secured by Design' accreditation. In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

## **Green and Blue Infrastructure**

The proposals include landscaping, including trees, within the courtyard area and the proposal would enhance linkages within the Great Jackson Street area, including between the large public realm area and riverside walkway adjacent to the River Medlock at Deansgate Square and the public park that is under construction as part of Crown Street Phase 2. It is considered therefore that the proposal would increase the green infrastructure and improve access to the River Medlock and is consistent with the Manchester Green and Blue Infrastructure Strategy 2015.

### **Ecology and Biodiversity**

The proposal would have no adverse effect on statutory or non-statutory designated sites. A Bat Emergence Survey found that small numbers of bats were active foraging and feeding in the area, but no bats were observed entering or exiting the building. It is recommended that a condition be attached to secure sensitive lighting strategy to ensure the provision of 'dark zones' for commuting and foraging bats. The proposal provides an opportunity to secure ecological enhancement for fauna such as breeding birds and roosting bats and a condition should be attached to any approval requiring such measures.

### **Contaminated Land and Impact on Water Resources**

A Phase 1 Geo-Environmental Site Assessment shows that there is the possibility that some contamination may exist on the site. A site investigation has been recommended including gas monitoring and a condition should be attached to ensure that 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 11 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 from rivers or the sea, nor is it at risk of flooding from tidal or artificial sources (eg reservoirs and canals). Conditions should be attached to require the implementation and maintenance of a sustainable drainage system. Given the above, the development would be consistent with section 14 of the National Planning Policy Framework and Core Strategy policy EN14.

### **Response to Neighbour Representation**

As discussed above, the proposed residential use is acceptable in principle and complies with planning policy and the Great Jackson Street SRF.

### **Conclusion**

It is considered that the re-use of the site for residential apartments would be consistent with national and local planning policy and would promote a quality neighbourhood, economic development and sustainable travel patterns. The development would be well designed and of a high quality and would fulfil an important role in providing residential accommodation within the City Centre. Residential development would be consistent with a number of the GM Strategy's key growth priorities delivering housing to meet the demands of a growing economy and population, in a well-connected location within a major employment centre. It would therefore assist in the promotion of sustained economic growth within the City.

The development would have an acceptable impact on residential amenity and would regenerate a site that currently has a negative impact on the area. The proposal would accord with Core Strategy policies in relation to CO2 reductions and biodiversity enhancement and the

Zero Carbon Framework and the Climate Change and Low Emissions Plan and Green and Blue Infrastructure Strategy.

The development would not have a detrimental impact on the settings of nearby listed buildings or on the character and appearance of the nearby Castlefield Conservation Area. The proposed development would secure the future sustainable re-use of Bridgewater House through its restoration, making a vital contribution to rebuilding a sense of place and community through restoring the site's heritage significance. The proposed works to the listed building would result in less than significant harm, which would be outweighed by the public benefits of the proposal.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

### **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:**

#### **Article 35 Declaration**

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

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

**134694/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:

100C Site & Location Plan  
111G Proposed Ground Floor  
112E Proposed First Floor  
113E Proposed Second Floor Plan  
114E Proposed Third Floor Plan  
115F Proposed Roof Plan  
116G Proposed Chester Road Elevation  
117D Proposed Crown Street Elevation  
118D Proposed Silvercroft Street Elevation  
119B Proposed Courtyard Elevation  
120D Proposed Great Jackson Street Elevation  
121E Proposed Front Elevations (NB)  
122F Proposed Courtyard Elevations (NB)  
123C Proposed Sections A-A & B-B (NB)  
124F Combined Elevations 1  
125D Combined Elevations 2  
126C Section C-C  
127B Section D-D  
128C Section E-E  
131A Strip Out - Lower Ground Floor  
132A Strip Out - Ground Floor  
133A Strip Out - First Floor  
134A Strip Out - Attic Floor  
136B Typical Wall & Cornice Interaction  
137C Typical Detail Floor/Ceiling/Cornice  
138A Sealed Shut Original Doors & Boarded Over  
139A Bin Store Details  
174A Typical Entrance Door Details  
176A Landscaping

300 GF ceilings & Cornice plan  
301 GF Ceilings & Cornice Rooms G.01-04  
302 GF Ceilings & Cornice Rooms G.05-08  
303 GF Ceilings & Cornice Rooms G.09-11  
304 GF Ceilings & Cornice Rooms G.12-15  
305 GF Ceilings & Cornice Rooms G.16-18  
306 GF Ceilings & Cornice Rooms G.19-22  
307 GF Ceilings & Cornice Rooms G.23-26  
308 GF Ceilings & Cornice Rooms G.27-29  
309 FF ceilings & Cornice plan  
310 FF Ceilings & Cornice Rooms G.01-03  
311 FF Ceilings & Cornice Rooms G.04-07  
312 FF Ceilings & Cornice Rooms G.08-12  
313 FF Ceilings & Cornice Rooms G.13-17  
314 FF Ceilings & Cornice Rooms G.18-20  
315 FF Ceilings & Cornice Rooms G.21-23  
316 FF Ceilings & Cornice Rooms G.24-29  
317 FF Ceilings & Cornice Rooms G.30-37

