

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133975/JO/2022

Date registered valid: 6 June 2022

Proposal: Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions under section 73 of the Town and Country Planning Act 1990

Address: Mindel House (10 Minshull Street) And 11 Bloom Street , Manchester, M1 3EF,

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Beech Beech Design & Build C/o Agent

Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 October 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Date of site visit: 6 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 August 2022 Expired: 8 September 2022

Site notice

Posted: 23 August 2022 Expired: 13 September 2022

Press advert

Published: 23 August 2022 Expired: 13 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site includes two buildings. One building is named Mindel House and is located at 10 Minshull Street and the other is located at 11 Bloom Street within Manchester City Centre. The buildings are between Richmond Street and Bloom Street with Minshull Street bordering the northwest of the site.

The buildings are both Grade II Listed. They are not located within a conservation area but are seen in context with the Whitworth Street Conservation Area and are within the setting of the Grade II* Listed Crown Courts.

Mindel House is a substantial former warehouse comprising five storeys set above a basement and is constructed from red brick with sandstone dressing. The use of the basement as a nightclub was the only use of the basement for a number of years. This use ended a few years ago. The building has suffered from water ingress, which is particularly noticeable on the upper floors. There is evidence of serious neglect, including blocked up windows, rotten window frames, damage to external and internal fabric, rainwater goods and the roof.

11 Bloom Street is also a substantial former warehouse comprising five storeys set above a basement and is constructed from red brick with sandstone dressing. It has been vacant for a number of years and has also suffered from water ingress but has suffered less neglect.

There is a private cobbled street between the buildings that is enclosed by gates at both sides.

They form a group of buildings that reflect the historic character of this part of the City Centre.

The Rochdale Canal and Canal Street is located to the South of the site and the area surrounding the application site is part of the Gay Village, which is vibrant and largely commercial in nature, although there are some residential apartments nearby, including along Princes Street and above some of the bars and restaurants on Canal Street. Surrounding uses also include hotels, a bank, a public park, an NHS surgery, a law court, a college, surface car parking, shops and offices and take away venues and a bus and coach station.

The site is in a central location and is in close proximity to important traffic routes, including Portland Street and Princess Street.

Applications referenced 119374/FO/2018, 119375/LO/2018 and 119373/LO/2018 granted planning permission and listed building consent for use of the two buildings as residential apartments and alterations to both buildings to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street.

Description of development

Planning Permission is sought for the variation of Conditions 3 (Materials), 6 (Externally Mounted Equipment) and 11 (Heritage) of application referenced 119374/FO/2018. The changes to the wording are proposed to be as follows:

Condition 3 (Materials)

Is worded as:

No works shall not commence until samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

Is proposed to be worded as:

Prior to any new build external works, a programme for the issue of samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping shall be submitted to and approved in writing by the City Council, as Local Planning Authority, in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.

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

Condition 11 (Heritage)

Is worded as:

Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of Mindel House (10 Minshull Street) And 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

BOTH BUILDINGS

- (a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.
- (b) Detailed schedule and specification for all of repair works / cleaning to the external elevations.
- (c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (d) Details of shadow gaps
- (e) Details of any basement tanking
- (f) Agreement of a plaster match to original / historic plaster
- (g) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach
- (h) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.
- (i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (j) Specification / methodology for replacement of missing basement window grilles
- (k) Detailed design of new internal and external doors
- (l) Detailed methodology for the proposed restoration / refurbishment of retained staircases
- (m) Details of the smoke shaft
- (n) Detailed design of the post boxes
- (o) Details of retention / repair or historic cast iron rainwater goods
- (p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (q) Design of hovel gate to Bloom Street
- (r) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings
- (s) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of the enclosing structure to the main staircase
- (b) Agreement of design of works to windows which should include the proposed treatment of panelling in window reveals
- (c) Agreement of treatment of ground floor entrance area (at the Bloom Street / Minshull Street corner)
- (d) Confirmation of the treatment of the basement ceiling and detailed specification / methodology for the proposed returning of exposed timber to its original appearance.
- (e) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (f) Detailed design of dry riser within a Bloom Street basement window
- (g) Details of blocking of internal doorways servicing the secondary/rear staircase.

