

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133760/JO/2022

Date registered valid: 24 May 2022

Proposal: Variation of planning conditions 2, 5, 6, 8, 9 and 10 associated with Listed Building Consent 129168/JO/2021 to allow removal of bridge over Great Bridgewater Street, enlargement of openings within existing abutment to Great Bridgewater Street, new penetrations to the arches to accommodate structural columns, foundation and stair works together with removal of brickwork and temporary openings through arches for tower crane installation

Address: Former Bauer Millett Site , Albion Street, Manchester

Ward(s): Deansgate Ward

Applicant: Salboy Central Ltd C/o Agent

Agent (if any): Mr Joe McElhone Deloitte Hanover Building, Corporation Street, Manchester, M4 4AH

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

Recommendation:

Date of recommendation: 12 August 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 24 May 2022 Expired: 14 June 2022

Neighbour notifications

Printed: 24 May 2022 Expired: 14 June 2022

Site notice

Posted: Expired:

Press advert

Published: 31 May 2022 Expired: 21 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Site is 0.72 hectares and comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. It is bounded by the Grade II* Listed former Manchester Central Railway Station, now Manchester Central, Albion Street, the rear service courtyard to Beetham Tower and the Deansgate-Castlefield Metrolink station and Deansgate Locks.

It has two levels and at street level comprises railway arches that were previously use as a car showroom which had a forecourt onto Albion Street and now in temporary use as a multi-arts venue, and public car parking accessed via Trafford Street. There is also a primary sub-station at this level. On top of the viaduct is a car park and service yard and temporary and semi-permanent structures associated with the service yard.

Great Bridgewater Street is an important east-west route connection and a busy traffic route. The viaduct essentially forms a tunnel creating a dark and unwelcoming environment and is not heavily used by pedestrians. Trafford Street is mainly used by vehicles servicing Deansgate Locks and is dissected by a ramp leading onto the viaduct deck.

A number of staircases and lifts provide access to the viaduct from the south and west. It can be accessed from the north through the Great Northern Warehouse and across a footbridge over Watson Street or via a ramp alongside Manchester Central. Pedestrians also use the Trafford Street ramp as a shortcut to the Metrolink Station stop.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is close to entertainment and leisure facilities at Manchester Central, Bridgewater Hall, the Great Northern Complex and Deansgate Locks. Nearby residential accommodation includes the Hacienda, Beetham Tower and the Great Northern Tower.

The proposal is not within a conservation area but could impact upon the character and appearance of the St Peter's Square, Albert Square, Deansgate / Peter Street, St John Street and Castlefield Conservation Area's. The majority of the site comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. The brick arches underneath the viaduct and the bridge over Great Bridgewater Street are included under the listing.

The Site is adjacent to the Grade II* Listed former Manchester Central Railway Station and there are listed buildings and structures within a 250m radius including: Manchester Town Hall – Grade I; Albert Memorial – Grade I; Town Hall Extension – Grade II*; Central Library – Grade II*; Great Northern Warehouse – Grade II*; Midland Hotel – Grade II*; Castlefield Railway Viaduct, Grade II; Deansgate Goods Station and attached Carriage Ramp, Grade II*; 235-291 Deansgate, Grade II; Rochdale Canal Lock Number 90, Grade II; Rochdale Canal Lock Number 91, Grade II; Rochdale Canal Lock Keepers Cottage AT Lock Number 91, Grade II; Castlefield Information Centre, Grade II; Former Market Hall, Grade II; K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate; 13-17 Albion Street, Grade II; The Britons Protection Public House, Grade II; Rochdale Canal Lock Number 89 (Tib Lock), Grade II; Manchester South Junction and Altrincham Railway Viaduct, Grade II; Chepstow House, Grade II; Floodgate on East Side of Knott Mill Bridge, Grade II; Boundary Stone on Knott Mill Bridge, Grade II; Artingstalls Auctioneers, Grade II.

