

Application Number/s: 133119/FO/2022 & 133282/LO/2022

Applicant: Clearbell UK Strategic Partnership

Agent: Paul Butler Associates

Location: Freetrade Exchange, 37 Peter Street

Proposal: Internal refurbishment including external alterations to facilitate. Internal refurbishment to include change of use of part of the lower ground floor from Office (Class (E)(g)(i) to a Bar/Drinking Establishment (Class Sui Generis) (p).

Ward: Deansgate

Description of Site and Surrounding Area

The application relates to the building known as 'Freetrade Exchange' at 37 Peter Street, Manchester.

Building

Freetrade Exchange was constructed in the 1860s and is a Victorian era building. the building was originally a Victorian fabric warehouse. The building's original construction comprises a basement, lower ground floor, ground floor and four additional storeys above. an Additional storey has been added later, resulting in the removal of the original pitched slate roof. The building comprises office space.

Listed Building

Freetrade Exchange is a Grade II Listed Building and was first listed on 30 April 1982. The building was formerly known as 'Harvester House' and the building is still referred to as Harvester House on Historic England's website. Historic England contains the following information with regards to the building:

Probably merchant's warehouse, now office. 1868, by Clegg and Knowles; altered. Sandstone ashlar (roof concealed but probably slate). Square plan on corner site. Italian palazzo style. Five storeys and basement, 8 bays, with vermiculated plinth, channelled rustication to ground floor and cornice over this, rusticated quoins, moulded sill-bands to all floors, plain frieze, modillioned cornice and balustraded parapet. The ground floor has a round-headed doorway to the right (altered as window), with enrichment including shafts and a cornice on elaborate consoles, an inserted C20 garage entrance to the left, and between these 2 pairs of round-headed windows with stepped voussoirs flanking a square-headed doorway (perhaps inserted) with moulded architrave and cornice. The fenestration of the upper floors is very regular, all the windows having moulded architraves, those at 1st floor with segmental pediments on consoles, those at 2nd floor with shouldered architraves and alternately triangular and segmental pediments, and those to the top 2 floors with cornices, and all these windows sashed without glazing bars. The 8-bay return to Southmill Street has a continuous arcade of round-headed windows at ground floor with linking impost bands, and is otherwise in matching style. Interior not inspected.

Surrounding Area (including Conservation Area)

The application property is located within the centre of Manchester City Centre. The building is located within the Petersfield City Centre Regeneration Area and within the Deansgate Conservation Area. The building is also adjacent to the St. Peter's Square Conservation Area and within the setting of a number of listed buildings, including:

- Grade II listed Lancashire House
- Grade II listed Royale Club
- Grade II* Listed Free Trade Hall

The application property itself is located to the northwest of the intersection of Peter Street and Southmill Street. Southmill Street runs along the east elevation of the building, with Peter Street along the south (main) elevation. The building is adjoined to 33-35 Peter Street to the west, which is a more modern 20th century building and set back from Peter Street in comparison to the application building. Bootle Street runs along the rear elevation of the building, beyond which is a former police station. The police station forms part of the approved St. Michael's development, a landmark mixed use scheme.

Peter Street (A34) is a major east-west thoroughfare through the city centre of Manchester, with the surrounding buildings primarily having ground floor retail/restaurants/drinking establishments and upper floor office uses.

Description of Proposal

The applications seek permission for the following works and development:

Front (south) elevation including west elevation return adj. to 33-35 Peter Street

- Alterations to ground floor entrances, including replacement of the glazed curtain walling, loading bay openings, central and eastern entrances with new aluminium framed curtain walling and doors (including removal of existing glass canopy feature above main entrance) (final details of framing and glazing to be agreed).
- Replacement of modern external lighting
- Redecoration and installation of new signage to street level rendered panel

Side (east) elevation

- Replacement of modern external lighting with replacement scheme (final details to be agreed)

Rear (north) elevation

- Removal of car port roller shutter to loading bay entrance, introduction of new curtain walling and doors, including new lighting
- Removal of 1.no ventilation grille to window opening and replacement with new ventilation grille
- Removal of 4.no modern ventilation grilles to upper floors and blocking in with red brick. Formation of 13no. new openings and installation of 13no. ventilation grilles

Roof Level

- Removal of modern rooftop plant and replacement with new compact plant
- Removal of modern lift overrun
- Introduction of new plant screen
- Installation of photovoltaic panels to flat roof
- Infill extension to enclosed area of fifth floor to allow for the creation of an additional 37 square metres of office space (Use Class E(g)(i)).

Change of Use

- Change of use of Lower Ground Floor area from existing Class E(g)(i) office use to form 408 square metres of Class Sui Generis (p) Public House, Wine Bar and Drinking Establishment.

Internal Alterations – Basement

- Replacement of non-original doors with fire rated doors
- Removal of existing non-original partitions and replacement with lightweight glazed partitions and doors
- Assessment of damp within basement and agreement of method to repair/rectify (to be agreed)
- Introduction of new WC, showers and associated facilities for use by users of refurbished office accommodation
- Introduction of new M and E

Internal Alterations – Lower Ground Floor

- Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of new central core riser
- Removal of door and enlargement of opening into glazed brick space, including formation of 2no. new opening through glazed brick into lift.
- Removal of modern concrete soffit within glazed brick area to allow access to new bin store
- Introduction of new internal stud partition and door to area of lowered ceiling height in consequence of removal of concrete slab at ground floor level reception.
- Introduction of new platform lift to south entrance to allow for disabled access to LGF.
- Introduction of new M and E

Internal Alterations – Ground Floor

- Removal of small section of concrete floor slab to raise ground floor and reinstatement of floor.
- Removal of modern staircase, handrails, balustrades to reception and lobby area and introduction of new reception access and updated lobby facilities.
- Removal of modern glazed partitions and doors
- Introduction of partitions and WCs to northwest floorplate
- Replacement/modern partitions and doors including new riser.
- Unblocking of entrances to allow for opening of access to lift shaft
- Reinstatement of loading bay doors to northwest and finishes to provide access

- Renewal of M and E equipment.

Internal Alterations – First Floor, Second Floor, Third Floor, Fourth Floor (Main Office Spaces)

- Removal of modern partitioning to the office spaces and refurbishment of the space for new occupation
- Replacement of modern partitions and doors to riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core
- Renewal and modification of the WC facilities to replace existing 2007 facilities
- Renewal of M and E throughout.

Internal Alterations – Fifth Floor Level

- Replacement of modern partitions to riser cupboards
- Removal of section of 2007 external wall and plant to facilitate extension of flat roof and construction of new external wall to west
- Removal of roof access ladder
- Introduction of a new riser adjacent to the central core

The Submission

The application is supported by the following information:

- Crime Impact Statement
- Lighting Assessment
- Design & Access Statement
- Heritage Statement

Publicity LBC

The application has been advertised in local press as it is a proposal that affects a conservation area and affects a listed building. Site notice/s have also been displayed.

Site Notice/s Posted and Dates: Posted 04/04/2022, Expired 25/04/22

Press Adverts Published and Dates: Published 29/03/22, Expired 19/04/22

Neighbour Notification: Notified 23/03/22

Representations Received: None

Consultations

Highway Services

- Do not expect the lower ground floor change of use or additional 37 square metres of office space to cause a notable change in trip generation and thus no highway concerns expected as a result.
- Comments that that the site is well accessed by a range of sustainable modes of transport, including by regular bus services, Metrolink facilities etc.