Design & Access Statement Rev D - 16.01.23

Environmental Standards Statement 28 June 2022 by Hulley & Kirkwood Consulting Engineers Ltd

Air Quality Assessment Ref: 102821 31 May 2022 by Miller Goodall Ltd

Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police

Acoustic Planning Report 0905/APR1 Revision 2 dated 11 August 2022 by Lighthouse Acoustics

Bat Emergence Survey Report dated July 2022 by Collington Winter Environmental Limited

Flood Risk Assessment and Drainage Strategy Report Ref: 9757-HBL-XX-XX-RP-0001 May 2022 Revision 03 by HBL Associates

Phase I Geo-Environmental Site Assessment G79223 dated June 2022 by Ensafé

Archaeological Desk-Based Assessment JAC28195 V2 22 June 2022 by RPS

Transport Statement 220705/SK22236/TS01(-01) by SK.

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) No clearance of vegetation or works to buildings or structures (including demolition) that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

4) In the event that demolition works have not commenced by 1 March 2024, an updated bat survey, to assess any change in the building's condition and recommending any alterations to the proposed measures, shall be submitted to and approved in writing by the City Council as local planning authority prior to demolition works commencing. Any measures to protect bats shall be implemented prior to demolition commencing.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

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

Reason: To ensure that the refurbishment of the listed building is prioritised within the development as the acceptability of the new-build element is supported in planning terms on the basis of the public/heritage benefits that would be realised from the refurbishment of the listed building, pursuant to NPPF, policies DM1, SP1, EC9, EN3 of the Core Strategy and saved Unitary Development Plan Policy DC19.1 (Listed Buildings).

6) The demolition (other than a scheme of stripping out of the listed building that has been approved in writing by the City Council as local planning authority) hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made and evidence of that contract has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

7) a) Prior to the commencement of any below ground works, 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 Local Planning Authority. The Preliminary Risk Assessment shall conform to the current guidance document (Planning Guidance in Relation to Ground Contamination).

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 (other than refurbishment works to the listed building) shall not commence until a scheme for the investigation and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site phase identified in the Site Investigation Proposal shall be carried out, before the Phase 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 Local Planning Authority.

b) When the development (other than refurbishment works to the listed building) commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

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 is occupied, then development shall cease and/or the development phase 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 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 policies DM1 and EN18 of the Core Strategy.

8) No development shall take place unless and until archaeological site investigations have been carried out in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the City Council as local planning authority. The WSI shall include the following:

- a. A phased programme and methodology of investigation and recording that includes:
  - archaeological evaluation trenching;

- dependent on the results of the archaeological evaluation trenching, a more detailed open-area archaeological excavation (informed by the above and subject to a new WSI);

b. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds;
- production of a final report on the significance of the archaeological and historical interest represented;

c. Deposition of the final report with the Greater Manchester Historic Environment Record.

d. Dissemination of the results of the archaeological investigations commensurate with their significance;

e. Provision for archive deposition of the report and records of the site investigation;

f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 205 of the National Planning Policy Framework.

9) a) Prior to the commencement of development, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for the construction and operational elements of the development shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases 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; and
- 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 six months of the first occupation of the development, details of the results of the scheme shall be submitted for consideration.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

10) Prior to the commencement of development, a detailed construction management plan (CMP) outlining working practices during development shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include:

\*Display of an emergency contact number;

\*Community consultation plan;

\*Details of wheel washing;

\*Dust suppression measures;

- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Types and frequency of construction vehicles;
- \*Routing strategy and swept path analysis of construction vehicles;
- \*Parking of construction vehicles and staff vehicles; and
- \*Sheeting over of construction vehicles;

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

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.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

11) Prior to the commencement of development, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

12) a) Prior to the commencement of development of the new-build the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. baseline samples and specifications of all materials to be used on all external elevations;
- ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

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

13) No works to install the dormer windows hereby approved on the listed building shall commence unless and until samples and specifications of all materials to be used on the dormers have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved 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.

14) No works to install non-original roof slates on the listed building shall commence unless and until samples and specifications of replacement roof slates have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved 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.