Description of development

Variation of planning conditions 2, 5, 6, 8, 9 and 10 associated with Listed Building Consent 129168/JO/2021 to allow removal of bridge over Great Bridgewater Street, enlargement of openings within existing abutment to Great Bridgewater Street, new penetrations to the arches to accommodate structural columns, foundation and stair works together with removal of brickwork and temporary openings through arches for tower crane installation

Consultations & Notification Responses

A site notice has been displayed at the site to advertise that this is affected the setting of a conservation area, listed building and is a major development.

Local residents/public opinion – no comments received

Greater Manchester Archaeology Advisory Service (GMAAS) the proposed variations have no bearing on the agreed scheme of archaeological works.

Relevant Local Policies

Local Development Framework

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved 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 proposals are considered to be consistent with the following Core Strategy Policies SP1, CC3, CC5, CC6, CC8, CC9, CC10, H1, H8, T1, T2, EN1, EN2, EN3, EN6, EN8, EN14, EN15, EN16, EN17, EN18, EN19, PA1, DM1 and for the reasons set out below.

Unitary Development Plan for the City of Manchester (1995) relevant policies include DC18, DC19 and DC20

National Planning Policy Framework

Legislative requirements

Section 66 of the Listed Building 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 Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

Issues

A number of changes are required to the proposed scheme which are set out in the report for 133998/JO/2022. As a result, there are a number of changes which are required for to the Listed Building Consent. These are as follows:

- Localised removal of the existing bridge over Great Bridgewater Street
- Enlargement of openings within the existing abutment to Great Bridgewater Street
- New penetrations through the arches to accommodate proposed structural columns for the new development
- New Foundation works
- New Stair works
- Localised removal of brickwork to accommodate the proposed office development core
- Temporary openings formed through the arches for tower crane installation

Penetrations through the arches are required in order to provide a sound base for Phase 1 and 2 structures into the ground. The superstructure arrangement of both phases has been developed in order to minimise the number and size of the openings through the listed building by providing transfer structures at Level 02.

Openings are to be centred on the crowns of the existing segmental arches to minimise works to the existing viaduct pier structures so far as possible.

The RC cores of both the Phase 1 and 2 developments have been designed to reduce in size as they pass through the listed structure in order to minimise the amount of demolition works required for these elements.

In order to safeguard the existing structure, it is proposed to provide a movement joint between the new tower structure and existing viaduct. This approach allows any differential movement between the two systems to be accommodated. Piled foundation solutions are proposed for the new structures such that the induced settlements of the existing structure are within acceptable limits.

The proposed changes would not result in any additional harm that is already identified in earlier amendments to this planning application. The harm amounts to less than substantial harm which is outweighed by the significant regeneration benefits of the scheme.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

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

1) The development must be begun not later than the 28 October 2023.

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:

Drawings approved as part of planning application 133760/JO/2022

10053-MP-B5D9-JC20-P-00-101 Rev 01, 10053-MP-B5D9-JC20-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-P-00-101 Rev 01, 10053-MP-A-B5D9-G200-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-E-N-101 Rev 01, 10053-MP-A-B5D9-G100-S-AA-101 Rev 01, 10053-B4-A-BD59-G200-E-NS-101 Rev 01 and 10053-B4-A-BD959-G251-D-N-102 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022.

Planning amendments design document, updated Heritage Impact Assessment (March 2022) and updated Structural Alterations Report (December 2021) stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022

Drawings and documents approved by 129168/JO/2021

10053-B2-A-B5D9-G200-E-E-001 REV 04 , 10053-B2-A-B5D9-G200-E-W-001 REV 04, 10053-B2-A-B5D9-G200-P-03-001 REV 03, 10053-B2-A-B5D9-G251-D-02-001 REV 02, 10053-B2-A-B5D9-Z100-AS-001 REV 04 , 10053-B3-A-B5D9-G200-E-S-001 REV 04 , 10053-B3-A-B5D9-G200-P-02-001 REV 02, 10053-B4-A-B5D9-G200-E-EW-001 REV 04, 10053-B4-A-B5D9-G200-S-MM-001 REV 01, 10053-B4-A-B5D9-G251-D-N-101 REV 02, 10053-B4-A-B5D9-G251-D-N-102 REV 01, 10053-B4-A-B5D9-G251-D-TY-001 REV 03, 10053-B4-A-B5D9-Z100-AS-001 REV 02, 10053-B5-A-B5D9-G200-S-MM-001 REV 01, 10053-MP-A-B5D9-G200-E-W-001 REV 03 , 10053-MP-A-B5D9-Z100-AS-002 REV 04, PL1666-ID-001-00, VIA-PLA-XX-XX-DR-L-0002, VIA-PLA-XX-XX-DR-L-1001, VIA-PLA-XX-XX-DR-L-2001, VIA-PLA-XX-XX-DR-L-4001, 10053-B5-A-B5D9-G200-E-S-001 REV 02, 10053-MP-A-B5D9-G000-XP-00-001 REV 02, 10053-MP-A-B5D9-G000-XP-01-001 REV 02, 10053-MP-A-B5D9-Z200-3-AL-004 REV 03 and 10053-MP-A-B5D9-Z200-3-AL-005 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

10053-B2-A-B5D9-G200-E-N-001 REV 06 , 10053-B2-A-B5D9-G200-E-S-001 REV 05, 10053-B2-A-B5D9-G200-P-00-001 REV 04, 10053-B2-A-B5D9-G200-P-01-001 REV 04, 10053-B2-A-B5D9-G200-P-01M-001 REV 04 , 10053-B2-A-B5D9-G200-P-02-001 REV 05, 10053-B2-A-B5D9-G200-S-AA-001 REV 05, 10053-B3-A-B5D9-G200-E-N-001 REV 05, 10053-B3-A-B5D9-G200-P-00-001 REV 04, 10053-B3-A-B5D9-G200-P-01-001 REV 04, 10053-B3-A-B5D9-G200-P-01M-001 REV 04, 10053-B3-A-B5D9-G200-S-AA-001 REV 04, 10053-B4-A-B5D9-G200-E-NS-001 REV 05, 10053-MP-A-B5D9-F000-P-00-001 REV 01, 10053-MP-A-B5D9-F000-P-01-001 REV 01, 10053-MP-A-B5D9-G100-P-01M-001 REV 05, 10053-MP-A-B5D9-G100-P-02-001 REV 04, 10053-MP-A-B5D9-G100-P-03-001 REV 04, 10053-MP-A-B5D9-G100-P-04-001 REV 04, 10053-MP-A-B5D9-G100-P-14-001 REV 04, 10053-MP-A-B5D9-G100-P-20-001 REV 04, 10053-MP-A-B5D9-G100-P-RF-001 REV 04, 10053-MP-A-B5D9-G100-S-AA-001 REV 05, 10053-MP-A-B5D9-G200-E-N-001 REV 05, 10053-MP-A-B5D9-G200-E-S-001 REV 05, 10053-MP-A-B5D9-JC20-P-00-001 REV 04, 10053-MP-A-B5D9-JC20-P-01-001 REV 05, 10337-Z1-A-B5D9-G100-PL-00-001 REV 03, 10337-Z1-A-B5D9-G100-PL-01-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-002 REV 03, 10337-Z1-A-B5D9-G200-PL-02-001 REV 03, 10337-Z1-A-B5D9-G200-PL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-002 REV 03, 10053-MP-A-B5D9-G200-XE-W-001 REV 01, 10337-Z1-A-B5D9-JC20-XE-XX-001 REV 03 and 10337-Z1-A-B5D9-JC20-XP-XX-001 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021

Technical notes:

- Wind Microclimate, prepared by Architectural Aero;
- Heritage, prepared by Heritage Architecture;
- Archaeology, prepared by Salford Archaeology;
- Mechanical and Electrical, prepared by Ridge; and
- Construction, prepared by Domis

All stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

Supporting Information approved as part of 127365/LO/2020

Design and Access Statement (drop in staircase application and NMS summary) prepared by SHP, Heritage Assessment comprising Heritage Significance Appraisal and Heritage Impact

Assessment prepared by Stephen Levrant Heritage Architecture and Structural Alterations Report prepared by Renaissance stamped as received by the City Council, as Local Planning Authority and drop in staircase report 6 July 2020

construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

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 hereby approved shall be carried out in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. Prior to the first use of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

1. 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.
2. Dissemination of the results commensurate with their significance.
3. Provision for archive deposition of the report and records of the site investigation.
4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

4) The mechanical and electrical (M & E) installations (including CCTV and lighting), shall be carried out in accordance with the M&E Method Statement for Installation of Resin Injection Anchors prepared by Aberla, M&E Method Statement for Containment Bracketry prepared by Aberla, Sprinkler and Pipework Layout Plan prepared by AM Fire Systems, LV Distribution & Containment Layout Plan prepared by Ridge and M&E Item Specifications and Data Sheet provided by Domis stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

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

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

5) Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 REV 06 stamped as received by the City Council, as Local Planning Authority on the 2 March 2021, shall be carried be carried

out in accordance with the Method Statement for brickwork prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260 and VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001, 10337-Z1-A-B5D9-JC20-XE-XX-001 and 10337-Z1-A-B5D9-JC20-XP-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

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

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

6) The installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 REV 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with Method Statement for temporary removal works prepared by Mayo Civil Engineering, Method Statement for reinstatement works prepared by Bullen Conservation and Drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved by CDN/21/0469).

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

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

7) The removal of sections of the brick piers and altering of the openings to Great Bridgewater Street shall be carried out in accordance with Brickwork Method Statement prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260, VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001 and 10337-Z1-A-B5D9-JC20-XE-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

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

Reason - To ensure the method used to create the opening is appropriate and minimise any damage to the listed structure and that any damaged to the historic fabric is repaired to a

satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

8) The two sections of the Great Bridgewater Street Bridge (central and western outer section) as indicated on drawing 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with Method Statement prepared by P.P O'Connor and Domis, Architectural drawings prepared by SimpsonHaugh and Structural drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, 8 August 2021 (approved as part of CDN/21/0591).

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

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

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The excavation/removal of the floor, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with the construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

The demolition/removal must be carried out in accordance with this method statement and specification.

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

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

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) The excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with the Method Statement prepared by Mayo Civil Engineering stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved under CDN/21/0469)

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

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

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the undertaking the following works associated with listed building consent 129168/JO/2021, a detailed method statement and specification statement for the works to the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure, details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good. The demolition/removal must be carried out in accordance with this method statement and specification. The works this condition relates to is as follows:

- New penetrations through the arches to accommodate proposed structural columns for the new development
- New Foundation works
- New Stair works
- Localised removal of brickwork to accommodate the proposed office development core

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

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

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) Prior to the works commencing to create the temporary openings through the façade for the tower crane, a detail method statement shall be submitted for approval in writing detailing how the façade will be removed. The development shall be carried out in accordance with this method statement.

Reason - To ensure that the demolition is done so in a manner which does not harm the fabric of the Listed Building and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the reinstatement of the façade of the openings created as part of condition 12, a detail method statement shall be submitted for approval in writing detailing how the façade will be reinstated. For the avoidance of doubt, this shall include how the brickwork will be fixed and jointed to the existing façade including appropriate materials.

The development shall be carried out in accordance with this method statement.

Reason - To ensure that the reinstatement works are appropriate and are done so in a manner which does not harm the fabric of the Listed Building and to ensure that buildings which will be repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Environment Agency
Greater Manchester Archaeological Advisory Service

Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Arches 16 And 17, Watson Street, Manchester, M3 4LP
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
Arch 18 And Arch 19, Watson Street, Manchester, M3 4LP
Arch 12, Watson Street, Manchester, M3 4LP
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Arch 14, Watson Street, Manchester, M3 4LP
Arch 13, Watson Street, Manchester, M3 4LP
Arch 15, Watson Street, Manchester, M3 4LP
Arch 11, Watson Street, Manchester, M3 4LP
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Arch 19, Watson Street, Manchester, M3 4LP

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: CENTRL