- Three existing car parking spaces will be removed, which will lead to there being no on-site car parking. Although this has potential to result in an increase in demand for on-street car parking, the sustainable location of the application building and proximity to existing pay and display parking means that it is not expected that the lack of on-site parking would cause undue highway safety concerns.
- Requested confirmation that the 36no. cycle spaces to be created will be for the exclusive use of the office development.
- Requested the addition of a **condition** requiring a Travel Plan. The Travel Plan shall include the monitoring of the cycle parking and that information is provided to new staff regarding the cycle facilities and associated shower and changing facilities as part of a suitable welcome pack. In addition, the travel plan shall include details on the incentives, Travel Plan Coordinator, how the Travel Plan will be monitored and administered, targets and an Action Plan. Travel Plan should be updated annually and a Travel Survey undertaken on occupation of the site at regular intervals. Also requested that information local car parks, parking bays and car clubs is included as well as the monitoring of the use of the cycle store. *It is not considered reasonable or necessary to apply this condition in this instance. The office use is existing.*
- Requested the addition of a **condition** requiring that any new or replacement lighting shall be designed and/or controlled to not exceed the 600cd/m2 maximum, as stated by the Institute of Lighting Engineers.
- Noted that a **Section 278 Agreement** will be required, requiring the redundant dropped kerb access to the south side of Bootle Street is reinstated as a non-dropped kerb. This shall be added as an **informative**.
- Requested the addition of a **condition** requiring an appropriately scoped Construction Management Plan.
- Requested the addition of a **condition** that would require the applicant to confirm the proposed opening hours of the proposed lower ground floor Sui Generis (p) Use.
- Requested the addition of a **condition** limiting the hours that deliveries, servicing and collections (including waste collections) can take place.

Environmental Health

- Commented that if the proposed Sui Generis (p) use to the Lower Ground Floor is to include a kitchen or cooking facilities, that a **condition** be attached requiring that fumes, vapours and odours shall be extracted and discharged from the premises in accordance to an approved scheme. Verification that this is achieved would also be required.

- Requested the addition of a **condition** requiring an appropriately scoped Construction Management Plan.
- Requested that construction hours are limited to certain times. This shall be added as an **informative**.
- Requested that the submitted External Lighting Statement is amended to change the information from 'Lux' to 'cd/m2'. The lighting should be limited to 600cd/m2 during daylight hours and 300cd/m2 during hours of darkness.
- Requested that the submitted Environmental Noise Survey and Plant Noise Assessment Report is amended to include comment on any potential sound transmission paths into the office space, such as through structurally adjoining columns, details of any necessary acoustic insulation and/or location of speakers. A lobbied door system has been recommended by environmental health. In addition, confirmation is required as to whether the assessment is based on windows being open or closed. It has been requested that noise breakout from the basement gym is included. However, this cannot be controlled as it does not constitute a change of use. A verification condition will be required once the noise limits are confirmed/agreed.
- Requested that the submitted Environmental Noise Survey and Plant Noise Assessment Report is amended slightly in terms of plant to take into account consented development at the St. Michaels residential development proximate to the site, especially on floors that would overlook the plant equipment.
- Requested that a waste proforma is submitted to confirm the number and size of waste receptacles for each waste stream for all uses within the building.

Greater Manchester Police

- No objection to the proposed scheme, subject to the layout issues in Section 3.3 of the Crime Impact Statement being addressed and the physical security measures within Section 4 of the Crime Impact Statement are **conditioned**.

Cadent Gas

- No objection, subject to addition of an **informative**.

Urban Design & Conservation

- Some concern raised about entrances, shall be refined/finessed by **condition** requiring further details
- Some concern raised about external lighting. Further/full details will be required by **condition**
- Clarification required on suspended ceilings – clarification received
- Clarification required on redundant louvres/grilles – clarification received
- Signage strategy required – received

- Tanking not acceptable – tanking proposals withdrawn.

Ward Councillors

No comments received.

Policy

The Development Plan

The Development Plan consists of: The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (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. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives - The adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

Manchester Core Strategy Development Plan Document (July 2012)

Policy SP1 'Spatial Principles' – The proposal would lead to limited but positive change to the external appearance of the building. All parts of the building would be accessible to those with mobility limitations and continue the use of the building, which is in a highly sustainable city centre location.

Policy EC2 'Existing Employment Space' – The proposal would lead to a modest reduction in the total amount of office space within the application building. however, the retained office space would be improved/updated to allow for its continued use, ensuring an office building that is appropriate in terms of its format. On balance, this proposal is likely to offer greater benefits in terms of the Core Strategy's vision.

Policy CC1 'Primary Economic Development Focus: City Centre and Fringe' – The development would lead to the building being mixed use, contributing to a range of uses within the city centre including employment and entertainment/leisure. It is thus expected that the development will help contribute to a vibrant city centre economy. Although marginal, the proposal includes development to increase the amount of office floorspace within the retained offices in the building, thus contributing to a marginal intensification of employment land use (in terms of floorspace provided).

Policy CC7 'Mixed Use Development' – The application proposes a change of use to the lower ground floor area to a drinking establishment. The building is within the city centre, which is the most viable for mixed-use development. Active ground floor uses (including food/drink and leisure) are appropriate in locations which have an established public function. This stretch of Peter Street is the location of numerous similar uses.

Policy CC9 ‘Design and Heritage’ – The development would preserve the external appearance of the building through the sensitive modernisation of entrances and removal of non-original features to the heritage asset. It would have a negligible/minor positive impact to the character of the Deansgate Conservation Area and adjacent St. Peter’s Square Conservation Area.

Policy CC10 ‘A Place for Everyone’ – The development contributes to the city centre being a location which appeals to a variety of residents and visitors. The proposal includes provisions that would contribute to high standards of accessibility, including access for all people (including those in wheelchairs) to the lower ground floor.

Policy C10 ‘Leisure and the Evening Economy’ – The proposed change of use of the lower ground floor area will contribute and support the evening economy, contributing to a balanced and socially inclusive evening/night-time economy. It is not expected that the proposal would cause cumulative negative impact to the immediate area, despite the presence of existing similar establishments. It is not expected that the proposed use would negatively impact nearby residents (subject to suitable noise assessment etc.).

Policy EN1 ‘Design Principles and Strategic Character Areas’ – The proposed external alterations to the application building respond appropriately upon consideration that the building is within and adjacent to conservation areas. The proposal would continue the rich pattern of activity in the urban core.

Policy EN3 ‘Heritage’ – The proposed alterations to the building would complement the heritage of the district and modestly enhance the external appearance of the heritage asset and affected conservation areas. The proposal would support the continued use of the heritage asset.

Policy DM1 ‘Development Management’ The proposal would only lead to very modest alterations to the building’s scale towards the roof level. It is not expected that alterations to the building’s scale or external appearance would lead to undue impact to the amenity of the users or occupiers of nearby buildings. The applicant has provided additional information and/or conditions can be added to ensure that the proposed change of use would not negatively impact neighbouring residents, contribute to crime nor cause issues relating to refuse etc.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved Policy DC18 ‘Conservation Areas’ – The proposal is within a Conservation Area and adjacent to another Conservation Area. The alterations to the external appearance of the building are beneficial overall to the quality, character and appearance of these conservation areas, through removal of non-original features to the host building and replacement with higher quality materials/features.