15) Prior to any works to install windows in the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

16) Prior to any works to install external doors on the listed building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

17) Prior to any works to install exterior lighting on the listed building, full details (including appearance, fixings and cabling routes) of all exterior lighting on the building shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

18) Prior to any works to install any fixtures and fittings to the exterior of the listed building, such as vents, extracts, flues and service boxes, full details of the fixtures and fittings, including locations, size, appearance, materials, finishes and fixings, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Prior to the installation of rooflights on the listed building, full details, including scaled cross sections, of the rooflights shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

20) a. Notwithstanding the details shown in the approved drawings, prior to the commencement of development, a programme for the submission of final details of public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements bounding the site and for any areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species including proposed size, species, planting specification and tree pit design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (v) Details of the proposed external furniture including seating, bins and lighting;
- (vi) Details of any external steps and handrails;
- (vii) Details of any walls and railings.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that satisfactory public and private realm for the development is carried out that respects the character and visual amenities of the area, in accordance with saved policies E3.3 and DC19 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

21) Prior to first occupation of the development hereby approved, a Sensitive Lighting Strategy that has been submitted to and agreed in writing by the City Council as local planning authority shall be implemented in full and shall remain in operation for as long as the development is occupied. The Sensitive Lighting Strategy shall provide details of lighting levels within the proposed development and the provision of 'Dark Zones' for commuting and foraging bats.

Reason - To allow continued use of the site by commuting and foraging bats, which are a species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended, and in order to comply with policy EN15 of the Core Strategy and paragraph 185c of the NPPF.

22) Prior to the commencement of the new-build element of the development, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information:

- o Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- o 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 45% climate change in any part of a building;
- o 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;
- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;
- o 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;

- o Hydraulic calculation of the proposed drainage system;
- o Construction details of flow control and SuDS elements.

The approved scheme shall be implemented before first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

23) No development shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before first occupation of the development 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;
- b. As built construction drawings if different from design construction drawings;
- c. 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 manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

24) a. Notwithstanding the approved details, prior to the commencement of development, a scheme for acoustically insulating the proposed residential accommodation against noise from Chester Road and Great Jackson Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole building ventilation):

|                                        |                                                                                                       |
|----------------------------------------|-------------------------------------------------------------------------------------------------------|
| Bedrooms (night time - 23.00 - 07.00)  | 30 dB LAeq (individual noise events shall not exceed 45 dB L <sub>Amax,F</sub> by more than 15 times) |
| Living Rooms (daytime - 07.00 - 23.00) | 35 dB LAeq                                                                                            |
| Gardens and terraces (daytime)         | 55 dB LAeq.                                                                                           |

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating requirement.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

25) a) Notwithstanding the approved details, prior to first occupation, the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment, so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Upon completion of the development, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the acoustic consultant's report approved under a) above shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 and timescales for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

26) a) Prior to procurement and installation of any boilers, a scheme for 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 in full and verification of the measures shall be submitted to and approved in writing by the City Council as local planning authority. The approved measures shall remain in situ whilst the use or development is in operation.

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

27) Prior to any works above ground floor slab level on the new-build element of the development, a scheme for the storage (including segregated waste recycling) and disposal of refuse relating to the proposed use shall be submitted to and approved in writing by the City Council as local planning authority. 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 and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

28) a) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the light consultant's scheme approved under a) above. The report shall 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. Those measures shall be implemented in full before any of the dwelling units are first occupied.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

29) The development hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police, as relevant to that phase. No building shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

30) No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

31) a) Before first occupation of the development, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective.

b) Within six months of first occupation of the development, the results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented, prior to first occupation of the development, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

32) Before first occupation of the development, an on-street disabled parking bay shall be provided at the expense of the applicant in a suitable location that has been agreed in writing by the City Council as local planning authority.

Reason - In the interests of providing sustainable development, pursuant to the NPPF and policy DM1 of the Core Strategy.

33) The apartments (C3) hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

34) No externally mounted telecommunications equipment shall be mounted on any part of the development, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

## **Informatives**

### **1) Bats**

Bats and their roosts (even when unoccupied) are protected at all times even when disturbance occurs as the result of an otherwise lawful activity such as a planning permission. If bats are found or suspected at any time, work should cease until advice has been sought and implemented from a licenced ecologist.