11 BLOOM STREET

- (a) Details of the sky well
- (b) Details of new enclosing structure (including new internal windows to apartments) to retained staircases
- (c) Details of proposed lift and platform lift

- (d) Details of canopy design and boundary wall within yard
- (e) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Is proposed to be worded as:

BOTH BUILDINGS

Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) If any additional external features are discovered during external works to the elevations and rooves, an approach must be agreed with the local planning authority in writing.
- (b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (c) Agreement of a plaster match to original / historic plaster
- (d) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (e) Specification / methodology for replacement of missing basement window grilles
- (f) Detailed design of new external doors
- (g) Details of the smoke shaft
- (h) Details of retention / repair or historic cast iron rainwater goods
- (i) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (j) Design of hovel gate to Bloom Street
- (k) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings
- (l) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (b) Detailed design of dry riser within a Bloom Street basement window

11 BLOOM STREET

- (a) Details of the sky well
- (b) Details of proposed lift and platform lift
- (c) Details of canopy design and boundary wall within yard

(d) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be carried out only as approved and shall be implemented in accordance with the approved details before the development is first occupied.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. No replies have been received.

Issues

The main issues for consideration relate to the impact of the proposed amendments to conditions on residential amenity and visual amenity. The main policies that relate to the development are Policies SO1 (Spatial Principles), SO2 (Economy), SO3 (Housing), SO5 (Transport), SO6 (Environment), SP1 (Spatial Principles), CC5 (Transport), T1 (Sustainable Transport) and T2 (Accessible Areas of Opportunity and Need), CC3 (Housing), CC7 (Mixed Use Development), Policy H1 (Overall Housing Provision), H2 (Strategic Housing Location), Policy H8 (Affordable Housing), EN1 (Design Principles and Strategic Character Areas), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and Policy CC10 (A Place of Everyone), EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon), EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change) and DM1 (Development Management), EN16 (Air Quality), Policy PA1 Developer Contributions and EN19 (Waste) saved UDP Policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC22 (Footpath Protection) DC26.1 and DC26.5 (Development and Noise) and Sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework (NPPF),

Amendments to Condition Wording

Condition 3 (Materials)

Condition 3 will be split into two conditions to allow a programme to be submit for the alterations to the existing buildings, but not for the rooftop extension to 11 Bloom Street. This is because physical samples are required to be assessed and approved for the extension to ensure quality is not diminished for this addition to the building. It is however acceptable to not require this until roof works begin to allow the applicant time to arrange these samples and to be able to start to repair the existing buildings first.

It is considered that a programme can be added to the condition that relates to the existing fabric as this could assist with the works to the existing fabric and relates to alterations to the existing elevations so doesn't risk the quality in the same way.

The wording of these two conditions would be changed to reflect the currently used wording of material conditions.

Condition 11 (Heritage)

It is considered that the requested amendments to this condition are acceptable as the relevant wording that had been used will remain on the related applications for Listed building Consent and doesn't relate to works that require planning permission.

Other Conditions -

Conditions 2, 8, 10 and 12 have also been amended to reflect information submitted in discharge of conditions on previous applications to discharge conditions (CDN/21/0316 and CDN/21/0326).

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. The proposal is considered to be acceptable and has been determined in 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 17 November 2023.

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:

Structural Glazing information and 3D Visuals

Received 11 August 2020

061_166_BS F 5TH FLOOR PLAN Rev H
061_214_BS F ELEVATIONS Rev G
061_240 C BLOOM STREET EXTENSION ELEVATIONS Rev E
061_241 C BLOOM STREET EXTENSION ELEVATIONS 2 Rev E
502A ACTUAL CURTAIN WALLING REV B

Received 17 March 2020

061_152_MS D LOWER GROUND FLOOR PLAN
061_153_MS D UPPER GROUND FLOOR PLAN
061_154_MS D 1ST FLOOR PLAN
061_155_MS D 2ND FLOOR PLAN
061_156_MS D 3RD FLOOR PLAN
061_157_MS D 4TH FLOOR PLAN
061_159_MS E ROOF PLAN
061_160_BS E LOWER GROUND FLOOR PLAN
061_161_BS E UPPER GROUND FLOOR PLAN
061_162_BS E 1ST FLOOR PLAN
061_163_BS E 2ND FLOOR PLAN
061_164_BS F 3RD FLOOR PLAN
061_165_BS F 4TH FLOOR PLAN
061_167_BS F TERRACE PLAN
061_169_MS D LOWER GROUND FLOOR CEILING PLAN
061_170_MS D UPPER GROUND FLOOR CEILING PLAN
061_171_MS D 1ST FLOOR CEILING PLAN
061_172_MS D 2ND FLOOR CEILING PLAN
061_173_MS D 3RD FLOOR CEILING PLAN
061_174_MS E 4TH FLOOR CEILING PLAN
061_177_BS E LOWER GROUND FLOOR CEILING PLAN
061_178_BS E UPPER GROUND FLOOR CEILING PLAN
061_179_BS E 1ST FLOOR CEILING PLAN
061_180_BS E 2ND FLOOR CEILING PLAN
061_181_BS F 3RD FLOOR CEILING PLAN
061_182_BS F 4TH FLOOR CEILING PLAN
061_183_BS F 5TH FLOOR CEILING PLAN
061_184_BS D ROOF TERRACE CEILING PLAN
061_205_MS C SECTION A-A
061_206_MS C SECTION B-B
061_207_BS C SECTION C-C
061_208_BS F SECTION D-D
061_209_MS C SECTION E-E
061_213_MS E ELEVATIONS
061_501 D TYPICAL WALL DETAILS
061_502 D ROOF EXTENSION DETAILS
061_505 D SKY WELL DETAILS
061_506 C EXTERNAL HOIST BALCONY DETAILS
061_508 A SHADOW GAP DETAIL
061_530_BS B MAIN STAIRCASE
061_531_BS C SECONDARY STAIRCASE
061_543 D BLOOM STREET TYPICAL WINDOW DETAILS
061_544 D TYPICAL WINDOW WITH DECORATIVE FRAME
061_545 D MINSHULL STREET TYPICAL WINDOW DETAILS
061_546 D BLOOM SUBSTATION DETAILS

061_548 D ALLEYWAY DETAILS
061_549 D GATE ELEVATIONS
061_550 D ALLEYWAY PLANS & SECTIONS
061_552 B RAMP & STEP DETAILS
061_553 C BLOOM STREET HOVEL
061_554 B AOV LOUVRE DETAIL
061_561 A MINSHULL STREET NEW OPENINGS PROPOSED
061_562 A BLOOM STREET NEW OPENINGS PROPOSED
061_563 C SMOKE SHAFT DETAILS
061_564_BS A UPPER GROUND FLOOR WINDOW DETAIL
061_701_MS A LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_702_MS B UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_703_MS B 1ST FLOOR EXTERNAL WALL FINISHES
061_704_MS B 2ND FLOOR EXTERNAL WALL FINISHES
061_705_MS A 3RD FLOOR EXTERNAL WALL FINISHES
061_706_MS B 4TH FLOOR EXTERNAL WALL FINISHES
061_708_BS C LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_709_BS C UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_710_BS C 1ST FLOOR EXTERNAL WALL FINISHES
061_711_BS C 2ND FLOOR EXTERNAL WALL FINISHES
061_712_BS C 3RD FLOOR EXTERNAL WALL FINISHES
061_713_BS C 4TH FLOOR EXTERNAL WALL FINISHES
061_901_MS C LOWER GROUND FLOOR RETENTION PLAN
061_902_MS C 1ST FLOOR RETENTION PLAN
061_903_MS C 2ND FLOOR RETENTION PLAN
061_904_MS C 2ND FLOOR RETENTION PLAN
061_905_MS C 3RD FLOOR RETENTION PLAN
061_906_MS C 4TH FLOOR RETENTION PLAN
061_908_BS D LOWER GROUND FLOOR RETENTION PLAN
061_909_BS D UPPER GROUND FLOOR RETENTION PLAN
061_910_BS D 1ST FLOOR RETENTION PLAN
061_911_BS D 2ND FLOOR RETENTION PLAN
061_912_BS D 3RD FLOOR RETENTION PLAN
061_913_BS D 4TH FLOOR RETENTION PLAN
061_914_BS D ROOF RETENTION PLAN
061 501A B TYPICAL WALL DETAILS
061_101_MS D LOWER GROUND FLOOR PLAN
061_102_MS D UPPER GROUND FLOOR PLAN
061_103_MS D 1ST FLOOR PLAN
061_104_MS D 2ND FLOOR PLAN
061_105_MS D 3RD FLOOR PLAN
061_106_MS D 4TH FLOOR PLAN
061_107_MS C ROOF PLAN
061_109_MS D LOWER GROUND FLOOR CEILING PLAN
061_110_MS D UPPER GROUND FLOOR CEILING PLAN
061_111_MS D 1ST FLOOR CEILING PLAN
061_112_MS D 2ND FLOOR CEILING PLAN
061_113_MS D 3RD FLOOR CEILING PLAN
061_114_MS E 4TH FLOOR CEILING PLAN
061_117_BS D LOWER GROUND FLOOR PLAN
061_118_BS D UPPER GROUND FLOOR PLAN
061_119_BS D 1ST FLOOR PLAN
061_120_BS D 2ND FLOOR PLAN
061_121_BS D 3RD FLOOR PLAN

061_122_BS D 4TH FLOOR PLAN
061_123_BS B ROOF PLAN
061_125_BS D LOWER GROUND FLOOR CEILING PLAN
061_126_BS D UPPER GROUND FLOOR CEILING PLAN
061_127_BS D 1ST FLOOR CEILING PLAN
061_128_BS D 2ND FLOOR CEILING PLAN
061_129_BS D 3RD FLOOR CEILING PLAN
061_130_BS D 4TH FLOOR CEILING PLAN
061_201_MS B SECTION A-A
061_202_MS B SECTION B-B
061_203_BS C SECTION C-C
061_204_BS C SECTION D-D
061_211_MS E ELEVATIONS
061_212_BS D ELEVATIONS
061_216 D STREET VIEWS A
061_217 D STREET VIEWS B
061_220 B MINSHULL STREET SECTION EXTERIOR WALLS
061_221 B BLOOM STREET SECTION EXTERIOR WALLS
061_547 D ALLEYWAY PLANS & SECTIONS
061_551 B ALLEYWAY SECTIONS & ELEVATIONS
061_560 A NEW OPENINGS DETAILS
061_176_MS B SPRINKLER RETENTION SYSTEM
061_001 A LOCATION & SITE PLAN
Roof top extension brochure
Waste Plan 061_002 Rev A

Received 13 November 2019

Bat Inspection Survey of Mindel House and 11 Bloom Street prepared by REC Ltd
Received 21 November 2019

Planning Statement prepared by Paul Butler Associates
Heritage Statement for Mindel House prepared by Paul Butler Associates.
Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
Environmental Standards Statement prepared by Element Sustainability.
Crime Impact Statement prepared by Greater Manchester Police Design for Security.
Transport Statement prepared by SCP Transportation Planning.
Framework Travel Plan prepared by SCP Transportation Planning.
Noise report prepared by Sandy Brown
Schedule of Repair and Renovation prepared by Beech Design & Build.
The Construction Management Plan prepared by Manchester Design +Build received by the City Council as local planning authority on 22 April 2021
TV Reception Survey prepared by SCS.
Air Quality Assessment prepared by Redmore Environmental Reference: 4247 r1 dated 19th March 2021
Ventilation Strategy Report prepared by Parker Wilson Consulting.
Drainage Strategy prepared by CRM Rainwater Drainage.
Development Appraisal prepared by Beech Holdings dated March 2018
Design and Access Statement prepared by Beech Design & Build dated February 2018

The email from Paul Butler Associates dated 20 May 2021

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

3) (a) Notwithstanding the details submitted with the application, prior to any external alterations to the external elevations and rooves of the buildings commencing, a programme for the issue of samples and specifications of all material to be used on all external elevations and rooves of the development and hard landscaping, drawings to illustrate details of full sized sample panels that will be produced and details of the glazing and frames, a programme for the production of the full sized sample panels, a strategy for quality control management and a Construction Environmental Management Plan (CEMP) (Materials). The following shall then be submitted in accordance with the dates within this approved programme:

(b) Samples and specifications of all materials as set out in the approved programme (a) to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority.

(c) Drawings to illustrate details of full-sized sample panels (The panel to be produced shall include jointing and fixing details between all component materials and any component panels) that will be produced shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the dates within the approved programme (a). The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full-sized sample panels.

(d) A Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle (a);

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

All external materials shall be installed only and fully in accordance with the approved information (a-e).

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police and shall not 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.

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

5) Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any noncompliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

6) (a) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the residential development shall be submitted to and approved in writing by the City Council as local planning authority.

Ancillary equipment associated with the residential development shall be selected and/or acoustically treated so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location shall be submitted to and approved by the City Council as local planning authority. Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Within 3 months of the first operation of the scheme, a verification report will be required to be submitted for approval in writing by the City Council, as Local Planning Authority, 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. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents and surrounding noise sensitive uses from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) The approved waste management 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.

8) The measures within the Air Quality Assessment prepared by Redmore Environmental Reference: 4247 r1 dated 19th March 2021 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution [Core Strategy Policy EN16].

9) The apartments 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.

