

**Application Number/s: 132737/FO/2022 & 132738/LO/2022**

**Applicant: Bruntwood**

**Agent: Paul Butler Associates**

**Location: 38-42 Mosley Street & 57 Spring Gardens**

**Proposal: Refurbishment and alterations, including selective demolition, of the building and provision of mechanical plant to rooftop.**

**Ward: Deansgate**

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**Description of Site and Surrounding Area**

The application relates to a group of buildings within the city centre of Manchester (addresses 38-42 Mosley Street and 57 Spring Gardens). The collection of buildings form an island site bound by York Street to the north, Mosley Street, Charlotte Street to the south and West Mosley Street to the east. 38-42 Mosley Street is Grade II\* Listed. The details held at Historic England set out the following:

*Bank. 1862, by Edward Walters for Manchester and Salford Bank, with extension c.1880 by Barker and Ellis. Ashlar, slate roofs. Rectangular plan on end-of-block site, with portal to left and extension beyond this. Italian palazzo style. The original block is 3 storeys and 7 bays, with massive vermiculated plinth, tall ground floor with banded piers and modillioned cornice carrying balustraded balconies to the 1st-floor windows, pilastered upper floors with Ionic corner pilasters, and massive bracketed cornice with balustraded parapet surmounted by urns. The ground floor has plate glass windows with geometrical tracery, the 1st floor has sashed windows with pedimented architraves (that in the centre segmental and on columns), and the 2nd floor has shorter sashes with moulded architraves. Right-hand return to York Street is 6 bays in matching style. Single-storey portal to left has Tuscan columns, massive consoles to prominent cornice, and balustraded parapet with urns. Extension to left of this is 3 storeys and 4 bays in style matching that of the original building. Interior: very fine banking hall with columns and coffered ceiling. History: last great work of Edward Walters.*

The buildings are located within an area of Manchester City Centre characterised by a mix of midrise and high-rise buildings, predominantly in commercial use. Mosley Street is a major northeast-southwest thoroughfare directly connecting Piccadilly Gardens with St. Peter's Square. The buildings are within the Upper King Street Conservation Area.

**Description of Proposal**

The application seeks permission for various internal and external alterations to facilitate bringing the building back into active use. The entirety of the building is to be retained within Use Class 'E'. As such, no change of use is being applied for. The main banking hall and part of the basement are to be altered for future occupation by a F&B operator (a future application would detail the finer details of the fit out). The remainder of the building is to be provide office accommodation with associated services (reception, lounge area, cycle store, gym, showers).

### External Works

- Alteration and restoration to existing main entrance doors to facilitate their reuse, consisting of splitting of doors at high level to allow the top section to remain fixed and the bottom section to open. Original hinged opening to be reinstated.
- Removal and replacement of existing door from West Mosley Street.
- Installation of replacement mechanical plant on roof of 57 Spring Gardens

### Internal Works (Basement)

- Limited areas of structural and masonry walls removed to facilitate reuse.
- Installation of limited new stud walls to allow fitout of bike store, gym and showers
- Creation of structural opening in existing wall to adjacent building with access-controlled door set.
- Former strong room and safe doors to be removed to allow for replacement with new complaint door sets.
- Metal railings and racking to be removed, with walls and ceilings made good for redecoration.
- New plasterboard ceiling to be installed within shower/changing facility tight to underside of the concrete soffit.
- Corridors to include new suspended electrical and mechanical services installed to underside of concrete slab.

### Internal Works (Ground Floor)

- Strip out of contemporary floor finishes around main entrance to identify historic floor finishes beneath to be incorporated into scheme
- Removal of existing main door opening mechanism
- Strip out of DDA platform lift and draught lobby alongside separating wall.
- Openings to existing structure to facilitate access to WC facilities.
- Removal of 2.no false timber columns and making good of floor and bulkhead.
- Installation of new metal frame ceiling with plasterboard finish to office suite 1 and back of house areas
- Removal of existing goods lift (ground to basement) with floor infill
- Metal frame ceiling with plasterboard finish within WCs, lobbies to protect cornice details. Upstand to be provided to existing windows and cornice/ceiling above windows to be restored.
- Reception area/lounge to incorporate decorative MF ceiling faced in plasterboard, to include feature coffered detail with ornate cornicework and incorporation of feature lighting.
- Existing ceiling in main hall to receive localised repairs, existing lighting to be refurbished and re-lamped for continued use.
- New bulkhead detail to incorporate fresh air ductwork faced in decorative grille to supply air changes necessary to banking hall.

### Internal Works (First Floor)

- Removal of identified areas of masonry wall (majority non-historic).

- Raised access floor to former server room to be removed and stripped back to sub floor, including removal of existing services and cabling.
- Door mechanism to be removed, upper section of door to be fixed in place, upstand reinstated with 60mins fire stopping between floors, maintenance access requirement from first floor removed.
- Formation of new WCs with associated fitout, metal-framed ceiling with plasterboard finish to protect above ceiling, window to be above height of existing windows and feature cornice detailing and recessed lighting.
- Formation of new compartment to separate office and central stair core. Stud partitions to receive decoration with new door set. Formation required for fire compliance.
- Installation of new plasterboard ceiling to underside of concrete soffit with M and E beneath on threaded rod fixed to structural ceiling and suspended from containment tray where possible. New cornice installed.
- Lighting to align centrally to principal window sections.