### **2) Construction Hours**

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 07:30 to 18:00

Saturday: 08:30 to 14:00

Sunday / Bank holidays: No work

### **3) Cadent Gas**

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)  
Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

## **134695/LO/2022**

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

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

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

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

100C Site & Location Plan  
111G Proposed Ground Floor  
112E Proposed First Floor  
113E Proposed Second Floor Plan  
114E Proposed Third Floor Plan  
115F Proposed Roof Plan  
116G Proposed Chester Road Elevation  
117D Proposed Crown Street Elevation  
118D Proposed Silvercroft Street Elevation  
119B Proposed Courtyard Elevation  
120D Proposed Great Jackson Street Elevation  
121E Proposed Front Elevations (NB)  
122F Proposed Courtyard Elevations (NB)  
123C Proposed Sections A-A & B-B (NB)  
124F Combined Elevations 1  
125D Combined Elevations 2  
126C Section C-C  
127B Section D-D  
128C Section E-E  
131A Strip Out - Lower Ground Floor  
132A Strip Out - Ground Floor  
133A Strip Out - First Floor  
134A Strip Out - Attic Floor  
136B Typical Wall & Cornice Interaction  
137C Typical Detail Floor/Ceiling/Cornice  
138A Sealed Shut Original Doors & Boarded Over  
139A Bin Store Details  
174A Typical Entrance Door Details  
176A Landscaping

300 GF ceilings & Cornice plan

301 GF Ceilings & Cornice Rooms G.01-04

302 GF Ceilings & Cornice Rooms G.05-08  
303 GF Ceilings & Cornice Rooms G.09-11  
304 GF Ceilings & Cornice Rooms G.12-15  
305 GF Ceilings & Cornice Rooms G.16-18  
306 GF Ceilings & Cornice Rooms G.19-22  
307 GF Ceilings & Cornice Rooms G.23-26  
308 GF Ceilings & Cornice Rooms G.27-29  
309 FF ceilings & Cornice plan  
310 FF Ceilings & Cornice Rooms G.01-03  
311 FF Ceilings & Cornice Rooms G.04-07  
312 FF Ceilings & Cornice Rooms G.08-12  
313 FF Ceilings & Cornice Rooms G.13-17  
314 FF Ceilings & Cornice Rooms G.18-20  
315 FF Ceilings & Cornice Rooms G.21-23  
316 FF Ceilings & Cornice Rooms G.24-29  
317 FF Ceilings & Cornice Rooms G.30-37

Design & Access Statement Rev D - 16.01.23

Environmental Standards Statement 28 June 2022 by Hulley & Kirkwood Consulting Engineers Ltd

Air Quality Assessment Ref: 102821 31 May 2022 by Miller Goodall Ltd

Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police

Acoustic Planning Report 0905/APR1 Revision 2 dated 11 August 2022 by Lighthouse Acoustics

Bat Emergence Survey Report dated July 2022 by Collington Winter Environmental Limited

Flood Risk Assessment and Drainage Strategy Report Ref: 9757-HBL-XX-XX-RP-0001 May 2022 Revision 03 by HBL Associates

Phase I Geo-Environmental Site Assessment G79223 dated June 2022 by Ensafé

Archaeological Desk-Based Assessment JAC28195 V2 22 June 2022 by RPS

Transport Statement 220705/SK22236/TS01(-01) by SK.

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

Reason: To ensure that the refurbishment of the listed building is prioritised within the development as the acceptability of the new-build element is supported in planning terms on the basis of the public/heritage benefits that would be realised from the refurbishment of the listed building, pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9, EN3 of the Core Strategy and saved Unitary Development Plan Policy DC19.1 (Listed Buildings).

4) The demolition (other than a scheme of soft stripping out that has been agreed in writing by the City Council as local planning authority) hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made and evidence of that contract has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

5) Before any works necessary to implement the approval commence, a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. Any scaffolding or support structure shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to commencement of the works hereby granted listed building consent and following a soft strip of the modern fabric of the building, a Level 2 Historic Building Survey shall be undertaken across the listed building, the results of which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to record and advance understanding of the significance of the heritage asset, pursuant to paragraph 205 of the NPPF.

7) No works to install the dormer windows hereby approved on the listed building shall commence unless and until samples and specifications of all materials to be used on the dormers have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved 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.

8) No works to install non-original roof slates on the listed building shall commence unless and until samples and specifications of replacement roof slates have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved 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.

9) Notwithstanding the drawings approved in condition 2, prior to the commencement of any finishes to fabric within the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning:

(a) A paintwork analysis of original/historic joinery (including staircases and windows), metalwork (fire surrounds) and wall finishes (attic);

(b) Internal and external finishes of the retained and proposed new joinery, metalwork and wall/ceiling/floor finishes. This should be informed by the paintwork analysis in part (a).

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

10) A full internal room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features, including full details of any acoustic/thermal insulation and fire protection works, shall be submitted to and approved in writing by the City Council as local planning authority prior to works to those features commencing.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

11) Prior to the installation of any M&E services, details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of M&E services shall be submitted to and approved in writing by the City Council as local planning authority.