Saved Policy DC19 ‘Listed Buildings’ – The proposal would allow for the continued use of a Grade II Listed Building. This application is a full planning permission application and is accompanied by a listed building consent application. The external alterations requiring listed building consent are modest and respond to the building’s status as a designated heritage asset. The external alterations would not unduly impact on the setting of any nearby listed buildings or cause undue harm to the host building.

Saved Policy DC26 ‘Development and Noise’ – The proposed development has the potential to contribute to noise, by way of the change of use.

Other Material Considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

Chapter 2 ‘Design’ – outlines the City Council’s expectations that all new developments should have a high standard of design making a positive contribution to the City’s environment;

Paragraph 2.6 – The City’s heritage is an asset – States that new development should acknowledge the character of the Conservation Areas they affect. Development is only acceptable if it preserves or enhances the special natures of these areas. It is considered that this proposal achieves this through appropriate design.

Paragraph 2.47 – A variety and mix of uses is encouraged – States that a variety of uses is the best way to create sustainable communities. The proposal achieves this whilst ensuring high standards of construction, effective servicing arrangements and proactive management practices, whilst ensuring the amenity of adjacent residents and/or users.

Paragraph 2.49 – Safety and security are vital elements of the urban area – States that new development will be expected to meet designing out crime principles. In this instance, a Crime Impact Statement has been provided, which has been accepted by Greater Manchester Police and elements of which may be conditioned/added as an informative to any approval.

Paragraph 2.50 – Developments should not exclude people – The proposed development and change of use ensures access is possible for all, including those who are wheelchair users.

Paragraph 2.54 – Conservation of existing buildings is encouraged – States that the City Council’s priority is bringing disused or historic and architectural importance

in the city bank into use. The application building is currently significantly under occupied. As such, the change of use of part of the building to a use in higher demand is supported.

Paragraph 2.55 – New developments should maximise access for disabled people – Development should accord with the Design for Access 2 Manual. In this instance, all areas of the building would remain or become readily accessible to all, including those in wheelchairs.

Chapter 8 ‘Community Safety and Crime Prevention’ – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design

Chapter 9 ‘Design for Health’ – The aim of this chapter is to ensure that developments improve the health of Manchester’s residents through development.

Paragraph 9.2 ‘Encourage active lifestyles’ States that development should give walking and cycling priority to encourage active lifestyles. This development proposes removal of car parking and provision of 36 cycle spaces. As such, the proposal accords with this aim.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council’s Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to “shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”.

Manchester Strategy (January 2016)

The strategy sets the long-term vision for Manchester’s future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

National Planning Policy Framework (July 2021)

The revised NPPF re-issued in July 2021. The document states that the ‘purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the ‘objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 4 – Decision-making – States that local planning authorities should approach decisions on proposed developments in a positive and creative way, making

use of pre-application discussions etc. In addition, applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the proposal will be assessed on up to date development plan and any other material considerations. The applicant made use of pre-application discussions and a site visit.

Section 12 – Achieving well-designed places – States that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The application proposes minimal alterations to an existing building that would improve particular design elements.

Section 16 – Conserving and enhancing the historic environment – States that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 194).

In determining 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; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (Paragraph 197)

In considering the impacts of proposals, paragraph 199 states that the impact of a proposal 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 goes on to state 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.

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.

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 (paragraph 203).

The proposal would directly affect a listed building and has the potential to impact the setting of more than one conservation area and the setting of more than one listed building. This is considered in detail in the report.

National Planning Practice Guidance (NPPG)

Historic Environment – Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Whether a proposal causes substantial harm will be a judgment for the decision-maker

The proposal would directly affect a listed building and has the potential to impact the setting of more than one conservation area and the setting of more than one listed building. This is considered in detail in the report.

Light Pollution - Artificial lighting needs to be considered when a development may increase levels of lighting, or would be sensitive to prevailing levels of artificial lighting. Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. However, for maximum benefit, it is important to get the right light, in the right place and for it to be used at the right time. In this instance, the external lighting proposed would be kept to a minimum and the maximum brightness is acceptable in terms of amenity and highway safety.

Noise - Noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment (including any anticipated

changes to that environment from activities that are permitted but not yet commenced). When preparing plans, or taking decisions about new development, there may also be opportunities to make improvements to the acoustic environment. Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset.

In this instance, it is considered that the proposed change of use from Class E(g)(i) to Class Sui Generis (p) would likely lead to an increase in noise levels to the surrounding area. In addition, proposed rooftop plant may also result in noise levels increasing. As such, an appropriate noise impact assessment report has been provided, concluding that noise levels will remain acceptable and within agreed limits. The applicant will be required to demonstrate post-completion that noise levels are no more than expected.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Act requires the LPA to, during the assessment for planning permission, exercise due respect to any buildings or other land that falls within a designated conservation area. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

The application proposes external alterations and a partial change of use of a building that is a Grade II listed building, in the setting of other Grade II and a Grade II* listed building, is within a conservation area and is adjacent to another conservation area. As such, this is considered in detail in the report.

Equality Act (2010)

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Conservation Area Declaration – Deansgate/Peter Street

The Deansgate/Peter Street conservation area lies within the city centre of Manchester, and is contiguous with other designated areas covering a substantial part of the Victorian city centre. For this reason only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Gardens, St Ann's Square, Albert Square and Cathedral conservation areas.

The designation was made by the City Council on 26 June 1985, when several city centre conservation areas were designated and existing ones extended. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

Issues

Principle of Change of Use

The application seeks permission to change the use of the lower ground floor area (with associated access from ground floor street level, which will provide accessible entry) from existing Class E(g)(i) office space to Class 'Sui Generis' (p) Public House, Wine Bar and Drinking Establishment'.

The proposed use would likely lead to this part of the building being used at differing hours to the rest of the building, be of increased impact in terms of noise outbreak, potential anti-social behaviour etc. Upon consideration of these factors, the applicant has duly submitted an acoustic report, demonstrating that the proposed use would not have undue impact on the quality of life or amenity of any nearby users or occupiers of nearby buildings.

In addition, a crime impact statement has been produced that sets out steps that can be taken to reduce the potential or chance of crime taking place. Steps that are set out in the accompanying statement have been accepted by Greater Manchester Police so long as they are accordingly implemented wherever possible.

The proposed change of use will modestly alter the land use profile of the area. The stretch of Peter Street around the application site has a number of other businesses that are in a similar use class, with the area within the city centre core and associated with the night-time/late evening economy. As such, the principle of the use proposed is acceptable in this location.

The proposal would lead to a modest reduction in the total amount of office space within the application building. However, it must be taken into account that an accompanying listed building consent application is being processed concurrently with this application, which aims to renovate and upgrade the retained office space within the rest of the building. On balance and considering the aims and objectives of the Manchester Core Strategy as a whole, the change of use would not be inconsistent with the plan and remains acceptable.

In summary, the proposed change of use would be consistent with the City Centre Strategic Plan and would be consistent with the NPPF, Core Strategy Policies SP1, EC2, CC1, CC7 and C10.

Impact on the Listed Building and setting of Listed Buildings

The proposed additions and alterations to the listed building, both to facilitate the lower ground floor change of use and to facilitate the upgrade and modest expansion of office space provided in the building, will directly affect the Grade II listed building.