#### Internal Works (Second Floor)

- Identified areas of masonry walls and stud walls to be removed to facilitate reuse.
- Riser to be removed subject to co-ordination with services consultants.
- Formation of new WCs with associated fitout, plasterboard ceilings to protect original ceilings above. New ceilings to incorporate feature cornice and recessed lighting.
- Formation of new lobby and suite entrance to achieve separation between office and central stair core. Stud partitions to receive full height door set.
- 2no. fixed and toughened laminated glass panels in black frames with decorative timber panelled reveals within existing opening.
- New door set within surrounding partition within existing reveal.
- Installation of new bulkhead where structural wall removed, with new decorative cornice details to match existing.
- Installation of means of escape lobby to form compliant lobbied staircase.
- Cat A fitout of office to include carpets, decoration, new skirtings, open ceilings with exposed M and E
- Installation of 60-minute rated partition and door sets for fire compliance.
- Compartmentalisation of stair core and offices, full height stud partitions to receive full decoration with new door set.
- Corridors to include wall lights, recessed ceiling pots, M and E within bulkhead with detection allowed for within void.
- Suspended M and E installed to underside of decorative plasterboard ceiling with M and E suspended internally beneath threaded rod and suspended from containment trays. New fittings and service routes aligned and co-ordinated to ensure maximum views of existing architectural detailing, lights to align centrally.
- Refurbishment of dome, new hidden LED strip lighting to be concealed behind upstand to light dome.

- 4no. supply routes to corners in place of existing to incorporate directional lighting and air supply.
- Installation of new feature pendant in area with plasterboard bulkhead to adjacent windows.
- Installation of new plasterboard ceiling to be installed to underside of concrete soffit with M and E services suspended beneath and threaded rod affixed to structural ceiling / suspended from containment tray. Lights to align centrally to principal window sections.

#### Internal Works (Third Floor)

- Removal of rise subject to co-ordination with services consultants.
- Identified areas of stud walls to be removed to facilitate building re-use.
- Compartmentalisation by way of full-height partitions between suites in accordance with fire safety requirements.
- Formation of bulkhead where structural walls are to be removed with allowance for decorative cornice details to match existing.
- Cat A fit out of office, including carpets, decoration, skirtings, open ceilings with exposed M and E
- Formation of new WCs with associated fit out, metal-framed ceilings with plasterboard to protect original ceiling above.
- Staircase corridors to include wall lights, recessed spots in ceiling where bulkhead is lower, M and E services to be located within bulkhead with detection allowed within void.
- Feature corridor to include wall lights, feature pendants and decorative ceiling central to feature panelling
- Suspended M and E to underside of decorative plasterboard ceiling by way of threaded rod fixed to structural ceiling, within containment trays. New fittings and service routes aligned to ensure maximum view of architecture detailing. Lights to align centrally to principal window sections.
- New plasterboard ceiling to be installed to underside of concrete soffit, M and E suspended beneath on threaded rod fixed

#### Internal Works (General)

- Existing lift serving GF and Basement to be stripped with lift core retained to create additional riser serving all floors and enabling access to roof level.
- Existing doors serving risers and store rooms to be removed and replace with compliant door sets within existing openings for fire regulations.
- Replacement of existing internal doors with compliant commercial door sets (fire regulation).
- Localised repairs to plaster walls where redundant fittings including radiators, CCTV etc. are removed. Make good of walls to skim finish.
- Localised repair to timber skirting where fixings are removed.
- Redundant fixtures and equipment to be removed.
- New skirting to be provided where missing to match existing.
- Localised repair to timber wall panelling.

- Floor repairs where redundant services removed, installation of new substrate to create level subfloor ready for tenant finishes.
- Refurbishment of existing staircase including removal of carpet to expose stone steps, clean and seal stone to be used as decorative finish, cleaning of balusters (sanding and redecoration), replacement of wooden handrail where damaged. Walls to be repaired where damaged, redecoration.
- Repair of holds within floor from removal of mech pipework to achieve 60-minute compliance and compartmentalisation.
- Installation of new blinds to internal face of glazing in office within reveals.
- Existing 2no. passenger lifts to integrate fire shutters within reveals.

### **Publicity LBC**

**Site Notice/s Posted and Dates: Posted 02/03/22, Expired 23/03/22**

**Press Adverts Published and Dates: Published 15/02/22, Expired 08/03/22**

**Neighbour Notification: Notified 09/02/22**

**Representations Received: None**

### **Consultations\***

#### Highway Services

No objection. Requested that a Construction Management Plan be conditioned as part of the works. The CMP shall consider the movements of construction traffic and take into account Metrolink restrictions/requirements on Mosley Street.

Full details of cycle parking provision and location to be provided.

#### Environmental Health

No objection. Requested CMP condition is added. Recommended an informative is added as to construction hours. Recommended condition relating to externally mounted plant equipment.

#### Transport for Greater Manchester

No objection to the principle of the development. However, due to proximity to Metrolink, recommended conditions in order to ensure a CMP is appropriately detailed and to ensure the protection of tram lines and operation during construction.

#### Archaeology

Supportive of the scheme, recommended consultation with LPA's Urban Design and Conservation team.

#### Historic England

Confirmed their support for the proposed scheme. However, commented that safe doors should be retained within the basement and replacement of timber panelled timber doorways on second floor with toughened laminated glass panels. The applicant and LPA discussed these points and the plans were amended to retain both

the safe doors and timber doors. The applicant confirmed that some fire treatment to the doors would be necessary.

### Urban Design & Conservation

The proposal is welcomed in principle and the proposal will remove some harmful elements of previous interventions. However, there are some comments with regards to some of the elements of the work proposed.

