

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Bruntwood Pall Mall Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Refurbishment of Pall Mall Court comprising of external alterations to form a new entrance from the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail unit (Use Class E); the construction of a single storey roof-top extension to form office floorspace with associated rooftop plant and screening together with the installation of new balustrade to facilitate an ancillary roof terrace; refurbishment of the external facade including replacement of the curtain walling system; and other associated works.

Location: Pall Mall Court , 67 King Street, Manchester, M2 4PD

Date of application: 25 May 2022

Application number: 133879/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with the impact on the listed building. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

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:

Drawings

6911-IDSR-XX-00-DR-I-35200 Ceilings - Level 00 Plan - Scoping P05
6911-IDSR-XX-01-DR-I-35201 Ceilings - Level 01 Plan - Scoping P05
6911-IDSR-XX-02-DR-I-35202 Ceilings - Level 02 Plan - Scoping P05
6911-IDSR-XX-03-DR-I-35203 Ceilings - Level 03 Plan - Scoping P05
6911-IDSR-XX-04-DR-I-35204 Ceilings - Level 04 Plan - Scoping P05
6911-IDSR-XX-05-DR-I-35205 Ceilings - Level 05 Plan - Scoping P05
6911-IDSR-XX-06-DR-I-35206 Ceilings - Level 06 Plan - Scoping P05
6911-IDSR-XX-11-DR-I-35211 Ceilings - Level 11 Plan - Scoping P04
6911-IDSR-XX-B1-DR-I-35198 Ceilings - Level Basement Plan - Scoping P05
6911-IDSR-XX-LG-DR-I-35199 Ceilings- Level Lower Ground Plan - Scoping P05
6911-IDSR-XX-ZZ-DR-I-35207 Ceilings - Level 07 to 10 Plan - Scoping P05
6911-SRA-ZZ-00-DR-A-00952 Ground Floor Sundry P05
6911-SRA-ZZ-00-DR-A-01100 Ground Floor Demolition P09
6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19
6911-SRA-ZZ-01-DR-A-01101 First Floor Demolition P05
6911-SRA-ZZ-01-DR-A-20101 First Floor General Arrangement P18
6911-SRA-ZZ-02-DR-A-01102 Second Floor Demolition P05
6911-SRA-ZZ-02-DR-A-20102 Second Floor General Arrangement P18
6911-SRA-ZZ-03-DR-A-01103 Third Floor Demolition P05
6911-SRA-ZZ-03-DR-A-20103 Third Floor General Arrangement P18
6911-SRA-ZZ-04-DR-A-01104 Fourth Floor Demolition P05
6911-SRA-ZZ-04-DR-A-20104 Fourth Floor General Arrangement P13
6911-SRA-ZZ-05-DR-A-01105 Fifth Floor Demolition P05
6911-SRA-ZZ-05-DR-A-20105 Fifth Floor General Arrangement P13
6911-SRA-ZZ-05-DR-A-21604 Marsden St Roof Top Extension Details P05
6911-SRA-ZZ-05-DR-A-21605 King Street Roof Top Details P05
6911-SRA-ZZ-06-DR-A-01106 Sixth Floor Demolition P05
6911-SRA-ZZ-06-DR-A-20106 Sixth Floor General Arrangement P13
6911-SRA-ZZ-07-DR-A-01107 Seventh Floor Demolition P05
6911-SRA-ZZ-07-DR-A-20107 Seventh Floor General Arrangement P13
6911-SRA-ZZ-08-DR-A-01108 Eighth Floor Demolition P05
6911-SRA-ZZ-08-DR-A-20108 Eighth Floor General Arrangement P13
6911-SRA-ZZ-09-DR-A-01109 Ninth Floor Demolition P05
6911-SRA-ZZ-09-DR-A-20109 Ninth Floor General Arrangement P13
6911-SRA-ZZ-10-DR-A-01110 Tenth Floor Demolition P05
6911-SRA-ZZ-10-DR-A-20110 Tenth Floor General Arrangement P13
6911-SRA-ZZ-11-DR-A-01111 Eleventh Floor Demolition P05
6911-SRA-ZZ-11-DR-A-20111 Eleventh Floor General Arrangement P13
6911-SRA-ZZ-B1-DR-A-01098 Basement Floor Demolition P07
6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21
6911-SRA-ZZ-B1-DR-A-24107 Setting Out Proposed Basement Stair 1 P05
6911-SRA-ZZ-LG-DR-A-00951 Lower Ground Floor Sundry Refurbishment Scope P05
6911-SRA-ZZ-LG-DR-A-01099 Lower Ground Floor Demolition P08
6911-SRA-ZZ-LG-DR-A-20099 Lower Ground Floor General Arrangement P21
6911-SRA-ZZ-LG-DR-A-21650 Lower Ground Floor External Wall Repairs P05