10) The construction of the development hereby approved shall comply fully and only with the information within the Construction Management Plan prepared by Manchester Design +Build received by the City Council as local planning authority on 22 April 2021 and the email from Paul Butler Associates dated 20 May 2021 for the duration of the construction works.

Reason - In the interest of pedestrian and highway safety, and to ensure that construction works are not prejudicial or a nuisance to adjacent dwellings and properties pursuant to policy DM1 of the Core Strategy.

11) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

BOTH BUILDINGS

- (a) If any additional external features are discovered during external works to the elevations and rooves, an approach must be agreed with the local planning authority in writing.
- (b) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).
- (c) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)
- (d) Specification / methodology for replacement of missing basement window grilles
- (e) Detailed design of new external doors
- (f) Details of the smoke shaft
- (g) Details of retention / repair or historic cast iron rainwater goods
- (h) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed
- (i) Design of hovel gate to Bloom Street
- (j) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings
- (k) Where plans identify features to be removed, please clarify where these could be used elsewhere

MINDEL HOUSE

- (a) Details of treatment of the ground level opening within the loading slot (serving the former external hoist)
- (b) Detailed design of dry riser within a Bloom Street basement window

11 BLOOM STREET

- (a) Details of the sky well
- (b) Details of proposed lift and platform lift

(c) Details of canopy design and boundary wall within yard

(d) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be carried out only as approved and shall be implemented in accordance with the approved details before the development is first occupied.

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 policy EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) The scheme of highway works, and details of footpaths reinstatement as detailed within Highways Technical Note 01 prepared by Axis referenced Ref: 2987-01-HTN01 and shown on the drawing referenced 2987-01-D01 both received by the City Council as local planning authority on 19 April 2021 shall be fully implemented to the City Council's specification and be in place prior to the first occupation of the development hereby approved.

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

13) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Element Sustainability.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) Within six months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the development shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the building, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

15) Prior to the first occupation of the development hereby approved the cycle parking provision as detailed within the approved drawings and documents shall be installed.

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

16) Prior to the occupation of the development hereby approved, details of the provision of nesting opportunities for birds or roosting opportunities for bats on the refurbished building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason: With regards to biodiversity enhancement, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

17) An assessment of the impact of the development on television signal reception within the potential impact area identified in the TV Reception Survey Report shall be submitted within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The assessment shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

18) Notwithstanding the details submitted with the application, no works to the roof of 11 Bloom Street shall commence unless and until the following has been submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on approved rooftop extension as detailed on the approved drawings, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy.

(d) The approved materials shall be used in the construction of the development.

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

Appendix 1 – List of consultees & neighbours notified

Seventh Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED
The Churchill, 5 Canal Street, Manchester, M1 3HE
42 Bloom Street, Manchester, M1 3HR
3 Canal Street, Manchester, M1 3HE
Sixth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
The Crown Court, Minshull Street, Manchester, M1 3FS
41 Chorlton Street, Manchester, M1 3FY
40 Chorlton Street, Manchester, M1 3HW
Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
4 Canal Street, Manchester, M1 3HE
12 Minshull Street, Manchester, M1 3FR
Cheshire Sporting Club Ltd, 11 Bloom Street, Manchester, M1 3HH
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
37 Chorlton Street, Manchester, M1 3HN
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
5 Richmond Street, Manchester, M1 3HF
Mindel House, 10 Minshull Street, Manchester, M1 3EF
8 Minshull Street, Manchester, M1 3EF
First Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fourth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 1, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
SCANLANS PROPERTY MANAGEMENT, Third Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Prague Five, 40 Chorlton Street, Manchester, M1 3HW
Flat 10, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 5, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Eighth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Saco House, 6 Minshull Street, Manchester, M1 3ED
First Floor, 1 Canal Street, Manchester, M1 3HE
Fifth Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Flat 8, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 7, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Bar Risa, 40 Chorlton Street, Manchester, M1 3HW
Pt 3rd Flr (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 4, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 3, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 2, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 9, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Jarvis Rail Pt 3rd Flr (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
1 Canal Street, Manchester, M1 3HE
Crown Courts, Minshull Street, Manchester, M1 3FS
Second Floor Rear, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
EC ENGLISH MANCHESTER LTD, Ground Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fifth Floor Front, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Left, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Basement, 4 Canal Street, Manchester, M1 3HE
Velvet, 2 Canal Street, Manchester, M1 3HE
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Basement, Mindel House, 10 Minshull Street, Manchester, M1 3EF
First Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3BA

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
Area Team Boundary - Name: CENTRL