External Alterations

The application proposes modest external alterations to facilitate the overall refurbishment of the office accommodation, by way of improving accessibility. In addition, alterations are proposed to allow appropriate inclusive access to the lower ground floor, subject to the proposed change of use.

It is noted that some of the proposed alterations may not be fully appropriate and require some finesse. However, it is considered by the planning officer that the proposals would overall lead to less than substantial harm to the appearance, character and setting of the Grade II listed building. Notably, the proposed alterations to external lighting units and glazing/framing details would require full and final details to be provided and may be subject to modestly change. However, the principle of changing the glazing and lighting to lead to an improvement in appearance and energy performance is accepted in principle.

Internal Alterations

Internal alterations largely consist of removal/replacement of features that were introduced to the building during the most recent comprehensive regeneration of the office building, which took place in 2007. The replacement of these (including partitions, doors and m and e equipment) has been carefully selected to be lightweight and to minimise impact upon the listed building's internal character. As such, they are considered acceptable and to cause less than substantial harm.

Some concern was raised by certain elements of the proposal, most notable of which was the proposal to introduce basement tanking. Through consultation and negotiation, it was agreed that this element of the proposal would not be proceeded with and instead a condition added.

Conclusion

The proposed renovation including external alterations to facilitate this are acceptable and would cause less than substantial harm to the Grade II listed building. Significant public benefits would arise from the proposal, including being able to maintain the building in occupation as an office building with LGF leisure offerings, which will provide economic and social benefits. In addition, environmental benefits will be achieved by improving the thermal efficiency of the ground floor access points. As such, the proposal accords with Paragraph 202 of the National Planning Policy Framework, Policies DC18.1 and DC19.1 of the UDP and Policies EN3, DM1 and SP1 of the Core Strategy.

Impact on the Historic Environment (Conservation Areas)

The Grade II listed building is considered to contribute to the setting and character of Deansgate Conservation Area, which the building is within, and Peter Street Conservation Area, which the building is adjacent to.

The alterations to the elevations of the building are minimal, with a net improvement in the building's appearance in terms of its historic character. As a result, these amendments would have negligible impact/net positive impact to the setting and character of the conservation areas affected.

Proposed alterations at roof level/05 floor level would not be readily visible from the conservation area/s at street level. The provision of photovoltaic cells to roof level, the removal of redundant plant equipment and replacement with new, more compact plant equipment is encouraged, as the impact of these alterations would be beneficial, with the photovoltaic cells improving the energy performance of the building whilst having no significant impact on the character of conservation areas. The proposed 05 floor infill extension would also not be readily visible from vantage points within the conservation area. Subject to appropriate materials being used, the extension is acceptable and would not cause undue impact to the setting or character of the identified conservation areas.

In summary, it is considered that the proposal would cause less than substantial harm to the setting of the Deansgate Conservation Area and Peter Street Conservation Area. The proposal is therefore consistent with Paragraph 202 of the NPPF. The public benefits of facilitating the securing of the building's optimum viable use and improving the energy performance of the building outweighs the any harm identified to the setting or character of the identified conservation areas. In addition, the proposal is consistent with Policies CC9 and EN3 of the Manchester Core Strategy, saved policies DC18 of the Manchester Unitary Development Plan and Part 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Visual Amenity

Independent from the assessment of the application from a listed building or conservation area impact consideration, the proposed development would result in negligible alterations to the appearance of the building. The changes would not notably alter the overall appearance of the building. In addition, the proposal would not lead to a marked change in the scale or form of the building. This includes when taking into consideration that the building is within the City Centre strategic character area.

The proposed 05 Floor infill extension would need to be constructed with materials that correspond with the existing building's materials. This can be secured by way of suitable planning condition.

The proposal is therefore acceptable and in accordance with Core Strategy policies SP1, EN1 and DM1.

Effects on Local Environment/Amenity

Noise Impact – Change of Use & External Plant

The application is accompanied by an 'Environmental Noise Survey and Plant Noise Assessment Report', prepared by Hann Tucker Associates. The details in this report are generally accepted and confirm that the proposed use would not be expected to unduly impact on the noise profile of the local area. As a result, it is not expected that the proposed use would unduly impact on the occupiers of any nearby buildings, in particular nearby residential receptors.

The report has been accepted in principle by the Local Planning Authority. However, further detail and verification is required, which can be added to the proposal as a condition.

Subject to condition, the proposal is consistent with policies DM1 and SP1 of the Core Strategy and saved UDP Policy DC26.1

Crime Impact/Designing Out Crime

The application is accompanied by a Crime Impact Statement prepared for by the Greater Manchester Police 'Design for Security' team. The statement includes recommendations for the layout of the building and demise subject to the change of use. In addition, physical security measures have been recommended. Whilst the physical security measures are understood to be beneficial, a pragmatic approach needs to be taken when considering these recommendations, given that the building is listed and thus would require listed building consent.

However, in summary, the proposal is acceptable and accords with Core Strategy policies SP1 and DM1 in relation to crime reduction/avoidance.

Accessibility

It is observed that the application proposes level access entrances to both the front and rear of the building. In addition, the building is subject to internal alterations to facilitate the change of use of the lower ground floor area that would allow for disabled people to access all areas of the building, including the lower ground floor. As such, the proposal is consistent with Core Strategy policies SP1, CC10 and DM1.

Fumes/Odours etc.

The proposed ground floor use as a Sui Generis (p) 'Public House, Wine Bar and/or Drinking Establishment' would not include the provision of hot food/expanded food provision. It is accepted that by granting consent for this use, the applicant would have the ability to move between Sui Generis (p) and (q), (q) including expanded food provision. It is not considered necessary or relating to the application at hand to require submission of fumes/odour removal, given that no cooking/kitchen will be included in the proposal. However, a condition will be applied ensuring that no expanded food provision will be offered without first supplying information to this effect.

Effects on Highways and Highway Safety

The proposed development would not be expected to cause such demand on the local highway network so as to require further assessment. The proposal includes the loss of 3 no car parking spaces, provided by way of an existing car lift system accessed from Bootle Street to the rear elevation of the application building. as the car lift is to be removed with no further provision on site, the application would result in no car parking provision. In lieu of this, 36 cycle spaces are to be provided as part of the scheme. This is considered acceptable.

The application duly accords with Core Strategy policies SP1 and DM1 in this regard.

Conclusion

On the whole, it is considered that the proposal conforms to the development plan as a whole, as directed by Section 38(6) of the Planning and Compulsory Purchase Act 2004. Relevant material planning considerations further support this and there are no material planning considerations that would indicate otherwise.

The particular building, by virtue of its city centre core location and surrounding land uses provides a suitable location for a mixed-use leisure/entertainment and office use scheme. The proposed separation of the demises and accessibility are appropriate and would encourage a variety of visitors at different times of the day and evening, contributing to a lively and sustainable city centre economy.

The removal of parking at the building and provision of cycle parking would be beneficial from a sustainability and health point of view.

Consideration has been given to the impact the development would have on the designated heritage asset (Grade II Listed) host building, surrounding listing building and their setting, the Deansgate Conservation Area in which the building is located and the adjacent Peter Street Conservation Area. It is concluded that the proposed external alterations and change of use would have negligible/less than substantial impact to the designated heritage assets, with public benefits outweighing any harm.

