

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129741/FO/2021 and 129742/LO/2021

Date registered valid: 19 May 2021

Proposal: Change of use of first floor from Class E (Class A2) to four self-contained flats (1 x 1 bed and 3 x 2 bed) (Class C3);and
Listed Building Consent for internal alterations associated with change of use of first floor from Class E (Class A2) to four self-contained flats (Class C3).

Address: 17 Piccadilly, Manchester, M1 1LS

Ward(s): Piccadilly Ward

Applicant: The Thackeray Estate C/o Agent

Agent (if any): Mr Paul Bottomley Town Planning Bureau The Barn, 43 Oakdene Road, Redhill, RH1 6BT

Case officer: Angela Leckie
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Recommendation: 129741/FO/2021 – Approve
129742/LO/2021 - Approve

Date of recommendations: 04-08-22

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 4 June 2021

Standard consultations:

Printed: 25 May 2021 Expired: 15 June 2021

Neighbour notifications

Printed: 25 May 2021 Expired: 15 June 2021

Site notices

Posted: 4 June 2021 Expired: 25 June 2021

Press adverts

Published: 1 June 2021 Expired: 22 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to the vacant first floor of a 5 storey building plus mansard roof located at the junction of Piccadilly and Oldham Street. The 1st floor was previously used in conjunction with a bank in the ground floor through which access was gained. The building is Grade II Listed and located within the Smithfield Conservation Area. The ground floor is occupied by 5 Guys Burgers

The upper four floors are in residential use with access taken from via 15 Piccadilly

The first floor is currently laid out as a modern office and has been much altered with the insertion of suspended ceilings, partitions and drylining. There is existing secondary glazing. Few original features retained, save for windows, cast iron columns and floor boards

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

Planning and listed building consent are sought for the conversion of the former office space to four self-contained flats (1 x 1 bed and 3 x 2 bed) (Class C3) and associated internal works which include:

- Removal of non original features including partitions, stairs, suspended ceilings, column housings and doors;
- Insertion of new partitions to facilitate the new proposed residential layout, bin and cycle store;
- Insertion of bathrooms;
- Insertion of exposed pipework and ventilation units;
- Insertion of new upgraded secondary glazing.

Access the apartment would be via the existing entrance which includes an entry system which would be upgraded to include the further flats. The security, access and entry would be the same 'as existing'.

6 Cycle parking would be provided on site within a secure cycle store located within the first floor.

Consultations & Notification Responses

Publicity

129742/LO/2021- The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site.

129741/FO/2021 - The application was advertised as a public interest development and occupiers of neighbouring properties were notified about the proposals. A site notice was displayed adjacent to the site.

One letter of objection has been received on the following basis :

I object on the grounds that we have not been consulted about the communal access that the flats will use. Our entry system, door, hallway and lift are included in this application without any recourse to the residents or, seemingly, the managing company. Are there 4 or 6 flats? How will access be provided to bring materials in and out as we have a fob control entry system? Is there a guarantee that none of the flats will be used for Airbnb?

129741/FO/2021

Head of Highways: Have no objections.

Head of Environmental Health: Have no objections subject to compliance with conditions relating to Acoustic Insulation, Refuse, and Construction Management.

Design for Security – Have made a number of recommendations in relation to measures to be included within the development

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 5 – Delivering a sufficient supply of homes – The proposals would be consistent with the aim of the government's objective of significantly boosting the supply of homes of a variety of sizes, types and tenures.

Section 6 - Building a strong and competitive economy- It is noted that the proposal would result in street level activity and would generally be acceptable in principle in a mixed use City Centre environment.

Section 7 – Ensuring the vitality of town Centres - this recognises town centres as the heart of their communities and states that planning policies should support their viability and vitality. The proposal would result in street level activity which would generally be acceptable in principle in locations associated with a bar or restaurant use within the City Centre.

Section 16 Conserving and enhancing the historic environment – states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 199 states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 states that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that 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 following policies are considered to be most relevant to the proposed development:

Policy EC 2 (Existing Employment Space) – which states that the Council will seek to retain and enhance existing employment space and sites.

Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

The existing use is un-viable in terms of business operations, building age and format;

The existing use is incompatible with adjacent uses;

The existing use is unsuitable for employment having had regard to the Manchester-Salford - Trafford SFRA; or

On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including: -

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. In the context of this policy the principle of a residential use in this location is acceptable.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

ISSUES

The first floor has been subject to significant changes and alterations, there are little to no period features retained, save for windows the floor boards where still in place and ceilings above the dropped false ceilings.