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 - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

12) Prior to the installation of any new stud-partition walls, the type of construction and method of installation of all new stud-partition walls, including cross-sections (scale 1:10 or otherwise as appropriate), details of shadow gaps and junctions to skirting/cornices, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

13) Prior to any works to the windows commencing, a method statement and specifications for repair and replacement works to the windows, based on a detailed survey of the windows, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

14) Prior to any works to original/historic doors commencing, a method statement and specifications for repair and replacement works to the doors, based on a detailed survey of the doors, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

15) Prior to any works to cornices commencing, a method statement and specifications for repair and restoration works to the cornices, based on a detailed survey of the cornices, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

16) Prior to any works to stonework commencing, a method statement and specifications for repair and restoration works to the stonework shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

17) Prior to any works to external joinery commencing, a method statement and specifications for repair and restoration works to the external joinery, based on a detailed survey of the joinery, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

18) Prior to any works to internal joinery (including window shutters) commencing, a method statement and specifications for repair and restoration works to the internal joinery, based on a detailed survey of the joinery, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Prior to any works to metalwork commencing, a method statement and specifications for repair and restoration works to the metalwork, based on a detailed survey of the metalwork, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

20) Prior to any works to install internal and external doors within the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

21) Prior to any works to install windows in the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

22) Prior to the installation of any secondary glazing to the listed building, full details, including scaled drawings showing locations, elevations and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric, of the secondary glazing shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

23) Prior to any works to install exterior lighting on the building, full details (including appearance, fixings and cabling routes) of all exterior lighting on the building shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

24) Prior to any works to install any fixtures and fittings to the exterior of the building, such as vents, extracts, flues and service boxes, full details of the fixtures and fittings, including locations, size, appearance, materials, finishes and fixings, shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

25) Prior to any cleaning of stonework, brickwork, joinery or metalwork, a detailed method statement for the cleaning shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

26) Prior to the re-pointing of any brickwork, details, including a specification and samples, of any mortar proposed to repoint the brickwork shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

27) Prior to the installation of rooflights, full details, including scaled cross sections, of the rooflights shall be submitted to and approved in writing by the City Council as local planning authority.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

28) Prior to the commencement of works to re-instate rainwater goods to the listed building, full details (including locations, appearance, materials, finishes and fixings) of any replacement rainwater goods, which shall be constructed of cast iron and coloured black shall be submitted to and approved in writing by the City Council, as local planning authority.

The installation of the rainwater goods shall be carried out in accordance with the approved details and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

29) Notwithstanding the details approved in condition 2, at least 14 days' notice shall be given in writing to the City Council as local planning authority of the intention to start works on the roof of the listed building. Once access to the roof is secured, the City Council as local planning authority shall be notified in writing and a site meeting arranged with the local planning authority officers to inspect the underlying roof timbers in order to review and agree the extent of repair/replacement works. Details of the repair/replacement works, including a full timber schedule, shall be submitted to and approved in writing by the City Council as local planning authority prior to those works commencing. The works shall be carried out in accordance with the approved details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

30) a. Notwithstanding the details shown in the approved drawings, prior to the commencement of development, a programme for the submission of final details of public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the proposed external furniture including seating, bins and lighting;
- (iii) Details of any external steps and handrails; and
- (iv) Details of external walls and railings.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - To ensure that satisfactory public and private realm for the development is carried out that respects the character and appearance of the listed building, as the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Corporate Property  
MCC Flood Risk Management  
Environment & Operations (Refuse & Sustainability)  
Oliver West (Sustainable Travel)  
Strategic Development Team  
City Centre Renegeration  
United Utilities Water PLC  
Greater Manchester Police  
Historic England (North West)  
Transport For Greater Manchester

Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit  
Greater Manchester Pedestrians Society  
Castlefield Forum  
Environment Agency

Flat B1705, 2A Chester Road, Manchester, M15 4SD  
Flat B1605, 2A Chester Road, Manchester, M15 4SD  
Flat B1204, 2A Chester Road, Manchester, M15 4SD  
Flat B1005, 2A Chester Road, Manchester, M15 4SD  
Flat B1002, 2A Chester Road, Manchester, M15 4SD  
Flat B902, 2A Chester Road, Manchester, M15 4SB  
Flat B804, 2A Chester Road, Manchester, M15 4SB  
Flat B704, 2A Chester Road, Manchester, M15 4SB  
Flat B401, 2A Chester Road, Manchester, M15 4SB  
Flat B206, 2A Chester Road, Manchester, M15 4SB  
Flat B205, 2A Chester Road, Manchester, M15 4SB  
Flat B202, 2A Chester Road, Manchester, M15 4SB  
Flat A1003, 2A Chester Road, Manchester, M15 4SA  
Flat A907, 2A Chester Road, Manchester, M15 4SA  
Flat A904, 2A Chester Road, Manchester, M15 4SA  
Flat A903, 2A Chester Road, Manchester, M15 4SA  
Flat A901, 2A Chester Road, Manchester, M15 4SA  
Flat A804, 2A Chester Road, Manchester, M15 4SA  
Flat A708, 2A Chester Road, Manchester, M15 4SA  
Flat A606, 2A Chester Road, Manchester, M15 4SA  
Flat A507, 2A Chester Road, Manchester, M15 4SA  
Flat A403, 2A Chester Road, Manchester, M15 4SA  
Flat A302, 2A Chester Road, Manchester, M15 4SA  
Flat A202, 2A Chester Road, Manchester, M15 4SA  
Apartment B04, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 512, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 505, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 503, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 501, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 104, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 507, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 413, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 406, Castle Quay, Chester Road, Manchester, M15 4NT  
Apartment G10, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 504, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 109, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 106, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 506, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 410, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 204, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 202, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 201, Castle Quay, Chester Road, Manchester, M15 4NT  
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Flat 1412, 141 Chester Road, Manchester, M15 4ZG  
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Flat B1601, 2A Chester Road, Manchester, M15 4SD

Flat B1405, 2A Chester Road, Manchester, M15 4SD  
Flat B1106, 2A Chester Road, Manchester, M15 4SD  
Flat B906, 2A Chester Road, Manchester, M15 4SB  
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Flat 4801, 141 Chester Road, Manchester, M15 4ZN

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Flat A508, 2A Chester Road, Manchester, M15 4SA  
Flat A401, 2A Chester Road, Manchester, M15 4SA  
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Apartment G01, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 510, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 409, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 310, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 308, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 304, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 401, Castle Quay, Chester Road, Manchester, M15 4NT  
Apartment G08, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
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Apartment 403, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG

Flat 407, Castle Quay, Chester Road, Manchester, M15 4NT  
Apartment 401, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 108, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 508, Castle Quay, Chester Road, Manchester, M15 4NT  
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Flat 1312, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1208, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1204, 16 Silvercroft Street, Manchester, M15 4ZE  
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Flat A103, 2A Chester Road, Manchester, M15 4SA  
Apartment B05, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 302, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 205, Castle Quay, Chester Road, Manchester, M15 4NT  
Apartment G07, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 407, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 504, Castle Quay, Chester Road, Manchester, M15 4NT  
Apartment 301, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 211, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 207, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 308, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 1407, 141 Chester Road, Manchester, M15 4ZG  
Flat 1308, 141 Chester Road, Manchester, M15 4ZG  
Flat 1112, 141 Chester Road, Manchester, M15 4ZF  
Flat 1107, 141 Chester Road, Manchester, M15 4ZF  
Flat 1104, 141 Chester Road, Manchester, M15 4ZF  
Flat 1001, 141 Chester Road, Manchester, M15 4ZF  
Flat 909, 141 Chester Road, Manchester, M15 4ZF  
Flat 804, 141 Chester Road, Manchester, M15 4ZF  
Flat 711, 141 Chester Road, Manchester, M15 4ZF  
Flat 602, 141 Chester Road, Manchester, M15 4ZF  
Flat 503, 141 Chester Road, Manchester, M15 4ZF  
Flat 408, 141 Chester Road, Manchester, M15 4ZF  
Flat 1804, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1605, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1509, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1409, 16 Silvercroft Street, Manchester, M15 4ZE

Flat 1403, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1309, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1307, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1304, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1207, 16 Silvercroft Street, Manchester, M15 4ZE  
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Flat 4501, 141 Chester Road, Manchester, M15 4ZN  
Flat 4301, 141 Chester Road, Manchester, M15 4ZN  
Flat 4207, 141 Chester Road, Manchester, M15 4ZN  
Flat 4109, 141 Chester Road, Manchester, M15 4ZN  
Flat 4103, 141 Chester Road, Manchester, M15 4ZN  
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Flat 4003, 141 Chester Road, Manchester, M15 4ZN  
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Flat 3601, 141 Chester Road, Manchester, M15 4ZL  
Flat 3511, 141 Chester Road, Manchester, M15 4ZL  
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Flat 3503, 141 Chester Road, Manchester, M15 4ZL  
Flat 3502, 141 Chester Road, Manchester, M15 4ZL  
Flat 3412, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3407, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3406, 141 Chester Road, Manchester, M15 4ZJ  
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Flat 3204, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3101, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3202, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3111, 141 Chester Road, Manchester, M15 4ZJ  
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Flat 2711, 141 Chester Road, Manchester, M15 4ZH  
Flat 2708, 141 Chester Road, Manchester, M15 4ZH  
Flat 2610, 141 Chester Road, Manchester, M15 4ZH  
Flat 2606, 141 Chester Road, Manchester, M15 4ZH  
Flat 2508, 141 Chester Road, Manchester, M15 4ZH  
Flat 2401, 141 Chester Road, Manchester, M15 4ZH  
Flat 2207, 141 Chester Road, Manchester, M15 4ZH  
Flat 2107, 141 Chester Road, Manchester, M15 4ZH  
Flat 2005, 141 Chester Road, Manchester, M15 4ZH  
Flat 1901, 141 Chester Road, Manchester, M15 4ZG  
Flat 1609, 141 Chester Road, Manchester, M15 4ZG  
Flat 1604, 141 Chester Road, Manchester, M15 4ZG  
Flat 1011, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 907, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 805, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 701, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 607, 16 Silvercroft Street, Manchester, M15 4ZD