6911-SRA-ZZ-LG-DR-A-21653 Lower Ground Floor External Wall Repairs P02
 6911-SRA-ZZ-XX-DR-A-01250 North Elevation Demolition P07
 6911-SRA-ZZ-XX-DR-A-01251 East Elevation Demolition P04
 6911-SRA-ZZ-XX-DR-A-01252 South Elevation Demolition P04
 6911-SRA-ZZ-XX-DR-A-01253 West Elevation Demolition P04
 6911-SRA-ZZ-XX-DR-A-20200 General Arrangement North Elevation P06
 6911-SRA-ZZ-XX-DR-A-20201 General Arrangement East Elevation P06
 6911-SRA-ZZ-XX-DR-A-20202 General Arrangement South Elevation P06
 6911-SRA-ZZ-XX-DR-A-20203 General Arrangement West Elevation P04
 6911-SRA-ZZ-XX-DR-A-20204 General Arrangement Elevation Returns 1 of 2 P01
 6911-SRA-ZZ-XX-DR-A-20205 General Arrangement Elevation Returns 2 of 2 P01
 6911-SRA-ZZ-XX-DR-A-20800 Section Through King Street Block P05
 6911-SRA-ZZ-XX-DR-A-20801 Section Through Tower Block P06
 6911-SRA-ZZ-XX-DR-A-20802 Section Through Marsden Street Wing P05
 6911-SRA-ZZ-XX-DR-A-20851 Piazza Main Entrance and Façade Study P07
 6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study P06
 6911-SRA-ZZ-XX-DR-A-20853 Marsden Street Wing Roof extension Study P06
 6911-SRA-ZZ-XX-DR-A-20854 King Street Retail Unit Study P04
 6911-SRA-ZZ-XX-DR-A-20855 Piazza Glazing to King Street Wing Study P03
 6911-SRA-ZZ-XX-DR-A-21200 External Wall Types North Elevation P06
 6911-SRA-ZZ-XX-DR-A-21201 External Wall Types East Elevation P06
 6911-SRA-ZZ-XX-DR-A-21202 External Wall Types South Elevation P06
 6911-SRA-ZZ-XX-DR-A-21203 External Wall Types West Elevation P04
 6911-SRA-ZZ-XX-DR-A-21602 Proposed Piazza Curtain Glazing Bay Study Elevation P03
 6911-SRA-ZZ-XX-DR-A-21603 Proposed Piazza Curtain Glazing Bay Study Section P03
 6911-SRA-ZZ-XX-DR-A-21651 Former Main Entrance Bay Study P03
 6911-SRA-ZZ-XX-DR-A-21652 Signage Removal Study P03
 6911-SRA-ZZ-XX-DR-A-24101 Proposed Feature Stair Setting Out Plans and 3D P03
 6911-SRA-ZZ-XX-DR-A-24102 Proposed Feature Stair Setting Out Sections P03
 6911-SRA-ZZ-XX-DR-A-24103 Setting Out Existing Stair 1 P03
 6911-SRA-ZZ-XX-DR-A-24104 Setting Out Existing Stair 2 P03
 6911-SRA-ZZ-XX-DR-A-24105 Setting Out Existing Stair 3 P03
 6911-SRA-ZZ-XX-DR-A-24106 Setting Out Existing Stair 4 P03
 6911-SRA-ZZ-XX-RP-A-001 Design and Access Statement
 6911-SRA-ZZ-XX-SH-A-00002 Area Schedules Total Floor Area and Area Summary P03
 6911-SRA-ZZ-XX-SH-A-00003 Planning Demolition Schedules P01
 6911-SRA-ZZ-XX-SH-A-00004 Planning Existing GIA and GEA P02
 6911-SRA-ZZ-XX-SH-A-001 Schedule of Works to a Listed Building P01
 6911-SRA-ZZ-ZZ-DR-A-00950 Proposed Servicing and Waste Strategy P03
 6911-SRA-ZZ-ZZ-DR-A-20500 Proposed Site Plan P04
 6911-SRA-ZZ-ZZ-DR-A-21601 Proposed Piazza Curtain Glazing Bay Study Typical Details P03
 6911-SRA-ZZ-ZZ-DR-A-21699 Proposed Piazza Curtain Glazing Typical Details Design Intent P01
 PM- DWC- 00- DR- S- 102 Structural Works Ground Level New Stair P05
 PM- DWC- 05- DR- S- 501 Structural Works Level 05 Marsden Street Block P06
 PM- DWC- 06- DR- S- 601 Structural Works Level 06 Plant Deck Marsden Street Block Sheet 1 P04
 PM- DWC- 06- DR- S- 602 Structural Works Level 06 Plant Deck Marsden Street Block Sheet 2 P01