The Schemes Contribution to Regeneration and Housing Delivery – Regeneration is an important planning consideration. The City Centre is the primary economic driver of the region and is crucial to its longer term economic success. There is an important link between economic growth, regeneration and the provision of new housing and as the national economy has entered a new growth cycle, it is essential that new homes are provided. In its current condition the vacant property has a negative impact on the street scene, the Stevenson Square Conservation Area and the Northern Quarter.

The proposals would bring benefits in terms of the reuse of a currently vacant site. The building is currently vacant but was previously used as office space. It would be difficult for this space to operate independently as office space now that it is not linked to the ground floor use and there would be less conflict with the residents above if the space functioned for the same use. It is considered given the size of the space that its loss would have a negligible impact on the City Centre office market and that on balance the proposed use is acceptable. The existing use is incompatible with other uses currently in the building and as such the existing use is unsuitable for employment having regard to the Manchester- Salford - Trafford SFRA; or

On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

The proposal would support population growth, contribute to the economy and help to sustain the Northern Quarter as a vibrant place to work and live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposed would appeal to a range of potential occupiers.

Given the above, the proposed development would be consistent with the objectives of the Central Manchester Regeneration Framework and the City Centre Strategic Plan and would complement and build upon Manchester City Council's current and planned regeneration initiatives, and as such would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies H1, SP1, EC1, CC1, CC3, CC4, CC7, CC8, CC10, EN1 and DM1.

Affordable housing provision – The number of units proposed falls below the 15 or more units level that requires a contribution to be made to the City-wide target for 20% of new housing provision to be affordable.

It is considered that the development complies with policies H8 of the Manchester Core Strategy.

Residential development - density/type/accommodation standards - The proposed development would comply with the spaces standards as set out in the Residential Quality Guidance and National Space Standards.

It is considered that the development complies with policies SP1, H1, H2, H4 and DM1 of the Manchester Core Strategy.

Design Issues, relationship to context and impact on the Character of the adjacent Conservation Area and setting of Listed Buildings - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In

order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed change of use would help secure the full use of the property in a prominent location in the Smithfield Conservation Area.

The proposed internal changes would be modest but beneficial in nature and any harm would be less than substantial. The works would enhance the character of the space through the removal of inappropriate modern additions such as the suspended ceilings such that the full volume of the space occupied by the apartments would be expressed. Partitions are set away from windows and designed to ensure that the differentiation between the original and historic fabric is clear. A redundant historic staircase would be exposed as a feature within an apartment. Conditions attached to any consent granted would ensure that the methodology for the works and detailing was appropriate to the buildings character and listed status.

In the context of the NPPF and S66 of the Act , it is necessary to have special regard to the desirability of preserving any features of special architectural or historic interest which the building possesses.

Any harm is considered to be 'less than substantial', and as such paragraphs 202 and 203 of the NPPF require that the impact of the development on the listed building and character of the conservation area should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case are heritage benefits and environmental benefits through ensuring that ongoing occupation of this part of the heritage asset to a standard suitable for residential use. Whilst the overall impact of any harm would be mitigated by the proposed internal detailing and the control of this via conditions.

It is considered for the reasons outlined above that the overall approach to the proposed works would, have an acceptable impact on the character and historic fabric of the listed building and the preservation of features of historic interest.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to considering the impact on and preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199, 202 and 203 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Car Parking, cycle parking and relationship to public transport infrastructure

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. 6 cycle parking space per unit will be provided.

On the basis of the above the proposals are consistent with Core Strategy Policies DM1, T1 and T2.

Energy Efficiency and Sustainability - New developments should attain high standards of sustainability because of their high profile and local impact. The Code for Sustainable Homes was revoked in March 2015 but it is important to understand how a development performs in respect of waste efficiency and energy standards.

Notwithstanding this the proposal is supported by an Environmental Standards which confirms that the development would achieve an 18.0% reduction in carbon emissions over Part L 2013 - exceeding the EN6 documents carbon target of 9% over Part L 2013

The proposal would deliver a scheme that is efficient and cost effective during occupation and accords with the adopted Core Strategy Policy EN 4, EN6 and the Supplementary Planning Document (SPD) criteria.

Air Quality

The site is located within an Air Quality Management Area (AQMA), which covers the whole of the City Centre, which could potentially exceed the annual nitrogen dioxide (NO₂) air quality objective. Information in relation to air quality impact has been submitted with the application. The development would be located in the City Centre and has access to all forms of public transport including tram, bus and rail and it is considered that the scheme would be unlikely to significantly affect air quality for future residents of the development subject to inclusion of mechanical ventilation and filtration which would be secured via a condition attached to any consent granted. Therefore, the development would not result in any significant air quality issues.