Flat 604, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 512, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 503, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 411, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 301, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 105, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat B1905, 2A Chester Road, Manchester, M15 4SD  
Flat B1806, 2A Chester Road, Manchester, M15 4SD  
Flat B1802, 2A Chester Road, Manchester, M15 4SD  
Flat B1801, 2A Chester Road, Manchester, M15 4SD  
Flat B1702, 2A Chester Road, Manchester, M15 4SD  
Flat B1604, 2A Chester Road, Manchester, M15 4SD  
Flat B1603, 2A Chester Road, Manchester, M15 4SD  
Flat B1501, 2A Chester Road, Manchester, M15 4SD  
Flat B1202, 2A Chester Road, Manchester, M15 4SD  
Flat B1103, 2A Chester Road, Manchester, M15 4SD  
Flat B1102, 2A Chester Road, Manchester, M15 4SD  
Flat B1003, 2A Chester Road, Manchester, M15 4SD  
Flat B1001, 2A Chester Road, Manchester, M15 4SD  
Flat B903, 2A Chester Road, Manchester, M15 4SB  
Flat B805, 2A Chester Road, Manchester, M15 4SB  
Flat B801, 2A Chester Road, Manchester, M15 4SB  
Flat B406, 2A Chester Road, Manchester, M15 4SB  
Flat B403, 2A Chester Road, Manchester, M15 4SB  
Flat B203, 2A Chester Road, Manchester, M15 4SB  
Flat A1006, 2A Chester Road, Manchester, M15 4SA  
Flat A709, 2A Chester Road, Manchester, M15 4SA  
Flat A706, 2A Chester Road, Manchester, M15 4SA  
Flat A705, 2A Chester Road, Manchester, M15 4SA  
Flat A609, 2A Chester Road, Manchester, M15 4SA  
Flat A608, 2A Chester Road, Manchester, M15 4SA  
Flat A607, 2A Chester Road, Manchester, M15 4SA  
Flat A701, 2A Chester Road, Manchester, M15 4SA  
Flat 3208, 141 Chester Road, Manchester, M15 4ZJ  
Nick Brown (photography) Ltd, Great Jackson Street, Manchester, M15 4AX  
Site Compound, Crown Street, Manchester, M15 4NS  
Flat 3207, 141 Chester Road, Manchester, M15 4ZJ  
4 Silvercroft Street, Manchester, M15 4ZB  
6 Silvercroft Street, Manchester, M15 4ZB  
RCP Car Park, Great Jackson Street, Manchester, M15 4NP  
Tom Garner Motors, City Road, Manchester, M15 4PN  
14 Silvercroft Street, Manchester, M15 4ZB  
10 Silvercroft Street, Manchester, M15 4ZB  
12 Silvercroft Street, Manchester, M15 4ZB  
8 Silvercroft Street, Manchester, M15 4ZB  
Unit 1, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP  
Ground Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX  
First Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX  
Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP  
Unit 3, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP  
Unit 2, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP  
Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP  
Unit 2 To 4, Castle Quay, Chester Road, Manchester, M15 4NJ  
Unit 1, Castle Quay, Chester Road, Manchester, M15 4NJ

Unit 5 And 6, Castle Quay, Chester Road, Manchester, M15 4NJ  
Suite A First Floor, Castle Quay, Chester Road, Manchester, M15 4NJ  
Suite B First Floor, Castle Quay, Chester Road, Manchester, M15 4NJ  
Suite A Ground Floor, Castle Quay, Chester Road, Manchester, M15 4NJ  
Flat 1511, 141 Chester Road, Manchester, M15 4ZG  
Flat 1509, 141 Chester Road, Manchester, M15 4ZG  
Flat 1302, 141 Chester Road, Manchester, M15 4ZG  
Flat 1009, 141 Chester Road, Manchester, M15 4ZF  
Flat 1008, 141 Chester Road, Manchester, M15 4ZF  
Flat 906, 141 Chester Road, Manchester, M15 4ZF  
Flat 808, 141 Chester Road, Manchester, M15 4ZF  
Flat 710, 141 Chester Road, Manchester, M15 4ZF  
Flat 706, 141 Chester Road, Manchester, M15 4ZF  
Flat 705, 141 Chester Road, Manchester, M15 4ZF  
Flat 609, 141 Chester Road, Manchester, M15 4ZF  
Flat 608, 141 Chester Road, Manchester, M15 4ZF  
Flat 601, 141 Chester Road, Manchester, M15 4ZF  
Flat 406, 141 Chester Road, Manchester, M15 4ZF  
Apartment 105, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat A503, 2A Chester Road, Manchester, M15 4SA  
Flat A502, 2A Chester Road, Manchester, M15 4SA  
Flat A308, 2A Chester Road, Manchester, M15 4SA  
Apartment 502, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 305, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Apartment 202, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
Flat 510, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 404, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 1703, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 404, 141 Chester Road, Manchester, M15 4ZF  
Flat 1802, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1705, 16 Silvercroft Street, Manchester, M15 4ZE  
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Flat 4802, 141 Chester Road, Manchester, M15 4ZN  
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Flat 4108, 141 Chester Road, Manchester, M15 4ZN  
Flat 3905, 141 Chester Road, Manchester, M15 4ZL  
Flat 3710, 141 Chester Road, Manchester, M15 4ZL  
Flat 3409, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3404, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3306, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3301, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3103, 141 Chester Road, Manchester, M15 4ZJ  
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Flat 2808, 141 Chester Road, Manchester, M15 4ZJ  
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Flat 2603, 141 Chester Road, Manchester, M15 4ZH

Flat 2505, 141 Chester Road, Manchester, M15 4ZH  
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Flat 2306, 141 Chester Road, Manchester, M15 4ZH  
Flat 2303, 141 Chester Road, Manchester, M15 4ZH  
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Flat 2101, 141 Chester Road, Manchester, M15 4ZH  
Flat 2002, 141 Chester Road, Manchester, M15 4ZH  
Flat 1809, 141 Chester Road, Manchester, M15 4ZG  
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Flat 1708, 141 Chester Road, Manchester, M15 4ZG  
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Flat 1106, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1009, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 902, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 806, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 803, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 706, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 705, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 505, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 410, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 409, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 408, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 402, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 307, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 303, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 202, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 101, 16 Silvercroft Street, Manchester, M15 4ZD  
Flat 301, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 402, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 305, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 303, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 206, Castle Quay, Chester Road, Manchester, M15 4NT  
Flat 1506, 141 Chester Road, Manchester, M15 4ZG  
Flat 1504, 141 Chester Road, Manchester, M15 4ZG  
Flat 1411, 141 Chester Road, Manchester, M15 4ZG  
Flat 1408, 141 Chester Road, Manchester, M15 4ZG  
Flat 1405, 141 Chester Road, Manchester, M15 4ZG  
Flat 1404, 141 Chester Road, Manchester, M15 4ZG  
Flat 1403, 141 Chester Road, Manchester, M15 4ZG  
Flat 1310, 141 Chester Road, Manchester, M15 4ZG  
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Flat 1208, 141 Chester Road, Manchester, M15 4ZG  
Flat 1202, 141 Chester Road, Manchester, M15 4ZG  
Flat 1010, 141 Chester Road, Manchester, M15 4ZF  
Flat 1003, 141 Chester Road, Manchester, M15 4ZF  
Flat 1002, 141 Chester Road, Manchester, M15 4ZF  
Flat 910, 141 Chester Road, Manchester, M15 4ZF  
Flat 908, 141 Chester Road, Manchester, M15 4ZF  
Flat 810, 141 Chester Road, Manchester, M15 4ZF  
Flat 809, 141 Chester Road, Manchester, M15 4ZF  
Flat 708, 141 Chester Road, Manchester, M15 4ZF  
Flat 702, 141 Chester Road, Manchester, M15 4ZF  
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Flat 502, 141 Chester Road, Manchester, M15 4ZF

Flat 403, 141 Chester Road, Manchester, M15 4ZF  
Flat 204, 141 Chester Road, Manchester, M15 4ZF  
Flat 203, 141 Chester Road, Manchester, M15 4ZF  
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Flat 1602, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1407, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1401, 16 Silvercroft Street, Manchester, M15 4ZE  
Flat 1302, 16 Silvercroft Street, Manchester, M15 4ZE  
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Flat 3709, 141 Chester Road, Manchester, M15 4ZL  
Flat 3701, 141 Chester Road, Manchester, M15 4ZL  
Flat 3607, 141 Chester Road, Manchester, M15 4ZL  
Flat 3605, 141 Chester Road, Manchester, M15 4ZL  
Flat 3510, 141 Chester Road, Manchester, M15 4ZL  
Flat 3411, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3303, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3302, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3212, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3010, 141 Chester Road, Manchester, M15 4ZJ  
Flat 3006, 141 Chester Road, Manchester, M15 4ZJ

## **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  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: CENTRAL