- RIBA Stage 2 for the M and E fit out is insufficient for the high listing grade of the building. as such, M and E impacts could have quite a significant impact if not detailed and considered enough. More information to be requested.
- Concern that some of the proposed M and E may add a lot of clutter and detract from some key historic features such as cornices. More consideration and indication of what alternative approaches have been considered is needed. This element needs revisiting and some amended proposals requested.
- Some of M and E proposals (such as LED lighting replaced with similar) is missed opportunity to improve aesthetics of lighting in this space. Reference to wall mounted fan coil units in some rooms but no information on details and size to enable assessment of their impact.
- Full details of proposed lighting, M and E fixtures and CCTV fittings as well as any cabling required is needed.
- Further information requested regarding roof plant, location and any impacts on the exterior.
- Full details and elevations of all alterations would be required, including spaces around the entrance, reception area, F&B area and any space where there is a change (such as where there is an introduction of glazed screens, ceiling etc).
- No original panelling or doors should be removed.
- Full details and method statement of the works proposed to main entrance doors would be required as it is a major alteration to a substantial feature.
- Restoration of items is acceptable in principle. Details schedule and method statement for each item of work would be required. For instance, plaster making good specification, timber repair and panel repair specification.
- Some items cause concern, such as application of seal to stairs. Would need to understand what harm caused to natural stone and why it cannot be left as natural finish.

- Specification for removing paintwork is open-ended and unclear as to what surfaces are to be affected. More detailed following survey to define the scope of works.
- Details of all decoration, finishes and colour scheme would be required. This should include selected paint sampling for the existing decorations to understand any historic paint scheme.
- If any original surfaces (timber flooring, glazed brick, original fabric) is uncovered, it should be repaired, reinstated and remain on show.
- Demolition method statements for any alterations and demolition work.
- The food and drink fit out of the main banking hall could have significant impact on the Listed building.
- Queries regarding the large plate glass window to Mosley Street.

#### Urban Design & Conservation Response II

Following the response received from the Urban Design & Conservation team, the applicant submitted a significant amount of additional information that required further review and consideration. Upon this review, the following comments were received:

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#### **Save Unitary Development Plan Policies:**

##### Conservation Areas (18)

The LPA will give particularly careful consideration to development proposals located within conservation areas. The LPA will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- The relationship of new structures to neighbouring buildings and spaces
- The effect of major changes to the appearance of existing buildings
- The desirability of retaining existing features, such as boundary walls, gardens, trees (including street trees)
- The effect of signs and advertisements
- Any further guidance on specific areas which has been approved by the Council.

The LPA will not grant outline planning permission for development within conservation areas nor consent to demolish a building unless it is shown to be wholly beyond repair, incapable of reasonable beneficial use or where its removal/replacement would benefit the appearance of the conservation area.

Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved details plans for the redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

Proposals adjacent to conservation areas will only be granted where it can be shown that they will not harm the appearance or character of the area, including the protection of views in and out a conservation area.

#### Listed Buildings (19)

In determining applications for LBC, the LPA will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the LPA will:

- Not grant LBC for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use
- Not permit a change of use to a listed building, where it would have a detrimental effect on the character or appearance of the building
- Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character
- Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features
- Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract
- Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result

#### Development and Noise (26)

The LPA intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. The LPA will consider both the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources.

#### **Core Strategy Policies:**

##### Spatial Principles (SP1)

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. The city centre is the location of numerous regeneration areas. All new development shall:

- Create well designed places that enhance or create character
- Make a positive contribution to the health, safety and wellbeing of residents

- Consider the needs of all members of society
- Protect and enhance the built and natural environment
- Minimise emissions and ensure efficient uses of natural resources whilst reusing previously developed land
- Improve access to jobs, services, education and open space whilst reducing the need to travel

### Existing Employment Space (EC2)

The LPA will see to retain and enhance existing employment space and sites.

### Primary Economic Development Focus: City Centre and Fringe (CC1)

The city centre is a strategic economic location and focus of employment growth. A variety of high-quality accommodation types sizes and floorplates will be encouraged to boost investment by local, national and international businesses. The focus for employment growth will be in high density offices and the LPA will give encouragement and support for such development in city centre locations.

### Mixed Use Development (CC7)

The city centre presents the most viable opportunities for mixed-use development and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

### Design & Heritage (CC9)

Development in Manchester city centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and schedule ancient monuments.

### A Place for Everyone (CC10)

The city centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes these objectives will be supported, particularly through uses which increase the diversity of activity in the city centre and high standards of accessibility.

### Design Principles and Strategic Character Areas (EN1)

All development in Manchester is expected to follow the seven urban design principles (character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability, and diversity). The city centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas and a historic street pattern. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

### Heritage (EN3)

Throughout the city, the LPA will encourage development that complements and takes advantage of the distinct historic and heritage features of the district and neighbourhoods. Proposals which enable the re-use of heritage assets will be

encouraged where they are considered consistent with the significance of the heritage asset.

### Policy DM1 'Development Management

All development should have regard to a variety of specific issues, which include:

- Design (Siting, layout, scale, form, massing, materials and detail)
- Impact on surrounding impact in terms of design/appearance and character
- Effects on amenity (Privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety, traffic generation)
- Accessibility (disabled access, public transportation)
- Community safety and crime prevention
- Design for health
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection
- Vehicular access and parking
- Biodiversity, landscaping, archaeological and built heritage
- Green infrastructure, including open space (public and private)
- Flood risk and drainage
- Existing and proposed hazardous installations
- Sustainable construction techniques (BREEAM)

### National Planning Policy Framework Policies:

#### **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 6 – Building a strong, competitive economy** – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local needs and wider opportunities for development. Planning decisions should recognise and address specific locational requirements of different sectors.