Noise

Given the nature of uses within the adjacent area there is a need for a suitable level of acoustic insulation and ventilation to the property to attain acceptable internal noise standards within the property whilst preventing overheating. The final details of this would be secured via a pre-commencement condition to be attached to any consent granted.

New housing would complement the existing residential and commercial uses, would activate a vacant site. There are no amenity issues associated with the proposal that would impact on surrounding residential properties. It is considered that the proposals are therefore consistent with Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. Incorporation of the recommendations from consultation with GMP Secure by Design will be secured through a condition. Subject to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within a dedicate 1st floor bins store. The applicant has stated that these will be managed on site by private contractors but the capacity is sufficient should waste collection revert to collection by the City Council. Bins for each type of waste would be clearly marked.

In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Disabled access – Level access is provided to a ground floor lift and 1 apartment will be specifically designed for use by a disabled person.

In view of the above with respect to disabled access the proposals are considered on balance to be consistent with the requirements of Core Strategy Policy DM1 and DC7.

Response to Objectors Comments – The applicant has stated that as is common to sites in busy town centre locations, the security of the site is important, especially during construction.

the entrance door would remain locked and access would be monitored. Where access was required, the door would be subject to a banksperson, who would be employed to monitor access and egress and to ensure no unauthorised access. This would be backed up with a CCTV system that would monitor the entrance in addition to the existing system.

The detailed method statement on such would then be finalised with the contractor operating to ensure the security of the site, and health and safety of existing tenants is protected.

These arrangements would be a condition of any consent granted.

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: 129741/FO/2021 Approve
129742/LO/2021 Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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

129741/FO/2021

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:

(a) Location plan stamped as received on 04 05 22;

(b) Dwg 1192 P.301 Rev A stamped as received on 01 06 22, 1192 E010 stamped as received on 30-06-22 and dwgs P.4401, P.4402 , P.4301, P.4201, P.4134, P.4133 , P.4132 , P.4131 , D.4121, D.4120, P.4101, D.4201, D.4134, D.4133, D.4132, D.4131, D.4121, D.4120, D.4101, P.4201 and D.4101 all stamped as received on 28-06-22;

(c) Access Management Strategy set out in Paul Bottomley's e-mail 15-06-22 and DISABLED ACCESS AND PLANS document stamped as received on 18-05-21;

(d) M&E Specification stamped as received on 19-07-22;

(e) CYCLE PARKING PLAN stamped as received on 04-05-21; and

(f) Security measures as detailed in Design for Security's e-mail dated 10-06-21

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) Notwithstanding the details as set out in condition 2 above before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the proposed secondary glazing location within the window opening, any necessary fixings and finishes to give this an acceptable appearance within the window opening;

(b) Details of interface of new ceilings with top of windows to ensure that they do not cut across the windows;

(c) Method statement for repairs to internal fabric; and

(d) Final drawn details of M&E including a Strategy setting out design parameters detailing locations for ducting within rooms and details of conduits on exposed walls making sure that there is no external penetrations to the external facades.

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

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

4) The development shall be implemented to comply with the noise levels, building performance and recommendations as set out in the BRAIDEN ACOUSTICS LTD, RESIDENTIAL ACOUSTIC SURVEY 5 Oct 2021

notwithstanding this prior to commencement of development a scheme for mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial premises and the insulation requirements and specification for service risers /lift shafts; shall be submitted to and approved in writing by the City Council as Local Planning Authority

The approved noise insulation scheme and ventilation scheme shall be completed before any of the dwelling units are occupied.

shall be submitted to and approved in writing by the City Council as local planning authority.

The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

(c) 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 (within at least 10% of the apartments) shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance 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.

5) Prior to occupation of the residential accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

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) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Proforma stamped as received on 01-07-22 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 1987 (as amended), 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; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

9) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians) o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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.

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

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) The development hereby approved shall be carried out in accordance with the targets within the ENVIRONMENTAL STANDARDS

STATEMENT 19-05-21 by TP Bureau and 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.

11) During construction works management of access for existing residents will be secured and managed in accordance with the Town Planning Bureau e-mail dated 04-08-22

Reason - In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

129742/LO/2021

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

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

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

(a) Location plan stamped as received on 04 05 22;

(b) Dwg 1192 P.301 Rev A stamped as received on 01 06 22, 1192 E010 stamped as received on 30-06-22 and dwgs P.4401, P.4402 , P.4301, P.4201, P.4134, P.4133 , P.4132 , P.4131 , D.4121, D.4120, P.4101, D.4201, D.4134, D.4133, D.4132, D.4131, D.4121, D.4120, D.4101, P.4201 and D.4101 all stamped as received on 28-06-22

(c) Access Management Strategy set out in Paul Bottomley's e-mail 15-06-22 and DISABLED ACCESS AND PLANS document stamped as received on 18-05-21;

(d) M&E Specification stamped as received on 19-07-22;

(e) CYCLE PARKING PLAN stamped as received on 04-05-21; and

(f) Security measures as detailed in Design for Security's e-mail dated 10-06-21

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) Notwithstanding the details as set out in condition 2 above before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Details of the proposed secondary glazing location within the window opening, any necessary fixings and finishes to give this an acceptable appearance within the window opening;

(b) Details of interface of new ceilings with top of windows to ensure that they do not cut across the windows;

(c) Method statement for repairs to internal fabric; and

(d) Final drawn details of M&E including a Strategy setting out design parameters detailing locations for ducting within rooms and details of conduits on exposed walls making sure that there is no external penetrations to the external facades.

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Urban Design & Conservation
Greater Manchester Police
GM Fire Rescue Service

4 Oldham Street, Manchester, M1 1JQ
Serviced Apartment 1, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 4, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 8, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 12, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 20, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 18, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 16, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 15, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 14, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 11, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 9, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 7, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 5, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Serviced Apartment 3, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 2, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 17, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 19, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 21, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 10, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 6, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
6 Oldham Street, Manchester, M1 1JQ

The Emporium, 8 - 10 Oldham Street, Manchester, M1 1JQ
 BOOKWORM TRANSLATIONS LIMITED, Second Floor Suite C2, 21 - 31 Oldham Street,
 Manchester, M1 1JG
 Second Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
 29 Piccadilly, Manchester, M1 1LU
 19 - 25 Piccadilly, Manchester, M1 1LU
 Nando's, 27 Piccadilly, Manchester, M1 1LU
 GREGGS, 7 - 9 Piccadilly, Manchester, M1 1LZ
 7 Piccadilly, Manchester, M1 1LZ
 Mezzanine Floor, 11 Piccadilly, Manchester, M1 2HY
 Sub Basement And Basement, 19 - 31 Piccadilly, Manchester, M1 1LS
 11 Piccadilly, Manchester, M1 2HY
 19 - 31 Piccadilly, Manchester, M1 1LS
 21 - 31 Oldham Street, Manchester, M1 1JG
 First Floor And Third Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
 C. & M. CONTRACTORS (MANCHESTER), Second Floor Suite C1, 21 - 31 Oldham Street,
 Manchester, M1 1JG
 AMBER PERSONAL MANAGEMENT LTD, Second Floor Office A, 21 - 31 Oldham Street,
 Manchester, M1 1JG
 7 - 11 Oldham Street, Manchester, M1 1LG
 Sachas Hotel, Tib Street, Manchester, M4 1SH
 Flat 18, 15 Piccadilly, Manchester, M1 1LT
 Flat 17, 15 Piccadilly, Manchester, M1 1LT
 Flat 16, 15 Piccadilly, Manchester, M1 1LT
 Flat 15, 15 Piccadilly, Manchester, M1 1LT
 Flat 14, 15 Piccadilly, Manchester, M1 1LT
 Flat 13, 15 Piccadilly, Manchester, M1 1LT
 Flat 12, 15 Piccadilly, Manchester, M1 1LT
 Flat 11, 15 Piccadilly, Manchester, M1 1LT
 Flat 10, 15 Piccadilly, Manchester, M1 1LT
 Flat 9, 15 Piccadilly, Manchester, M1 1LT
 Flat 8, 15 Piccadilly, Manchester, M1 1LT
 Flat 7, 15 Piccadilly, Manchester, M1 1LT
 Flat 6, 15 Piccadilly, Manchester, M1 1LT
 Flat 5, 15 Piccadilly, Manchester, M1 1LT
 Flat 4, 15 Piccadilly, Manchester, M1 1LT
 Flat 3, 15 Piccadilly, Manchester, M1 1LT
 Flat 2, 15 Piccadilly, Manchester, M1 1LT
 Flat 1, 15 Piccadilly, Manchester, M1 1LT
 11 - 13 Piccadilly, Manchester, M1 1LY
 Unit 1, 11 - 13 Piccadilly, Manchester, M1 1LY
 Ground Floor And First Floor, 8A Tib Street, Manchester, M4 1PQ
 21 - 23 Oldham Street, Manchester, M1 1JG
 8A Tib Street, Manchester, M4 1PQ
 Unit 3, 11 - 13 Piccadilly, Manchester, M1 1LY
 Unit 2, 11 - 13 Piccadilly, Manchester, M1 1LY
 12 Oldham Street, Manchester, M1 1JQ
 1 - 3 Piccadilly, Manchester, M1 1LZ
 Halifax, 5 Piccadilly, Manchester, M1 1LZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Area Team Boundary - Name: CENTRL