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 the right to a fair hearing and to this end the Committee 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 of the application 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: That FULL planning permission be granted subject to the following planning conditions:

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:

- Location Plan (Drawing MLA.AR(SK)100, undated) – Received 04 March 2022
- Existing Layout Basement (CFM.AR(99)001 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Lower Ground Floor (Drawing CFM.AR(99)002 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Ground Floor (Drawing CFM.AR(99)003 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout First Floor (Drawing CFM.AR(99)004 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Second Floor (Drawing CFM.AR(99)005 Revision A dated February 2022) – Received 04 March 2022
- Existing Layout Third Floor (Drawing CFM.AR(99)006 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Fourth Floor (Drawing CFM.AR(99)007 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Fifth Floor (Drawing CFM.AR(99)008 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Roof (Drawing CFM.AR(99)009 Revision A dated September 2021) – Received 04 March 2022
- Existing Sections General Arrangement (CFM.AR(99)010 Revision A dated November 2021) – Received 04 March 2022
- Existing RCP Basement (Drawing CFM.AR(35)001 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Lower Ground Floor (Drawing CFM.AR(35)002 Revision A dated September 2021) – Received 04 March 2022
- Existing RCP Ground Floor (Drawing CFM.AR(35)003 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP First Floor (Drawing CFM.AR(35)004 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Second Floor (Drawing CFM/AR(35)005 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Third Floor (Drawing CFM.AR(35)006 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Fourth Floor (Drawing CFM.AR(35)007 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Fifth Floor (Drawing CFM.AR(35)008 Revision A dated February 2022) – Received 04 March 2022
- Existing with Downtakings North Elevation (Drawing CFM.AR(10)021 Revision B dated November 2021) – Received 04 March 2022
- Existing Elevation with Downtakings South & East Elevation (Drawing CFM.AR(10)020 Revision C dated November 2021) – Received 08 June 2022

- Proposed Elevations (South and East) (Drawing CFM.AR(99)020 Revision C dated November 2021) – Received 08 June 2022
- Proposed Elevations (North Elevation) (Drawing CFM.AR(99)021 Revision E dated November 2021) – Received 08 June 2022
- Proposed Elevations South Elevation Main Entrance Study (Drawing CFM/AR(PL)101 Revision A dated February 2022) – Received 07 July 2022
- Proposed Sections General Arrangement (Drawing CFM.AR(99)022 Revision A dated November 2021) – Received 04 March 2022
- Proposed Layout Rear Entrance Cycle Store Provision (drawing CFM.AR(PL)105 Revision A dated September 2021) – Received 04 March 2022
- Notional Lighting Layout External Façade (Drawing EX-DR-E-0404 , undated) – Received 08 June 2022
- Proposed External Glazed Screen South Elevation Peter Street Main Entrance Typical Details (Drawing CFM.AR(21)104 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Main Entrance (Drawing CFM/AR(21)101 Revision A) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation – Peter Street Main Entrance Elevation & Section (Drawing CFM.AR(21)102 Revision A) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Main Entrance Typical Details (Drawing CFM/AR(21)103 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street LGF Entrance Plan, Elevations and Section (Drawing CFM/AR(21)105 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street LGF Entrance Typical Details (Drawing CFM.AR(21)106 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Rear Entrance Plans, Elevations and Section (Drawing CFM.AR(21)107 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Rear Entrance Typical Details (Drawing CFM.AR(21)108 Revision A dated July 2022) – Received 21 July 2022
- Proposed Interface Details New Ceiling & Partitions Basement (Drawing CFM.AR(PL)110 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions Lower Ground Floor (Drawing CFM.AR(PL)111 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions Typical Floor (Ground to Third) (Drawing CFM.AR(PL)112 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions (Fourth Floor) (Drawing CFM.AR(PL)113 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partition Typical Details (Drawing CFM.AR(PL)114 Revision A dated June 2022) – Received 08 June 2022
- Scoping Plan Basement Internal Partition Types (Drawing CFM.AR(22)011 Revision C dated February 2022) – Received 08 June 2022
- Scoping Plan Lower Ground Floor Internal Partition Types (CFM.AR(22)012 Revision C dated February 2022) – Received 08 June 2022
- Scoping Plan Ground Floor Internal Partition Types (Drawing CFM.AR(22)013 Revision C dated February 2022) – Received 08 June 2022

- Scoping Plan First Floor Internal Partition Types (Drawing CFM.AR(22)014 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Second Floor Internal Partition Types (Drawing CFM.AR(22)015 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Third Floor Internal Partition Types (Drawing CFM.AR(22)016 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Fourth Floor Internal Partition Types (Drawing CFM.AR(22)017 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Fifth Floor Internal Partition Types (Drawing CFM.AR(22)018 Revision A dated February 2022) – Received 04 March 2022
- Proposed Basement Layout (Drawing CFM.AR(99)011 Revision A dated September 2021) – Received 04 March 2022
- Proposed Lower Ground Floor Layout (Drawing CFM.AR(99)011 Revision A dated September 2021) – Received 04 March 2022
- Proposed Ground Floor Layout (Drawing CFM.AR(99)013 Revision C dated September 2021) – Received 08 June 2022
- Proposed Layout First Floor (Drawing CFM.AR(99)014 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Second Floor (Drawing CFM.AR(99)015 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Third Floor (Drawing CFM.AR(99)016 Revision A dated September 2021) – Received 04 March 2022
- Proposed Fourth Floor Layout (Drawing CDM.AR(99)017 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Fifth Floor (Drawing CFM.AR(99)_018 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Roof (Drawing CFM.AR(99)019 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Basement RAF/Screed (Drawing CFM.AR(33)011 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Lower Ground Floor RAF/Screed (Drawing CFM.AR(33)012 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Ground Floor RAF/Screed (Drawing CFM.AR(33)013 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan First Floor RAF/Screed (Drawing CFM.AR(33)014 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Second Floor RAF/Screed (Drawing CFM.AR(33)015 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Third Floor RAF/Screed (Drawing CFM.AR(33)016 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Fourth Floor RAF/Screed (Drawing CFM.AR(33)017 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Fifth Floor RAF/Screed (Drawing CFM.AR(33)018 Revision A dated September 2021) – Received 04 March 2022
- Proposed RCP Basement (Drawing CFM.AR(35)011 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Lower Ground Floor (Drawing CFM.AR(35)012 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Ground Floor (Drawing CFM.AR(35)013 Revision A dated January 2022) – Received 04 March 2022