**Section 16 – Conserving and Enhancing the Historic Environment** – Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194 – In determining applications, LPAs should require an applicant to describe the significance of any heritage asset 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 historic 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, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 – In turn, LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 196 – Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 197 – In determining applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability
- The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 199 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to the significance.

Paragraph 200 – Any harm to, or loss of, the significance of a designated heritage asset (from alteration, destruction or development within its setting) should require clear and convincing justification. Substantial harm or loss of Grade II listings should be exceptional, and anything above should be wholly exceptional.

Paragraph 201 – Where a proposed development will lead to substantial harm or total loss of significance, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or where:

- The nature of the heritage asset prevents all reasonable use of the site
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible
- The harm or loss is outweighed by the benefit of bringing the site back into use

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

Paragraph 204 – LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred

Paragraph 208 – LPAs should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

*Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

## **National Planning Practice Guidance (NPPG)**

**Historic Environment** – Any decisions where listed buildings and their settings and conservation areas area factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular Sections 16, 66 and 72, as well as applying the relevant policies in the development plan and the NPPF.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified, the aim then shall be to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Examples of heritage benefits include sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a

heritage asset and securing the optimum viable use of a heritage asset in support of its long-term conservation.

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 16 of the Act states that the LPA may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions. In considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Any listed building consent shall ensure for the benefit of the building and of all persons for the time being interested in it.

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.

### **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.

### **Issues**

#### Principle of Development

The development's overarching aim is to refurbish a Grade II\* heritage asset and bring it back into use. The application relates to a building within the core of Manchester's city centre, with the proposed use being primarily office space with ground floor/lower ground floor restaurant/drinking establishment. Subject to assessment, the principle of this development is acceptable and would generally be consistent with local and national policy.

#### Principle of Proposed Use – Office (Class E(g)(i))

The application proposes that the building will be primarily used as high-quality office space, with a small amount of lower ground floor/ground floor restaurant use. All of the building would thus fall into Use Class E. The application building is within Manchester's city centre core. Employment use in this building would be consistent

with Core Strategy policy EC2, which seeks to ensure that existing buildings that have housed employment uses continue to do so. In addition, Core Strategy policy CC1 encourages and supports applications for employment uses within buildings that are located within Manchester's city centre. Doing so would be seen to contribute to a variety of high-quality accommodation within the city centre and boost investment. The proposed scheme would be of high density and create office space in a high quality and historic building within the city centre, which would likely appeal to an array of potential occupiers. Section 6 of the NPPF states support for scheme that would encourage and contribute to a strong, competitive economy. It is considered that this proposed development would achieve this and allows businesses to grow and expand in Manchester City Centre.

#### Principle of Proposed Use – Restaurant (Class E(b))

The building's existing use is considered to be former office, thus falling within Class E. As such, no change of use is required to provide lower ground floor restaurant accommodation and the 'change of use' is not defined as such and is outside of planning control. Nonetheless, this proposed use would be consistent with Core Strategy policy CC7, which encourages and deems mixed use developments to be viable in city centre locations, as it promotes efficient use of land and leads to active ground floor uses. A restaurant use in this location would also be consistent with Core Strategy policy CC10, which seeks to promote and encourage a variety of city centre uses to create a place that appeals to a wide range of visitors and residents, including family-orientated activities.

#### Design

Notwithstanding more detailed analysis of the proposed application as part of an assessment to its impact on heritage assets, it is considered that the external alterations to the building are modest and would not fundamentally alter the appearance of character of the building. The proposal would protect and enhance the built and environment and preserve/retain the immediate built environment and the building itself.

#### Impact upon Listed Building

The main issue regarding the proposal is the impact the proposal may have on the Grade II\* Listed Building, meaning the building is one of the most important buildings within England in terms of its historic value.

Throughout the process of assessing the application, the LPA's Urban Design & Conservation lead was duly consulted with and amended plans and additional information were requested and were forthcoming throughout the process. This led to a number of the elements of the proposal, notably the proposed M and E equipment and entrance details being finessed and adapted so as to cause overall less than substantial harm to the listed building.

Overall, it is considered that the interventions proposed would bring the Grade II\* Listed Building back into viable use, which is a major public benefit that outweighs the less than substantial harm caused to the listed structure and is therefore consistent

with Core Strategy policies EN3, CC9 and DM1 as well as saved Unitary Development Plan policy DC18.1 and Section 16 of the National Planning Policy Framework.

#### Impact upon Conservation Area

The application building is located within the Upper King Street Conservation Area. The application building, being Grade II\* Listed, is evidently an important element of this conservation area, contributing notably to its character and setting. As such, it is paramount that the building's character is retained and not diminished as a result of the proposal. Furthermore, as per saved Unitary Development Plan policy DC18.1, it is not considered that the scheme proposes a major change to the external appearance of the building, as such, it is not found that the application is wholly relevant to this policy and does not trigger assessment under it due to its wording.

#### Impact upon Setting of Listed Buildings

The application building is proximate to and thus deemed to be in the setting of the Grade II\* listed 'The Portico Library and the Bank Public House' and Grade II listed 'Colwyn Chambers'. As such, any external alterations to the application building should be sensitive to these structures.

The proposed alterations to the application building are minimal when considering the building's external appearance. As such, the proposal would have neutral impact on the character and setting of nearby listed buildings and is thus acceptable. The proposal is therefore consistent with Core Strategy policies EN3, CC9 and DM1, Unitary Development Plan DC19.1 and Section 16 of the NPPF.

#### Highway Safety

The proposed development is to be a car-free scheme, with 40 cycle spaces proposed. As such, it is not expected that the development would lead to any notable increase in traffic flow in the area that could contribute to congestion. The LPA's Highway Services department offered no objection to the proposal, subject to the inclusion of a suitably scoped construction management plan condition to any approval. This is considered reasonable by the planning officer and will be imposed. The proposal is considered acceptable and in accordance with Core Strategy policies T1 and DM1.

#### Metrolink

The application building is adjacent (to the west) of an active Metrolink line, which shares Mosley Street. Due to the proximity of this Metrolink line, Transport for Greater Manchester (TfGM) were consulted. The team at TfGM had no objection in principle to the scheme but noted that there are risks and dangers to the operation of the line during the construction phase of the scheme. As a result, TfGM suggested conditions that shall be added to any approval, ensuring that the Metrolink line infrastructure and users of the Metrolink line are protected. These conditions were relayed to the applicant and agreed to. As such, it is considered the proposed development can be made to be consistent with Core Strategy policy DM1 in this regard.

#### Amenity – Internal Noise

The application proposes the refurbishment of the Grade II\* building. Due to all the proposed uses within the building falling under Use Class E, and the existing building also considered to be vacant but falling within Use Class E, it is not a planning consideration as to noise and how this may affect internal occupiers/users of the building.

#### Amenity – External Noise Outbreak

The application building is within the heart of Manchester City Centre. The building's proposed use as offices with lower ground floor restaurant is considered to be consistent with the type and variety of uses that would be present in this setting. As such, it would not be expected that the uses would unduly contend with existing use classes. Furthermore, no change of use is taking place as part of this application. Therefore, it is not possible to assess how these uses would impact upon nearby uses.

The proposal includes that for external plant equipment. External plant equipment has the potential to be a generator of noise that may impact upon the conditions of users or occupiers of nearby buildings, some of which may be sensitive to noise outbreak. As a precaution, the applicant has submitted a noise assessment that has been reviewed by the LPA's environmental health team. Subject to some modest alterations, the assessment is accepted, subject to a suitable verification condition to ensure the estimated noise breakout is consistent with the actual, following completion of the development. Subject to conditions, the proposal is thus consistent with Core Strategy policy DM1 and saved Unitary Development Plan policy DC26.1.

#### Climate Change

The proposed development would lead to the reuse of an existing building. By virtue of this, the proposed development would ensure that existing developed land is appropriately utilised, potentially contributing to a reduction in demand for new build developments in other parts of Manchester. This has the potential to reduce emissions through embodied carbon. It is appreciated that there is some difficulty and limitations to how far the developer can go as to reduce carbon emissions from this particular building, given that it is Grade II\* listed. Nonetheless, providing employment space in a highly accessible and sustainable location and providing on-site cycle storage will contribute to a reduction in demand for travel via private car. As such, the proposal is consistent with Core Strategy SP1 and T1 in this regard.

#### Health, Safety and Wellbeing

The proposed development would not be expected to have undue impact on the continued health, safety or wellbeing of surrounding occupiers or users, nor users of the surrounding road network. The application will result in a currently vacant building being brought back into an active use, which is likely to modestly increase foot traffic in the area and increase activity, which is likely to lead to a perception of lower risk of crime in the vicinity. The building is to provide access to additional jobs in a sustainable and accessible location. As such, the proposal is consistent with Core Strategy policies SP1 and DM1 in this regard.

#### Accessibility

As part of the proposal, it has been ensured that there is level access from the street into the building, ensuring that those with any extra mobility requirements will be able to enter the building, such as being in a wheelchair. It is also noted from proposed plans that DDA shower facilities and bathrooms are to be provided, with access to all floors via lifts. As such, the proposal would be consistent with Core Strategy policies SP1, CC10 and DM1 and has been duly informed by the Equality Act 2010.

### Conclusion

Subject to further information or adherence to relevant and necessary planning conditions, the proposed listed building consent application and full application are acceptable and are consistent with local and national policy. As such, the proposals should be consented/approved without delay.

### Full Planning Application 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:

#### Drawings Received 20 January 2022

- Existing Site Location Plan & Block Plan (Drawing AXI-010 dated 14 January 2022)
- Existing Basement Floor Plan (Drawing AXI-B01 dated 14 January 2022) –
- Existing Ground Floor Plan (Drawing AXI-000 dated 14 January 2022) Existing First Floor Plan (Drawing AXI-001 dated 14 January 2022) Existing Second Floor Plan (Drawing AXI-002 dated 14 January 2022) Existing Third Floor Plan (Drawing AXI-003 dated 14 January 2022)
- Proposed Ground Floor Plan (Drawing AXI-100 dated 14 January 2022)
- Proposed First Floor Plan (Drawing AXI-101 dated 14 January 2022)
- Proposed Second Floor Plan (Drawing AXI-102 dated 14 January 2022)
- Proposed Third Floor Plan (Drawing AXI-103 dated 14 January 2022)

#### Drawings Received 14 April 2022

- Proposed Basement Floor Plan (Drawing AXI-099 Rev 3 dated 14 January 2022)

- Proposed Second Floor Plan (Drawing AXI-102 dated 14 January 2022)

#### Supporting Documents

- Application Form dated 20 January 2022 – Received 20 January 2022
- Email correspondence from Paul Butler Associates dated 23.05.22 at 17:35
- Noise Impact Assessment prepared by Hilson Moran Reference MOSE-HMM-ZZ-ZZ-RP-Y-0004 Rev 2 dated 10 March 2022) – Received 16 March 2022
- Heritage Context & Historical Development document prepared by BB Heritage Studio (Reference P0179\_(REP)001 dated August 2018
- Heritage Statement prepared by Paul Butler Associates (Project '38-42 Mosley Street' dated January 2022) – Received 20 January 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development

3. Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements

- Full and Final details or any works/alterations to existing glazing
- Full and Final details of new external doors to rear elevation
- Full and Final details and Method Statement of works to the main entrance door

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan

4. No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority in consultation with Transport for Greater Manchester.

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

- Display of an emergency 24 hour contact number;
- Dust and dirt suppression Methodology (including in relation to the Metrolink line);
- Compound locations where relevant;
- \*- Highway Dilapidation survey;
- Details of any necessary temporary traffic management measures;

- Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic including swept path analysis;
- Parking of construction vehicles and staff;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses;
- A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
- Detailed method statements and risk assessments in relation to working in proximity to the Mosley Street Metrolink line;
- Agreed safe methods of working adjacent to the Metrolink Hazard Zone;
- Retention of 24-hour unhindered access to the trackside equipment chambers for the low voltage power, signalling and communications cables for Metrolink during construction; and
- Construction and demolition methods to be used, including the use of cranes (which must not oversail the tramway).

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

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

5. No works to the Mosley Street Elevation shall take place until a scheme for scaffolding and/or hoarding arrangements to the Mosley Street elevation of the building have been submitted to and approved in writing by Manchester City Council as Local Planning Authority in consultation with Transport for Greater Manchester.

Reason – To safeguard highway safety and pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

6. No works to the Mosley Street Elevation shall take place until such time that a scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing has been submitted to and approved in writing by Manchester City Council as Local Planning Authority in consultation with Transport for Greater Manchester

Reason – To safeguard highway and tramway safety, Metrolink infrastructure and pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

7. Prior to occupation of the development hereby approved, a scheme for external signage, lighting and CCTV shall be submitted to and approved in writing to Manchester City Council as Local Planning Authority. The details shall include the method of attachment to the exterior of the building.

Reason – To safeguard the visual amenity of the area, including identified designated heritage assets and pursuant to policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy and saved Policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan.

8. Within three months of the first occupation of any part of the scheme hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report (Report reference MOSE-HMM-ZZ-ZZ-RP-Y-0004 dated 10/03/22 and prepared by Hilson Moran). The report shall also undertake post-completion testing to confirm that the noise 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, pursuant to Manchester Core Strategy policy DM1 and saved Manchester Unitary Development Plan Policy DC26.1

9. Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

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

#### Listed Building 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:

#### Drawings Received 20 January 2022

- Existing Site Location Plan & Block Plan (Drawing AXI-010 dated 14 January 2022)
- Existing Basement Floor Plan (Drawing AXI-B01 dated 14 January 2022) – Received 20 January 2022
- Existing Ground Floor Plan (Drawing AXI-000 dated 14 January 2022) Existing First Floor Plan (Drawing AXI-001 dated 14 January 2022) Existing Second Floor Plan (Drawing AXI-002 dated 14 January 2022) Existing Third Floor Plan (Drawing AXI-003 dated 14 January 2022)
- Proposed Ground Floor Plan (Drawing AXI-100 dated 14 January 2022)
- Proposed First Floor Plan (Drawing AXI-101 dated 14 January 2022)
- Proposed Second Floor Plan (Drawing AXI-102 dated 14 January 2022)
- Proposed Third Floor Plan (Drawing AXI-103 dated 14 January 2022)
- Proposed Ground Floor Plan Builders Works Schedule (Drawing AXI-020 dated 14 January 2022)
- Proposed First Floor Plan Builders Works Schedule (Drawing AXI-021 dated 14 January 2022)
- Proposed Second Floor Plan Builders Works Schedule (Drawing AXI-022 dated 14 January 2022)
- Proposed Third Floor Plan Builders Works Schedule (Drawing AXI-023 dated 14 January 2022)
- Proposed Ground Floor Plan Heritage Restoration Details (Drawing AXI-040 dated 14 January 2022)

- Proposed First Floor Plan Heritage Restoration Details (Drawing AXI-041 dated 14 January 2022)
- Proposed Second Floor Plan Heritage Restoration Details (Drawing AXI-042 dated 14 January 2022)
- Proposed Third Floor Plan Heritage Restoration Details (Drawing AXI-043 dated 14 January 2022)
- Proposed First Floor Heritage Restoration Reflected Ceiling Plan Details (Drawing AXI-051 dated 14 January 2022)
- Proposed Second Floor Heritage Restoration Reflected Ceiling Plan Details (Drawing AXI-052 dated 14 January 2022)
- Proposed Third Floor Heritage Restoration Reflected Ceiling Plan Details (Drawing AXI-053 dated 14 January 2022)
- Ground Floor Heritage Restoration Photographic Record Plan (Drawing AXI-060 dated 14 January 2022)
- First Floor Heritage Restoration Photographic Record Plan (Drawing AXI-061 dated 14 January 2022)
- Second Floor Heritage Restoration Photographic Record Plan (Drawing AXI-062 dated 14 January 2022)
- Third Floor Heritage Restoration Photographic Record Plan (Drawing AXI-063 dated 14 January 2022)
- Proposed Typical Heritage Details (Drawing AXI-200 dated 14 January 2022)
- Ground Floor Internal Entrance Details (Drawing AXI-500 dated 14 January 2022)