PM- DWC- 06- DR- S- 603 Structural Works Level 06 Plant Deck Marsden Street Block Sheet 3 P01
PM- DWC- XX- DR- S- 610 Structural Works Marsden Street Block Plant Deck Typical 3D Views P04
PM-DWC-B1-DR-S-DR01-P02 Structural Works Basement Drainage Layout & Details P02
PM- DWC- LGF- DR- S- 101 Structural Works Lower Ground Level New Stair P05
PM- DWC- LGF- DR- S- 140 Structural Works Lower Ground Level Upstand Requirements P03
PM- DWC- LGF- DR- S- 150 Structural Works Lower Ground Floor Void Former Details P03
PM- DWC- XX- DR- S- 160 Structural Works to Stair 2 P02

Design and Access Statement (including Waste Management Strategy) prepared by Sheppard

Robson, Planning Statement - prepared by Deloitte, Statement of Community Consultation - prepared by Deloitte, Public Benefits Statement - prepared by Deloitte, Heritage Statement- prepared by SLHA, Options Appraisal Matrix - prepared by Technical Team, Structural Statement - prepared by DWLLP, Crime Impact Statement provided by Greater Manchester Police, Marketing Report (Market Positioning) - prepared by Savills, Environmental Standards Statement/Net Zero Carbon Strategy - prepared by Ramboll, Ecological Survey including Bat Survey - prepared by Tyler Grange, Arboriculture Report - prepared by Tyler Grange, Energy Strategy including Ventilation and Extraction - prepared by Ramboll, Local Labour Agreement - prepared by Bruntwood Works, Framework Construction Management Statement - prepared by GMI, Acoustic Assessment - prepared by dBx Acoustics, Roof Design Development - prepared by Sheppard Robson, Materials Tracker - prepared by Deloitte, Construction Management Plan - prepared by Bruntwood Works, Record of Paint Finishes - prepared by Hirst Conservation, Glazing Option Matrix Report - prepared by Wintech Façade Engineering, Lift Lobby Mosaic Proposals - prepared by Bruntwood, received by the City Council, as Local Planning Authority, on the 25 May 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development shall be carried out in accordance with the construction management plan received by the City Council, as Local Planning Authority, on the 19 October 2022.

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, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) (a) The development hereby approved shall be carried out in accordance with the Local Labour Agreement received by the City Council, as Local Planning Authority, on the 10 October 2022.

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

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

5) The materials, both external and internal, shall then be submitted for approval in writing by the City Council as local planning authority in accordance with the programme materials tracker stamped as received by the City Council, as Local Planning Authority, on the 4 October 2002 and the drawings specified in condition 2. The approved materials shall then be used as part of the development.

Reason - In the interest of the ensuring appropriate modification of the listed building pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

6) (a) Prior to the first use of this development, details of hard and soft landscaping treatment and appropriate samples of materials of hard landscaping shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first use of the development. 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 a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

8) The development hereby approved shall be carried out in accordance with Environmental Standards Statement/Net Zero Carbon Strategy - prepared by Ramboll stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

9) (a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) The development hereby approved shall be carried out in accordance with the waste management strategy as outlined in the Design and Access Statement prepared by Sheppard Robson stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

11) Prior to the first use of the commercial use, as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority (should this be required). The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

12) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

13) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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.

14) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation

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

15) Prior to the first use of the development hereby approved, a travel plan framework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

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

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

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first use of the development, the provision of cycle spaces, as indicated on drawing 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

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

18) Prior to the first use of the development, details of the number, location and specification of electric car charging points to the car parking spaces, as indicated on drawings 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme for that phase shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

19) Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

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

20) Prior to the first use of the commercial unit as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the commercial unit and any subsequent change under Use Class E.

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

21) The opening hours for the roof terrace, as indicated on drawing 6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study shall be submitted for approval in writing by the City Council. The approved hours shall then be implemented and thereafter retained for as long as the development remains in use.

There shall be no amplified music or sound on the roof terrace at any time.

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

22) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

23) The commercial unit hereby approved as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

24) All new windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises, unless a w/c or servicing area, shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) Prior to the first use of the commercial spaces of development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

26) Prior to the first use of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

27) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development shall only be used for offices (Use Class Egi) and one commercial unit at ground floor (Use Class E) (excluding convenience retail and gymnasium) and for no other purpose.

Reason - In the interest of retaining the provision of office space and suitable commercial use within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

29) Prior to occupation of each of the following areas of the building (a) Lower Ground and Ground floor; and (b) upper Floors, a Tenant Fit Out Guide shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall then be used for in the fit out for the development.

Reason - To ensure an appropriate fit out of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development, a strategy for dealing with the public realm to the rear elevation of the King Street element of the building (adjacent to the piazza) shall be submitted for approval. This shall include measures to improve the manage the area together with a strategy for the future modification and alteration of the space (including times scales).

Reason - To ensure that the space is activated and managed in the short, medium and long term in the interest of visual amenity, enhancement of the public realm and safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

- Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- You should ensure that the proposal is discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Date: 24 October 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.