- Proposed RCP First Floor (Drawing CFM.AR(35)014 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Second Floor (Drawing CFM.AR(35)015 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Third Floor (Drawing CFM.AR(35)016 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Fourth Floor (Drawing CFM.AR(35)017 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Fifth Floor (Drawing CFM.AR(35)018 Revision A dated January 2022) – Received 04 March 2022
- Ground Floor Office Lighting Layout (Drawing XX-DR-E-0400, undated) – Received 04 March 2022
- Typical Floor Office Lighting Layout (Drawing XX-DR-E-0400, undated) – Received 04 March 2022
- Basement Level MEP Plant & Riser Space (Drawing BL-DR-PS-0101, undated) – Received 04 March 2022
- Lower Ground Floor MEP Plant & Riser Space (Drawing LG-DR-PS-0102, undated) – Received 04 March 2022
- Ground Floor MEP Plant & Riser Space (Drawing GF-DR-PS-0103, undated) – Received 04 March 2022
- Typical Floor MEP Plant & Riser Space (Drawing XX-DR-PS-0104, undated) – Received 04 March 2022
- Roof Level MEP Plant & Riser Space (Drawing RL-DR-PS-0105, undated) – Received 04 March 2022
- Basement Level MEP Builders Work (drawing BL-DR-PS-0201, undated) – Received 04 March 2022
- Typical Floor High Level MEP Services (Drawing XX-DR-PS-0106, undated) – Received 04 March 2022
- Typical Floor MEP Services Section (Drawing XX-DR-PS-0107, undated) – Received 04 March 2022
- Typical Floor MEP Services Section (Drawing XX-DR-PS-0107, undated) – Received 04 March 2022
- Proposed Wall Finishes Basement (Drawing CFM.AR(42)011 Revision C dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Lower Ground Floor (Drawing CFM.AR(42)012 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Ground Floor (Drawing CFM.AR(42)013 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes First Floor (Drawing CFM.AR(42)014 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Second Floor (Drawing CFM.AR(42)015 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Third Floor (Drawing CFM.AR(42)016 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Fourth Floor (Drawing CFM.AR(42)017 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Fifth Floor (Drawing CFM.AR(42)018 Revision B dated September 2021) – Received 07 June 2022
- Proposed Basement Floor Finishes (Drawing CFM.AR(43)001 Revision A dated September 2021) – Received 04 March 2022

- Proposed Lower Ground Floor Finishes (Drawing CFM.AR(43)002 Revision A dated September 2021) – Received 04 March 2022
- Proposed Ground Floor Finishes (Drawing CFM.AR(43)003 Revision A dated September 2021) – Received 04 March 2022
- Proposed First Floor Finishes (Drawing CFM.AR(43)004 Revision A dated September 2021) – Received 04 March 2022
- Proposed Second Floor Finishes (Drawing CFM.AR(43)005 Revision A dated September 2021) – Received 04 March 2022
- Proposed Third Floor Finishes (Drawing CFM.AR(43)006 Revision A dated September 2021) – Received 04 March 2022
- Proposed Fourth Floor Finishes (Drawing CFM.AR(43)007 Revision A dated September 2021) – Received 04 March 2022
- Proposed Fifth Floor Finishes (Drawing CFM.AR(43)008 Revision A dated September 2021) – Received 04 March 2022
- Hard Strip Out Basement Existing Layout With Downtakings (Drawing CFM.AR(10)011 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Lower Ground Floor Existing Layout with Downtakings (Drawing CFM.AR(10)012 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Ground Floor Existing Layout with Downtakings (Drawing CFM.AR(10)013 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out First Floor Existing Layout with Downtakings (Drawing CFM.AR(10)014 Revision B dated October 2021) – Received 04 March 2022
- Hard Strip Out Second Floor Existing Layout with Downtakings (Drawing CFM.AR(10)015 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Third Floor Existing Layout with Downtakings (Drawing CFM.AR(10)016 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Fourth Floor Existing Layout with Downtakings (Drawing CFM.AR(10)017 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Fifth Floor Existing Layout with Downtakings (Drawing CFM.AR(10)018 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Roof Existing Layout with Downtakings (Drawing CFM.AR(10)019 Revision A dated October 2021) – Received 04 March 2022
- Indicative BCO Zones Typical Upper Floor (Drawing XX-DR-M-1101, undated) – Received 04 March 2022
- Indicative Comfort Cooling Layout Typical Upper Floor (Drawing XX-DR-M-0211, undated) – Received 04 March 2022
- Suspended Ceiling Details prepared by Ecophon (Reference Ecophon Solo Rectangle dated 30 May 2022) – Received 07 June 2022
- Louvred Grills Information prepared by Lang and Fulton (Reference Pressure Locked and Electrofused Products, undated) – Received 07 June 2022
- Environmental Noise and Noise Impact Assessment (Reference 29443/NIA1 dated 04 May 2022) – Received 09 May 2022
- Crime Impact Statement (Reference 2021/0631/CIS/02 Version A dated 12 January 2022) – Received 04 March 2022
- Ventilation Statement (Reference 3882-HAN-ZZ-XX-RP-MEP-005 dated 08 February 2022) – Received 04 March 2022
- External Lighting Statement prepared for Clearbell UK (Reference 3882-HAN-ZZ-XX-RP-MEP-004 Issue 06 dated 07 June 2022) – Received 07 June 2022
- Heritage Statement prepared by Stephen Levrant Heritage Architecture (Reference Clearbell Capital LLP dated June 2022) – Received 07 June 2022

- Highways Statement prepared by Vectos (Reference VN222287, dated 04 May 2022)
– Received 05 May 2022

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

3. Notwithstanding the submitted plans and documents as specified in condition 2, prior to the commencement of the development of the rooftop extension and rooftop plant equipment (not including erection of any external scaffolding required) the following shall be submitted to and approved in writing by the City Council, as local planning authority:

(i) A programme for the issue of samples and specifications of all material to be used on the external elevations of the rooftop extension of the development (including external plant equipment). The programme shall include timings for the submission of samples and specifications of all materials to be used on all external parts of the development;

(ii) full and final details including clearly annotated detailed cross-sectional drawings with all relevant jointing and fixing details; and

(iii) a strategy for quality control management.

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme, as agreed in the above part a of this condition, and the development shall be fully implemented in accordance with the approved materials or details thereafter.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 and 3, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of the specific specified works commencing:

- Full and final details of external lighting equipment including wiring and connections to historic fabric.

- Method and full and final details relating to the removal of any redundant fixtures and fittings to the exterior of the building (including the canopy to the building's front elevation) and the making good external fabric.

- Full and final details of any painting/treatments to external surfaces, including metalwork

The works shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

5. Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust Management Plan;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- Parking of construction vehicles and staff.
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6. Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (Hannan Associates reference 3882-HAN-ZZ-XX-RP-MEP-004 Issue 05 dated 29 April 2022). The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and the safety of road users, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy

7. Prior to the occupation of the lower ground floor (sui generis (p)) use hereby approved, a verification report will be required to validate that the work undertaken in respect to this part of the development conforms to the recommendations and requirements in the approved acoustic consultant's (including noise breakout and upon consideration of any entertainment noise). The report shall also include the results of post completion testing having been undertaken to confirm that acceptable and agreed criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in

pre-existing background noise levels around the site, in accordance with saved policy DC26.1 of the Manchester Unitary Development Plan and policies DM1, SP1 of the Manchester Core Strategy.

8. Prior to occupation to any part of the development, a verification report will be required to validate that the proposed external plant equipment conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in accordance with saved policy DC26.1 of the Manchester Unitary Development Plan and policies DM1, SP1 of the Manchester Core Strategy.

9. Prior to the occupation of the lower ground floor sui generis (p) use hereby approved, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The unit shall then be operated in accordance with the agreed hours of opening.