#### Drawings Received 14 April 2022

- Proposed Basement Floor Plan (Drawing AXI-099 Rev 3 dated 14 January 2022)
- Proposed Second Floor Plan (Drawing AXI-102 dated 14 January 2022)

#### Drawings Received 09 May 2022

- Mechanical Services Third Floor Ventilation Layout (Drawing 2204 Rev 02 dated 29 April 2022)
- Mechanical Services Ground Floor Ventilation Layout (Drawing 2201 Rev 02 dated 29 April 2022)
- Proposed Basement Floor Plan Builders Works Schedule (Drawing AXI-019 Rev 1 dated 14 January 2022)
- Electrical Services & Electrical Distribution Schematic (Drawing 1100 Revision 02 dated 29 April 2022)
- Electrical Services Lighting Control Schematic (Drawing 2100 Revision 01 dated 29 April 2022)
- Electrical Services Basement Level Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2200 Revision P02 dated 29 April 2022)
- Electrical Services Ground Floor Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2201 Revision P02 dated 29 April 2022)
- Electrical Services First Floor Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2202 Revision P02 dated 29 April 2022)

- Electrical Services Second Floor Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2203 Revision P02 dated 29 April 2022)
- Electrical Services Third Floor Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2204 Revision P02, dated 29 April 2022)
- Electrical Services Roof Level Lighting, Emergency Lighting & Lighting Controls Layout (Drawing 2205 Revision P02, dated 29 April 2022)
- Mechanical Services Roof Level External Plant Layout (Drawing 2206 Revision P02 dated 29 April 2022)
- Electrical Services Basement Level General Small Power & Ancillary Services Layout (Drawing 3200 Revision P02 dated 29 April 2022)
- Electrical Services Ground Floor General Small Power & Ancillary Services Layout (Drawing 3201 Revision P02 dated 29 April 2022)
- Electrical Services First Floor General Small Power & Ancillary Services Layout (Drawing 3202 Revision P02 dated 29 April 2022)
- Electrical Services Second Floor General Small Power & Ancillary Services Layout (Drawing 3203 Revision P02 dated 29 April 2022)
- Electrical Services Third Floor General Small Power & Ancillary Services Layout (Drawing 3204 Revision P02 dated 29 April 2022)
- Electrical Services Roof Level General Small Power & Ancillary Services Layout (Drawing 3205 Revision P02 dated 29 April 2022)
- Electrical Services Basement Level Containment Layout (Drawing 4200 Revision P02 dated 29 April 2022)
- Electrical Services Ground Floor Level Containment Layout (Drawing 4201 Revision P02 dated 29 April 2022)
- Electrical Services First Floor Level Containment Layout (Drawing 4202 Revision P02 dated 29 April 2022)
- Electrical Services Second Floor Level Containment Layout (Drawing 4203 Revision P02 dated 29 April 2022)
- Electrical Services Third Floor Level Containment Layout (Drawing 4204 Revision P02 dated 29 April 2022)
- Electrical Services Roof Level Containment Layout (Drawing 4205 Revision P02 dated 29 April 2022)
- Electric Services Fire Alarm Schematic (Drawing 6100 Revision P02 dated 29 April 2022)
- Electrical Services Emergency Voice Communication System (Disabled Refuge Intercom Schematic) (Drawing 6101 Revision P1 dated 29 April 2022)
- Electrical Services Basement Level Fire Alarm & Security Services Layout (Drawing 6200 Revision 02 dated 29 April 2022)
- Electrical Services Ground Floor Level Fire Alarm & Security Services Layout (Drawing 6201 Revision 02 dated 29 April 2022)
- Electrical Services First Floor Level Fire Alarm & Security Services Layout (Drawing 6202 Revision 02 dated 29 April 2022)
- Electrical Services Second Floor Level Fire Alarm & Security Services Layout (Drawing 6203 Revision 02 dated 29 April 2022)
- Electrical Services Third Floor Level Fire Alarm & Security Services Layout (Drawing 6204 Revision 02 dated 29 April 2022)

- Electrical Services Roof Plan Level Fire Alarm & Security Services Layout (Drawing 6205 Revision 02 dated 29 April 2022)
- Fire Protection Services Dry Riser Schematic (Drawing 2101 Revision 02 dated 29 April 2022)
- Fire Protection Services Basement Level Water Mist Layout (Drawing 5200 Revision 02 dated 29 April 2022)
- Fire Protection Services Ground Floor Dry Riser Schematic (Drawing 2101 Revision 01 dated 29 April 2022)
- Mechanical Services Heating & Cooling Schematic (Drawing 1101 Revision P02 dated 29 April 2022)
- Mechanical Services Basement Level Heating/Cooling Layout (Drawing 1200 Revision 02 dated 29 April 2022)
- Mechanical Services Ground Floor Level Heating/Cooling Layout (Drawing 1201 Revision 02 dated 29 April 2022)
- Mechanical Services First Floor Level Heating/Cooling Layout (Drawing 1202 Revision 02 dated 29 April 2022)
- Mechanical Services Second Floor Level Heating/Cooling Layout (Drawing 1203 Revision 02 dated 29 April 2022)
- Mechanical Services Third Floor Level Heating/Cooling Layout (Drawing 1204 Revision 02 dated 29 April 2022)
- Mechanical Services Ventilation Schematic (Drawing 2101 Revision P02 dated 29 April 2022)
- Public Health Services Drainage Schematic (Drawing 1101 Revision 02 dated 29 April 2022)
- Public Health Services DH & CW Schematic (Drawing 1102 Revision 02 dated 29 April 2022)
- Public Health Services Basement Level Domestic Hot & Cold Water Above Ground Waste Services Layout (Drawing 1200 Revision 02 dated 29 April 2022)
- Public Health Services Ground Floor Level Domestic Hot & Cold Water Above Ground Waste Services Layout (Drawing 1201 Revision 02 dated 29 April 2022)
- Public Health Services First Floor Level Domestic Hot & Cold Water Above Ground Waste Services Layout (Drawing 1202 Revision 02 dated 29 April 2022)
- Public Health Services Second Floor Level Domestic Hot & Cold Water Above Ground Waste Services Layout (Drawing 1203 Revision 02 dated 29 April 2022)
- Public Health Services Third Floor Level Domestic Hot & Cold Water Above Ground Waste Services Layout (Drawing 1204 Revision 02 dated 29 April 2022)
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Drawings Received 17 June 2022

- Proposed Second Floor Office Section Details Sheet 1 (Drawing AXI-222 dated 14 January 2022)
- Proposed Second Floor Office Section Details Sheet 2 (Drawing AXI-223 dated 14 January 2022)
- Proposed Ground Floor Reflective Ceiling Plan (Drawing AXI-300 dated 14 January 2022)
- Proposed Second Floor Reflective Ceiling Plan (Drawing AXI-302 Rev 1 dated 14 January 2022)
- Ground Floor Entrance Glazing Details (Drawing AXI-502 dated 14 January 2022)
- Ground Floor Reception Desk Details (Drawing AXI-503 dated 14 January 2022)
- Reception Desk Wall Details (Drawing AXI-504 dated 14 January 2022)
- Ground Floor Fireplace Curved Banquette Seating Details (Drawing AXI-505 dated 14 January 2022)
- Ground Floor Central Straight Banquette Seating Details (Drawing AXI-506 dated 14 January 2022)
- Ground Floor Refreshment Station Details (Drawing AXI-507 dated 14 January 2022)
- Ground Floor Lounge Booth Seating Details (Drawing AXI-508 dated 14 January 2022)
- Second Floor Suite 5 Ceiling Bulkhead Details (Drawing AXI-527 dated 14 January 2022)
- Second Floor Office Suite 5 Ceiling Bulkhead Details (Drawing AXI-528 dated 14 January 2022)
- Mechanical Services Second Floor Heating/Cooling Layout (Drawing 1203 Rev 4 dated 31 March 2022)
- Mechanical Services Second Floor Ventilation Layout (Drawing 2203 Rev 4 dated 31 March 2022)

### Documents

- Application Form dated 20 January 2022 – Received 20 January 2022
- Photographs of Domed Room Sub Floor and Office Floors
- Email correspondence from Paul Butler Associates dated 23.05.22 at 17:35
- Restoration Schedule prepared on behalf of Bruntwood ('38 Mosley Street' dated 11 January 2022) – Received 20 January 2022
- Stage 2 Concept Design Appendices prepared by Hilson Moran (Reference MOSE-HMM-ZZ-ZZ-RP-N-0003 Rev 2 dated 14 January 2022) – Received 20 January 2022
- Stage 2 Concept Design Drawings prepared by Hilson Moran (Reference MOSE-HMM-ZZ-ZZ-RP-N-0002 Rev 002 dated 14 January 2022) – Received 20 January 2022
- Stage 2 Concept Design Report prepared by Hilson Moran (Reference MOSE-HMM-ZZ-ZZ-RP-N-0001 dated 14 January 2022) – Received 20 January 2022
- Heritage Context & Historical Development document prepared by BB Heritage Studio (Reference P0179\_(REP)001 dated August 2018)

- Heritage Statement prepared by Paul Butler Associates (Project '38-42 Mosley Street' dated January 2022) – Received 20 January 2022
- Specification for Electrical Services document prepared by Hilson Moran (Reference 27618-SP-ES-001 dated 29 April 2022)
- Specification for Fire Protection Services document prepared by Hilson Moran (Reference 27618-SP-FP-001 dated 29 April 2022)
- Schedule of Lighting & Power Distribution Boards prepared by Hilson Moran (Reference 27618-979000 dated 29 April 2022)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC9, EN3, DM1 of the Manchester Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan.

4. Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority prior to works commencing to those elements

- a. Full and Final details and details of the M&E proposed including details of the reduction of existing M&E.
- b. Full and Final details or any works/alterations to existing glazing
- c. Full and Final details of new external doors to rear elevation
- d. Detailed Repair Schedules and Specifications for the treatment of damp within building
- e. Full and Final details and Method Statement of works to the main entrance door
- f. Full and Final details of and Methodology of all repairs to plaster, timber, panelling and stairs within the building, as well as any other original features to be restored or repaired
- g. Full and Final details of all paint surveys and Methodology of any paint removal
- h. Full and Final details and Methodology of any decoration work within the building
- i. Full and Final details and Methodology of any demolition works within the building

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan

5. Before erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, 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 removal shall be submitted

to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

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