Reason – In the interests of amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

10. Prior to the occupation of the lower ground floor (sui generis (p)) use hereby approved, a waste management strategy shall be submitted for approval to the council as local planning authority

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

11. Prior to occupation of the lower ground floor (sui generis (p)) use hereby approved, a verification report shall be submitted to the council as local planning authority setting any proposed food preparation and/or cooking proposed. In the event that the cooking or food preparation would require an external flue or extract in compliance with the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust systems commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning

authority. The approved scheme shall be implemented prior to any of the cooking not permitted by the above commencing and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12. Prior to the occupation of any of the refurbished or extended office space hereby approved, the facilities for bicycle parking as demonstrated on approved plan 'CFM.AR(99)011 Revision A' have been provided. The approved space and facilities shall then be retained and permanently reserved for bicycle parking. The development shall thereafter be fully implemented in accordance with these details.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

13. Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

- Monday to Saturday 07:30 to 20:00
- Sundays (and Bank Holidays): No deliveries/waste collections

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

That Listed Building Consent be given subject to the following conditions;

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:

- Location Plan (Drawing MLA.AR(SK)100, undated) – Received 04 March 2022
- Existing Layout Basement (CFM.AR(99)001 Revision A dated September 2021) – Received 04 March 2022

- Existing Layout Lower Ground Floor (Drawing CFM.AR(99)002 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Ground Floor (Drawing CFM.AR(99)003 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout First Floor (Drawing CFM.AR(99)004 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Second Floor (Drawing CFM.AR(99)005 Revision A dated February 2022) – Received 04 March 2022
- Existing Layout Third Floor (Drawing CFM.AR(99)006 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Fourth Floor (Drawing CFM.AR(99)007 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Fifth Floor (Drawing CFM.AR(99)008 Revision A dated September 2021) – Received 04 March 2022
- Existing Layout Roof (Drawing CFM.AR(99)009 Revision A dated September 2021) – Received 04 March 2022
- Existing Sections General Arrangement (CFM.AR(99)010 Revision A dated November 2021) – Received 04 March 2022
- Existing RCP Basement (Drawing CFM.AR(35)001 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Lower Ground Floor (Drawing CFM.AR(35)002 Revision A dated September 2021) – Received 04 March 2022
- Existing RCP Ground Floor (Drawing CFM.AR(35)003 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP First Floor (Drawing CFM.AR(35)004 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Second Floor (Drawing CFM/AR(35)005 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Third Floor (Drawing CFM.AR(35)006 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Fourth Floor (Drawing CFM.AR(35)007 Revision A dated February 2022) – Received 04 March 2022
- Existing RCP Fifth Floor (Drawing CFM.AR(35)008 Revision A dated February 2022) – Received 04 March 2022
- Existing with Downtakings North Elevation (Drawing CFM.AR(10)021 Revision B dated November 2021) – Received 04 March 2022
- Existing Elevation with Downtakings South & East Elevation (Drawing CFM.AR(10)020 Revision C dated November 2021) – Received 08 June 2022
- Proposed Elevations (South and East) (Drawing CFM.AR(99)020 Revision C dated November 2021) – Received 08 June 2022
- Proposed Elevations (North Elevation) (Drawing CFM.AR(99)021 Revision E dated November 2021) – Received 08 June 2022
- Proposed Elevations South Elevation Main Entrance Study (Drawing CFM/AR(PL)101 Revision A dated February 2022) – Received 07 July 2022
- Proposed Sections General Arrangement (Drawing CFM.AR(99)022 Revision A dated November 2021) – Received 04 March 2022
- Proposed Layout Rear Entrance Cycle Store Provision (drawing CFM.AR(PL)105 Revision A dated September 2021) – Received 04 March 2022
- Notional Lighting Layout External Façade (Drawing EX-DR-E-0404 , undated) – Received 08 June 2022

- Proposed External Glazed Screen South Elevation Peter Street Main Entrance Typical Details (Drawing CFM.AR(21)104 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Main Entrance (Drawing CFM/AR(21)101 Revision A) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation – Peter Street Main Entrance Elevation & Section (Drawing CFM.AR(21)102 Revision A) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Main Entrance Typical Details (Drawing CFM/AR(21)103 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street LGF Entrance Plan, Elevations and Section (Drawing CFM/AR(21)105 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street LGF Entrance Typical Details (Drawing CFM.AR(21)106 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Rear Entrance Plans, Elevations and Section (Drawing CFM.AR(21)107 Revision A dated July 2022) – Received 21 July 2022
- Proposed External Glazed Screen South Elevation Peter Street Rear Entrance Typical Details (Drawing CFM.AR(21)108 Revision A dated July 2022) – Received 21 July 2022
- Proposed Interface Details New Ceiling & Partitions Basement (Drawing CFM.AR(PL)110 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions Lower Ground Floor (Drawing CFM.AR(PL)111 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions Typical Floor (Ground to Third) (Drawing CFM.AR(PL)112 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partitions (Fourth Floor) (Drawing CFM.AR(PL)113 Revision A dated June 2022) – Received 08 June 2022
- Proposed Interface Details New Ceiling & Partition Typical Details (Drawing CFM.AR(PL)114 Revision A dated June 2022) – Received 08 June 2022
- Scoping Plan Basement Internal Partition Types (Drawing CFM.AR(22)011 Revision C dated February 2022) – Received 08 June 2022
- Scoping Plan Lower Ground Floor Internal Partition Types (CFM.AR(22)012 Revision C dated February 2022) – Received 08 June 2022
- Scoping Plan Ground Floor Internal Partition Types (Drawing CFM.AR(22)013 Revision C dated February 2022) – Received 08 June 2022
- Scoping Plan First Floor Internal Partition Types (Drawing CFM.AR(22)014 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Second Floor Internal Partition Types (Drawing CFM.AR(22)015 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Third Floor Internal Partition Types (Drawing CFM.AR(22)016 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Fourth Floor Internal Partition Types (Drawing CFM.AR(22)017 Revision A dated February 2022) – Received 04 March 2022
- Scoping Plan Fifth Floor Internal Partition Types (Drawing CFM.AR(22)018 Revision A dated February 2022) – Received 04 March 2022
- Proposed Basement Layout (Drawing CFM.AR(99)011 Revision A dated September 2021) – Received 04 March 2022

- Proposed Lower Ground Floor Layout (Drawing CFM.AR(99)011 Revision A dated September 2021) – Received 04 March 2022
- Proposed Ground Floor Layout (Drawing CFM.AR(99)013 Revision C dated September 2021) – Received 08 June 2022
- Proposed Layout First Floor (Drawing CFM.AR(99)014 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Second Floor (Drawing CFM.AR(99)015 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Third Floor (Drawing CFM.AR(99)016 Revision A dated September 2021) – Received 04 March 2022
- Proposed Fourth Floor Layout (Drawing CDM.AR(99)017 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Fifth Floor (Drawing CFM.AR(99)_018 Revision A dated September 2021) – Received 04 March 2022
- Proposed Layout Roof (Drawing CFM.AR(99)019 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Basement RAF/Screed (Drawing CFM.AR(33)011 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Lower Ground Floor RAF/Screed (Drawing CFM.AR(33)012 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Ground Floor RAF/Screed (Drawing CFM.AR(33)013 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan First Floor RAF/Screed (Drawing CFM.AR(33)014 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Second Floor RAF/Screed (Drawing CFM.AR(33)015 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Third Floor RAF/Screed (Drawing CFM.AR(33)016 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Fourth Floor RAF/Screed (Drawing CFM.AR(33)017 Revision A dated September 2021) – Received 04 March 2022
- Scoping Plan Fifth Floor RAF/Screed (Drawing CFM.AR(33)018 Revision A dated September 2021) – Received 04 March 2022
- Proposed RCP Basement (Drawing CFM.AR(35)011 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Lower Ground Floor (Drawing CFM.AR(35)012 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Ground Floor (Drawing CFM.AR(35)013 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP First Floor (Drawing CFM.AR(35)014 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Second Floor (Drawing CFM.AR(35)015 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Third Floor (Drawing CFM.AR(35)016 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Fourth Floor (Drawing CFM.AR(35)017 Revision A dated January 2022) – Received 04 March 2022
- Proposed RCP Fifth Floor (Drawing CFM.AR(35)018 Revision A dated January 2022) – Received 04 March 2022
- Ground Floor Office Lighting Layout (Drawing XX-DR-E-0400, undated) – Received 04 March 2022

- Typical Floor Office Lighting Layout (Drawing XX-DR-E-0400, undated) – Received 04 March 2022
- Basement Level MEP Plant & Riser Space (Drawing BL-DR-PS-0101, undated) – Received 04 March 2022
- Lower Ground Floor MEP Plant & Riser Space (Drawing LG-DR-PS-0102, undated) – Received 04 March 2022
- Ground Floor MEP Plant & Riser Space (Drawing GF-DR-PS-0103, undated) – Received 04 March 2022
- Typical Floor MEP Plant & Riser Space (Drawing XX-DR-PS-0104, undated) – Received 04 March 2022
- Roof Level MEP Plant & Riser Space (Drawing RL-DR-PS-0105, undated) – Received 04 March 2022
- Basement Level MEP Builders Work (drawing BL-DR-PS-0201, undated) – Received 04 March 2022
- Typical Floor High Level MEP Services (Drawing XX-DR-PS-0106, undated) – Received 04 March 2022
- Typical Floor MEP Services Section (Drawing XX-DR-PS-0107, undated) – Received 04 March 2022
- Typical Floor MEP Services Section (Drawing XX-DR-PS-0107, undated) – Received 04 March 2022
- Proposed Wall Finishes Basement (Drawing CFM.AR(42)011 Revision C dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Lower Ground Floor (Drawing CFM.AR(42)012 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Ground Floor (Drawing CFM.AR(42)013 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes First Floor (Drawing CFM.AR(42)014 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Second Floor (Drawing CFM.AR(42)015 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Third Floor (Drawing CFM.AR(42)016 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Fourth Floor (Drawing CFM.AR(42)017 Revision B dated September 2021) – Received 07 June 2022
- Proposed Wall Finishes Fifth Floor (Drawing CFM.AR(42)018 Revision B dated September 2021) – Received 07 June 2022
- Proposed Basement Floor Finishes (Drawing CFM.AR(43)001 Revision A dated September 2021) – Received 04 March 2022
- Proposed Lower Ground Floor Finishes (Drawing CFM.AR(43)002 Revision A dated September 2021) – Received 04 March 2022
- Proposed Ground Floor Finishes (Drawing CFM.AR(43)003 Revision A dated September 2021) – Received 04 March 2022
- Proposed First Floor Finishes (Drawing CFM.AR(43)004 Revision A dated September 2021) – Received 04 March 2022
- Proposed Second Floor Finishes (Drawing CFM.AR(43)005 Revision A dated September 2021) – Received 04 March 2022
- Proposed Third Floor Finishes (Drawing CFM.AR(43)006 Revision A dated September 2021) – Received 04 March 2022
- Proposed Fourth Floor Finishes (Drawing CFM.AR(43)007 Revision A dated September 2021) – Received 04 March 2022

- Proposed Fifth Floor Finishes (Drawing CFM.AR(43)008 Revision A dated September 2021) – Received 04 March 2022
- Hard Strip Out Basement Existing Layout With Downtakings (Drawing CFM.AR(10)011 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Lower Ground Floor Existing Layout with Downtakings (Drawing CFM.AR(10)012 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Ground Floor Existing Layout with Downtakings (Drawing CFM.AR(10)013 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out First Floor Existing Layout with Downtakings (Drawing CFM.AR(10)014 Revision B dated October 2021) – Received 04 March 2022
- Hard Strip Out Second Floor Existing Layout with Downtakings (Drawing CFM.AR(10)015 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Third Floor Existing Layout with Downtakings (Drawing CFM.AR(10)016 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Fourth Floor Existing Layout with Downtakings (Drawing CFM.AR(10)017 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Fifth Floor Existing Layout with Downtakings (Drawing CFM.AR(10)018 Revision A dated October 2021) – Received 04 March 2022
- Hard Strip Out Roof Existing Layout with Downtakings (Drawing CFM.AR(10)019 Revision A dated October 2021) – Received 04 March 2022
- Indicative BCO Zones Typical Upper Floor (Drawing XX-DR-M-1101, undated) – Received 04 March 2022
- Indicative Comfort Cooling Layout Typical Upper Floor (Drawing XX-DR-M-0211, undated) – Received 04 March 2022
- Suspended Ceiling Details prepared by Ecophon (Reference Ecophon Solo Rectangle dated 30 May 2022) – Received 07 June 2022
- Louvred Grills Information prepared by Lang and Fulton (Reference Pressure Locked and Electrofused Products, undated) – Received 07 June 2022
- Environmental Noise and Noise Impact Assessment (Reference 29443/NIA1 dated 04 May 2022) – Received 09 May 2022
- Crime Impact Statement (Reference 2021/0631/CIS/02 Version A dated 12 January 2022) – Received 04 March 2022
- Ventilation Statement (Reference 3882-HAN-ZZ-XX-RP-MEP-005 dated 08 February 2022) – Received 04 March 2022
- External Lighting Statement prepared for Clearbell UK (Reference 3882-HAN-ZZ-XX-RP-MEP-004 Issue 06 dated 07 June 2022) – Received 07 June 2022
- Heritage Statement prepared by Stephen Levrant Heritage Architecture (Reference Clearbell Capital LLP dated June 2022) – Received 07 June 2022
- Highways Statement prepared by Vectos (Reference VN222287, dated 04 May 2022) – Received 05 May 2022

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

3. Notwithstanding the submitted plans and documents as specified in condition 2, prior to the commencement of the development of the rooftop extension and rooftop plant equipment (not including erection of any external scaffolding required) the following shall be submitted to and approved in writing by the City Council, as local planning authority:

(i) A programme for the issue of samples and specifications of all material to be used on the external elevations of the rooftop extension of the development (including external plant equipment). The programme shall include timings for the submission of samples and specifications of all materials to be used on all external parts of the development;

(ii) full and final details including clearly annotated detailed cross-sectional drawings with all relevant jointing and fixing details; and

(iii) a strategy for quality control management.

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme, as agreed in the above part a of this condition, and the development shall be fully implemented in accordance with the approved materials or details thereafter.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 and 3, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of the specific specified works commencing:

- Full and final details of external lighting equipment including wiring and connections to historic fabric.

- Method and full and final details relating to the removal of any redundant fixtures and fittings to the exterior of the building (including the canopy to the building's front elevation) and the making good external fabric.

- Full and final details of any painting/treatments to external surfaces, including metalwork

The works shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

5. Prior to the commencement of any works to the existing external facade, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building

fabric following the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester