

Application Number	Date of Appln	Committee Date	Ward
143815/FO/2025 and 143816/LO/2025	18th Sep 2025		Deansgate Ward

Proposal 143815/FO/2025 - Change of use of basement and ground floor from sui generis (pub/restaurant) to F1 (public library) along with alterations to the building to provide level access throughout and to upgrade environmental performance.

143816/LO/2025 - Listed Building Consent for the refurbishment of the existing building including alterations to provide level access throughout and to upgrade environmental performance.

Location 57 Mosley Street, Manchester, M2 3HY

Applicant Dr Thom Keep, The Portico Library

Agent Dr Tom Brigden, Purcell Architecture Ltd.

Executive Summary

The proposal is for the refurbishment of the Grade II* listed building.

Adverse comments have been received from the Georgian Group and there has been one letter of objection.

Key Issues:

Principle of the proposal and the schemes contribution to regeneration: The proposal accords with national and local planning policies, and would deliver economic, social, and environmental benefits. The proposal would provide an extended and fully accessible cultural use.

Impact on the historic environment: The proposal is for alterations to and a change of use of a Grade II* Listed Building and would impact on the setting of listed buildings in the George Street and Upper King Street Conservation Area. There would be a high level of, less than substantial but this would be outweighed by the public benefits delivered by the scheme.

Economic: Skilled jobs would be created during construction and jobs would be created by the operation of the library. It would help to drive economic growth and productivity and support inclusive growth.

Social: The proposal would be fully accessible.

Environmental: This is a low carbon proposal in a highly sustainable location. There would be no unduly harmful impacts on traffic and local air quality. Where impacts do arise, these can be mitigated. A new bat box would improve biodiversity. Waste management would prioritise recycling.

Impact on local residents and local businesses: Construction impacts would not be significant and can be managed to minimise the effects on local businesses. A noise assessment for the use and the external equipment has been provided.

A full report is below for consideration.

Description of Site

The Portico library is Grade II* Listed and was built between 1802 and 1806. It was established in 1806 as a subscription library and reading room by wealthy businessmen. It is an important remaining example of a Georgian subscription library. The building derives historical association from the architect Thomas Harrison who was involved in a number of high-status commissions.

It is constructed of stone in the neo-classical style and has a portico fronting onto Moseley Street with ionic stone columns flanking a central doorway. Columns separate sash windows on the ground floor of the Charlotte Street elevation. The red brick rear elevation is plainer is not without detail or significance. The main entrance door is timber panelled and there are sash windows at first floor. The roof has been recovered and no longer has its original finish but does contain an attractive original stained-glass dome.

The first floor is the most significant part of the interior, where the dome can be seen. It has valuable early nineteenth century fixtures and fittings, including large bookcases. Other areas of the building have been more greatly altered, including the ground floor which had been converted first into a bank, and more recently into a pub. Changes in 1920 do have significance especially internal columns to ground floor and joinery.

The building is currently a bar on the ground floor and basement. The library is on the first floor with access from the side and rear.

Disabled people have to use either the side stair from Charlotte St or a stair lift on the staircase at the rear of the building. The building has an old boiler system that it not efficient. The environment is not suitable and does not protect the books which are deteriorating and require frequent repairs.

The building is on a prominent corner in the George Street Conservation Area and makes a positive contribution to the character of the area. It is also opposite the Upper King Street Conservation Area.

There are listed buildings nearby including the Grade I Listed Manchester Art Gallery, the Grade II* Listed former bank at 38 Mosley Street and the Grade II Listed 42 to 48 George Street.

The area is characterised by predominantly commercial uses with offices, shops, restaurants, cafes, banks, a surface car park and an art gallery nearby.

Description of Development

The proposals seek to create a multiple use functional venue with the library at its core, reinstating the library on the ground and basement with full access provided through the main entrance. The principal changes proposed are the removal of central front steps to provide an accessible entrance and the installation of a lift in the lobby area.

Other significant changes involve alterations to entrance door and fanlight, creation of a glazed opening between ground floor and first floor, adaption of the rear roof to install plant and works to the windows and roof to improve thermal performance and an air source heat pump system.

Other works include:

- The conversion of the basement to provide meeting rooms, toilets, work areas, and a kitchen and to store books in an appropriate environment.
- The reinstatement of a glazed opening between ground and first floor.
- The reconfiguration of the gallery railings on the first floor.
- The cleaning and refurbishment of the glass dome.
- Internal redecoration.
- Signage to fanlight.
- Waterproofing of the basement.
- Installation of new grills to basement windows.
- Installation of M&E
- Provision of a scaffold

The balance of benefit and harm is complex and is set out in the report.

The Planning Submission

Full set of drawings
Heritage Statement
Design and Access Statement
Product details for M&E
Stage 3 MEP Report
Structural & Civil Engineering Stage 3 Report
Noise Impact Assessment
Biodiversity Survey and Report
Waste Management Proforma

Consultations

143815/FO/2025

Publicity - The occupiers of adjacent premises have been notified, and the applications have been advertised in the local press as affecting the setting of a conservation area and the setting of listed buildings. Notification letters have been sent to surrounding occupiers. and 1 objection has been received as set out below.

I use the Bank pub regularly to meet friends and former work colleagues. We have our Christmas meal here every year. It's an imposing and relatively quiet oasis, in the madness that is Manchester City Centre. I cannot see the Portico Library suddenly being engulfed by a wave of extra visitors if the scheme goes ahead.

Manchester Heritage Advisory Panel – are broadly supportive and had responded positively in principle. They are concerned that it is difficult to fully assess the difference between the building during the day and the night. Lighting with additional cabling, signage, handrails were not shown, and they felt that both a lighting and signage strategy should not be a condition. They noted that the ground floor presented a greater opportunity for new intervention but would like to have had more detail on how the ground and first floor linked to each other. They questioned the logic around creating a new area of steps at the front entrance.

Historic England – that given the design of the building, particularly the roofscape, the heat pump as well as other energy efficiency measures can be introduced to the building without causing harm to the building's significance as can the floor opening on the first floor and the change of use and associated alterations. The reconfiguration of the gallery railings would result in limited harm.

The removal of the central portion of the entrance steps would result in harm to the significance of the building. They agree that this would have a medium adverse impact resulting in less than substantial harm to the building's significance.

They welcome the exciting opportunity for the library to use of the entire building and are supportive of the principle of the proposals. Most of the works are unlikely to cause harm and the form and constraints of the building limit the options to minimise impacts in relation to providing more inclusive access.

They broadly support the applications on heritage grounds and urge the local authority to consider the harm caused by the proposals. While we consider that the applications meet the requirements of the NPPF, the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 213 and 215 of the NPPF.

In determining these applications the LPA should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The Georgian Group - advise that the additional supporting documentation that has been provided is welcome and important context and information which should assist the LPA in determining the application. This notwithstanding, this the proposed scheme of works will cause irreversible harm to the building's special architectural significance as a Grade II* listed heritage asset which should be quantified at the upper level of less than substantial harm. If the LPA is minded to grant consent for the application, it must be fully satisfied that the harm which would be caused by the

proposed scheme is clearly and convincingly justified, and/or offset by sufficient public benefits under the terms of the NPPF paragraphs 213 and 215.

Environmental Health – recommend conditions relating to plant and equipment, construction management, acoustic insulation, refuse storage and disposal and to restrict opening hours, construction hours and servicing hours

Highway Services – no concerns and recommend that a construction management plan be secured by a condition.

Design for Security at Greater Manchester Police – no issues.

Greater Manchester Ecology Unit (GMEU) - Recommend informatives to protect protected species and advise that the proposal is exempt from mandatory BNG under the de minimis rule. Advised that wherever possible measures to enhance the site for biodiversity must be secured such as integrated bat and bird boxes and recommend a condition requires the provision of a new ecological survey if the works don't commence within two years.

Greater Manchester Archaeological Advisory Service (GMAAS) - GMAAS is satisfied that the proposal would not have any impact on known or suspected below-ground remains of archaeological interest. As such, no further consideration of archaeological matters is required.

Transport for Greater Manchester – Recommended a condition relating to working safely near Metrolink

143816/LO/2025

Publicity - The occupiers of adjacent premises have been notified, and the applications have been advertised in the local press as affecting the setting of a conservation area and the setting of listed buildings. Notification letters have been sent to surrounding occupiers.

Manchester Heritage Advisory Panel – as 143815/FO/2025

Historic England - as 143815/FO/2025

The Georgian Group - as 143815/FO/2025

ISSUES

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) together with the recently adopted Places for Everyone (PfE) Joint Development Plan. 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.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The Plan is now adopted planning policy, and its policies must therefore be given significant weight in the planning balance. The relevant policies are:

Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester – Skilled jobs would be created during construction and jobs would be created by the operation of the library.

Objective 4: Maximise the potential arising from our national and international assets –The proposal would develop and extend an existing attraction.

Objective 5: Reduce inequalities and improve prosperity – The proposal would provide employment opportunities.

Objective 6: Promote the sustainable movement of people, goods and information – There site is close to all forms of sustainable transport.

Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region – This proposal includes improved energy efficiency and includes air source heat pumps, repair and upgrade of windows and the insulation of the roof.

Objective 9: Ensure access to physical and social infrastructure – The proposal would provide a fully accessible library in a sustainable location.

Objective 10: Promote the health and wellbeing of communities – Travel planning would promote public transport use.

Policy JP-Strat1 (Core Growth Area) The proposal would support economic growth and create jobs during construction and in operation.

Policy JP- Strat2: (City Centre) The proposal would protect and enhance a Grade II* Listed Building and expand an attraction.

Policy JP-S2: (Carbon and Energy) The fabric and energy efficiency upgrades are underpinned by the UK Net Zero Carbon Buildings Standard, which is the highest industry metric for achieving net zero carbon in the built environment. The most significant carbon reduction comes from installing rooftop Air Source Heat Pumps (ASHPs). The building not only complies with but exceeds the Core Strategy Policy EN6 requirement for a Part L + 10% increase over the CO₂ reduction target.

Policy JP-S6: (Clean Air) Construction activities can be mitigated to minimise the impact on air quality.

Policy JP-S7: (Resource Efficiency) Resources would be consumed during construction. The proposal would be highly efficient and low carbon.

Policy JP-G9: (A Net Enhancement of Biodiversity and Geodiversity) The site is de minimus but would provide a bat box on the roof.

JP-P1 (Sustainable Places) – The site is highly sustainable.

Policy JP-P2: (Heritage) There would be minimal impact on the setting of nearby heritage assets.

Policy JP-C1: (An Integrated Network) This is a highly sustainable location, well connected to public transport.

Policy JP-C5: (Streets for All) The proposal would create level access through the main entrance.

Policy JP-C7: (Transport Requirements of New Development) The proposal would be close to infrastructure and public transport.

Policy JP-S2: (Carbon and Energy) The building not only complies with but exceeds the Core Strategy Policy EN6 requirement for a Part L + 10% increase over the CO₂ reduction target. The proposed rooftop Air Source Heat Pumps (ASHPs) would reduce the Energy Use intensity (EUI) from 311 kWh/m²/year to 124 kWh/m²/year.

Strategic Spatial Objectives

The Core Strategy contains Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. (Spatial Principles) - This is a highly accessible location, and the proposal would reduce the need to travel by private car, support sustainable development and help to halt climate change.

SO2. (Economy) – An extended historic library in this sustainable location would support economic growth. Jobs would be created during construction in a highly accessible location which would support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities. It would attract more visitors and be more inclusive.

SO5. (Transport) - The proposal would be highly accessible, reduce the need to travel by private car and make effective use of public transport. Sustainable transport improves physical connectivity and enhances the City's function and competitiveness and provides access to jobs, education, services, retail, leisure and recreation.

SO6. (Environment) The scheme includes up to date energy efficiency measures in the fabric and construction, would be low carbon and highly sustainable.

Policy SP 1 (Spatial Principles) - The proposal would have a positive impact on visual amenity and the character of the area, complement other development and improve street level activity and natural surveillance.

Policy EC3 (The Regional Centre', Primary Economic Development Focus (City Centre and Fringe) – The extended cultural use would attract more visitors.

Policy CC4 (Visitors - Tourism, Culture and Leisure) – The proposal would expand a cultural use to all floors in the building.

Policy CC5 (Transport) - The proposal would be accessible by a variety of sustainable transport modes and help to improve air quality.

Policy CC6 (City Centre High Density Development) – This proposal would use the whole listed building and would use the site efficiently.

Policy CC8 (Change and Renewal) – Jobs would be created during construction and during the operation of the library.

Policy CC9 (Design and Heritage) - The design would be high quality. Its impact on the Grade II* listed building and other surrounding and nearby heritage assets is discussed in more detail in the report.

Policy CC10 (A Place for Everyone) – A lift would be provided to all floors and level access would be created through the main entrance.

Policy T1 (Sustainable Transport) – The proposal would encourage modal shift to more sustainable alternatives. The site is close all sustainable transport options.

Policy T2 (Accessible Areas of Opportunity and Need) – The proposal would be accessible by sustainable transport modes and would help to connect people to jobs, local facilities and open space.

Policy EN 1 (Design Principles and Strategic Character Areas) – The design would activate streets, enhance legibility and support regeneration.

Policy EN3 (Heritage) The impact on the Grade II* Listed building, the surrounding conservation area, and the settings of the nearby heritage assets is discussed below.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) – the proposal has a robust energy strategy. There are no plans for district heating or other infrastructure.

Policy EN6 (Target framework for CO 2 reductions from low or zero carbon energy supplies) - Energy demands in use would be minimised. The building exceeds the Core Strategy Policy. The proposal includes Air Source Heat Pumps.

Policy EN8 (Adaptation to Climate Change) – The proposal would include measures to control overheating.

Policy EN14 (Flood Risk) The site is in Flood Risk Zone 1 with a low risk of flooding. Surface water runoff would be minimised.

Policy EN15 (Biodiversity and Geological Conservation) The site is not high quality in ecology terms and is de minimus for BNG. The scheme does include the provision of a bat box on the roof.

Policy EN16 (Air Quality) Construction activities would be controlled to minimise the impact on air quality. The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and minimise traffic emissions. The proposal would not compromise air quality. Three internal cycle parking spaces are proposed and there are nearby cycle hubs.

Policy EN19 (Waste) The proposal would be consistent with the principles of waste hierarchy. A Waste Management Strategy sets out how waste production would be minimised during construction and operation.

Policy DM1 (Development Management) Consideration has been given to the impact on the highway and the impact on surrounding occupiers. The proposals include the provision of level access.

For the reasons given above, and within the main body of this report, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

Saved UDP Policies

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 building is in the George Street Conservation Area. The impact on this heritage asset is discussed below.

Saved Policy DC19.1 (Listed Buildings) – The original and historic use of the building would be restored and made available to more people as it would have full access to all floors. The impact of the works is discussed in the report.

Saved Policy DC20 (Archaeology) – There are unlikely to be archaeological remains on the site and no recording is required.

DC22 (Footpath Protection) - The works would be contained within the building footprint.

Saved Policy DC26.1 and DC26.5 (Development and Noise) – The application is supported by acoustic assessments, and the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise. This is discussed in more detail later on in this report.

For the reasons given above and in the main body of the Report, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy 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, 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 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.6 states that there are currently 35 Conservation Areas in the City, each with its own distinctive character. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.

Paragraph 2.50 states that development should not exclude older people or disabled people.

Paragraph 2.54 states that there are many good examples within the City where conversion has been highly successful. Wherever the character, size, appearance and robustness of existing buildings are compatible with proposals for the future of an area, they should be retained and refurbished to accommodate new uses.

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.

For the reasons set out later in this report the proposals would be consistent with these principles and standards.

The NPPE

The revised NPPF re-issued in December 2024. 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 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 (paragraph 207).

In determining applications, local planning authorities should take account of:

- a) 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.
- c) the desirability of new development making a positive contribution to local character and distinctiveness. (Paragraph 210).

In considering the impacts of proposals, paragraph 212 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 213 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 215 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 216).

The proposal would result in less than substantial harm to the heritage assets identified in this report and this would be outweighed by public benefits. This is considered in detail in the report.

Section 6 (Building a Strong, Competitive Economy) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 85).

The reinstatement of the full building as a library would be a tourist attraction that would bring people into the City, demonstrate investment and benefit complimentary and surrounding businesses.

Section 8 (Promoting Healthy and Safe Communities) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places (paragraph 96).

The proposal would be safe and secure. Cycle parking and pedestrian access would be prioritised. The proposed new main entrance would be accessible to all.

Section 9 (Promoting Sustainable Transport) states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health' (paragraph 110).

In assessing applications for development, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and, the design of streets, parking areas, other transport elements and the content of associated standards reflects national guidance including the National Design Guide and National Model Design Code; any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree (paragraph 115).

Developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 116).

Within this context, applications for development should: give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public

transport services, and appropriate facilities that encourage public transport use; address the needs of people with disabilities and reduced mobility in relation to all modes of transport; create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; allow for the efficient delivery of goods, and access by service and emergency vehicles; and, be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. (paragraph 117).

The site is located in the City Centre, is well connected to all public transport modes which would encourage sustainable travel. There would be no on-site car parking. There would be no unduly harmful impacts on the traffic network with physical and operational measures to promote non car travel and with the use being similar in the number of customers it would attract to the existing bar on the ground and basement floors.

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. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interest throughout the process’ (paragraph 131).

Planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 135).

Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to: development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or outstanding or innovative design which promote high levels of sustainability, or help raise the standard of design more generally in an area so long as they fit in with the overall form and layout of their surroundings (paragraph 139).

The design would be highly quality and complement the distinctive architecture of the building and the surrounding conservation area. The sustainability if the building would be improved buildings and the resulting development would low carbon.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (paragraph 161).

New development should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and can help to reduce greenhouse gas emissions, such as through its location orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards (paragraph 164).

In determining planning applications, Local Planning Authorities should expect new development to: comply with any development plan policies on local requirements of decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 168).

The buildings fabric efficiency would be improved by the insulation of the roof and the repair and replacement of windows, and an air source heat pump would be used.

Section 15 (Conserving and Enhancing the natural environment) states that planning decision should contribute and enhance the natural and local environment by protecting valued landscapes, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of sol, air, water or noise pollution or land instability and remediating contaminated land.

The nature of the use and the improved performance of the fabric of the building would ensure no unduly harmful noise outbreak on the local area. Biodiversity improvements would be provided in the form of 1no. bat box to be installed on the roof.

Paragraph 198 outlines that decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution in health, living conditions and the natural environment.

There would be some short-term noise impacts associated with the construction process, but these can be managed to avoid any unduly harmful impacts on amenity.

There are not considered to be any noise or lighting implications associated with the operation of the development.

Paragraph 199 states that decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.

The proposal would not worsen local air quality conditions and suitable mitigation can be put in place during the construction process. There would be access to public transport for the users and staff of the development.

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development proposals that accord with an up-to-date development plan without delay.

Planning Policy Guidance (PPG)

The relevant sections of the PPG are as follows:

Air Quality provides guidance on how this should be considered for new developments. Paragraph 8 states that mitigation options where necessary will be locationally specific, will depend on the proposed development and should be proportionate to the likely impact. It is important therefore that local planning authorities work with applicants to consider appropriate mitigation so as to ensure the new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.

Examples of mitigation include:

- the design and layout of development to increase separation distances from sources of air pollution.
- using green infrastructure, in particular trees, to absorb dust and other pollutants.
- means of ventilation.
- promoting infrastructure to promote modes of transport with low impact on air quality.
- controlling dust and emissions from construction, operation and demolition; and
- contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development.

A construction management plan would include dust management measures to minimise the impact of the construction process. This would be a car free development. Trains, trams and bus services are all within easy walking distance.

Noise states that Local planning authorities should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur.
- whether or not an adverse effect is occurring or likely to occur.
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated.
- layout: where possible, optimising the distance between the source and noise sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose-built barriers, or other buildings.
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night.
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building. A construction management plan would include measures to minimise noise impacts of the construction process.

The commercial uses would be treated to prevent noise outbreak. The plant would adhere to the Council's noise criteria to ensure that it is suitable for use.

Health and wellbeing states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation).

The proposal would create level access and provide lift access to all floors which would improve access for pedestrians. Cycle storage for three cycles would also be provided for cyclists.

Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:

- encouraging sustainable travel.
- lessening traffic generation and its detrimental impacts.
- reducing carbon emissions and climate impacts.
- creating accessible, connected, inclusive communities.
- improving health outcomes and quality of life.
- improving road safety.
- reducing the need for new development to increase existing road capacity or provide new roads.

This is a highly accessible location. Modelling has demonstrated that there would be no undue harmful impact on the highway network. Amendments to the highway would ensure that access and egress is safe. A wide range of public transport options are nearby including rail, tram and bus, with pedestrian and cycle routes. There would be 3 cycle spaces.

Heritage states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the Proposed Development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."

Public benefits may also include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

The proposal would result in varying levels of less than substantial harm to the building and to various surrounding heritage assets identified in this report. There would be considerable public benefits including the restoration of the original library use on all floors and the provision of inclusive access. The proposal would be highly sustainable and meet the highest industry standards. The design would be acceptable and respond to local context.

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") states that "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State 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".

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 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

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

George Street Conservation Area

The George Street conservation area is bounded by Oxford Street, Portland Street, Charlotte Street, Mosley Street, St Peter's Square, Dickenson Street and George Street. Its origin dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. Charlotte Street and George Street became residential streets, and the conservation area was also home to scientific and medical schools and societies, a library (the Portico Library) and the Institute of Fine Arts (now the City Art Gallery).

The area has been a changing and dynamic place partly due to fluctuating economic circumstances. Warehouses replaced the residential properties in the 19th Century and due to the decline of the British cotton industry during the early to mid-20th Century the warehouses were fully or partly vacant with many falling into disrepair.

In the 1960's the conservation area became popular with the Chinese community and is now also known as China Town. It contains the City Art Gallery, shops, restaurants, hotels, entertainment uses and residential properties and is now an area of great commercial vitality. The Chinese Imperial Arch on Faulkner Street is the largest of its kind outside of China.

The regular grid pattern of streets established in Georgian times still exists and the historic buildings in the conservation area are generally built back to pavement.

The most significant buildings such as City Art Gallery are situated in the wider streets at the periphery of the conservation area.

The Italian Palazzo style of architecture is evident on Charlotte Street, where most of the former warehouses on one side of the street were all designed by Edwin Walters in the 19th Century. Near the junction of Portland Street and Princess Streets, some of the small-scale Georgian buildings still survive and accommodate shops, takeaways and public houses.

Upper King Street Conservation Area

This part of the conservation area is characterised by a mixture of robust Victorian buildings with more modern infill buildings. Following the destruction of large areas of the city during the Second World War. Within the conservation area, new proposals should generally be aligned to the back of the pavement to preserve the historic linear character of the streets.

Many different building materials have been used in the Upper King Street conservation area. These include variously coloured brick, stone (predominantly yellow sandstone), exposed aggregate pre-cast concrete, bronze-coloured glass in metal frames, clear glass in concrete frames, and various modern high-tech materials. Ground floors are often in granite, giving a distinctive appearance, and the top floor is often treated differently too. Entrances are clearly emphasised and are often located on the corner of buildings, which are frequently chamfered for this purpose. Windows are mostly vertically proportioned and nearly always grouped in twos or threes. Unless the fenestration is composed of projecting bay or oriel windows, it is always set well back from the facade of the building, creating an interesting three-dimensional modelling. Within the conservation area, any new building will be required to meet a high standard of design.

Issues

Principle of proposal and the schemes contribution to regeneration

The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the City Region and needs to accommodate significant employment to support the long-term economic success of the city (EC1, EC3 and EC8).

Places for Everyone. JP-Strat1 and JP-Strat2 emphasises the City Centre's significant economic role, having a primary focus for business among other uses and supporting Greater Manchester's economic growth. Policy JP-J3 earmarks over 2 million sq. m. of accessible new office space for the region, with more than half of this in the City Centre.

The proposal relates to a Grade II* Listed Georgian subscription library. The library currently occupies the first floor, and this proposal would restore the use to all floors and would provide level access.

Skilled, specialist and non-skilled jobs would be required to carry out the alterations. The use would provide 2 additional full-time jobs and 9 more part time jobs. The existing full-time equivalent is 5.80 and a proposed full-time equivalent of 14.20 jobs.

The building would be more accessible, and a cultural attraction would be enhanced. It would attract more visitors.

The proposal would be consistent with the policies in the development plan, when read as a whole, including SP1, EC3, CC4, CC6, CC9, CC10, as well as strategic policies in Places for Everyone such as JP-Strat1 and JPStrat2.

Impact on Heritage Assets

The works required to reinstate the library and create a fully accessible entrance would harm its heritage significance. The proposal includes repairs and improved energy efficiency measures.

The Works to the Main Entrance

The removal of the central portico steps is the most harmful work that would impact on the imposing, high quality, original front elevation and include the loss of original fabric. There are three sets of steps at the front, a winding staircase access from the side and a rear loading area that includes a staircase with a stair lift, which cannot be used when in a wheelchair. This entrance is accessed from the slim pavement of the back street.

As the removal of the steps affects highly significant original fabric a range of options were assessed. The steps are highly significant in terms of the architectural composition of the portico. The other options considered to provide level access are:

An external platform lift at the side entrance – Discounted due to:

Demolition of original staircase, major alteration of the bank lobby, stopping up of public highway (lengthy, costly, consent not guaranteed), external platform lifts prone to malfunction, unable to pass wheelchair around lift; and all users do not use the same entrance.

An external ramp at the side entrance – Discounted due to:

Demolition of staircase, major alteration of the bank lobby, level access only via Charlotte Street, all users do not use the same entrance, visual impact to Charlotte Street elevation, stopping up of public highway (and major clash with lay-by); and unable to pass wheelchair around lift.

Levelling the side entrance – Discounted due to:

Demolition of staircase, major alteration of the bank lobby, level access only via Charlotte Street; and all users do not use the same entrance and unable to pass wheelchair around lift.

Replacing windows with doorways on the side elevation – Discounted due to:

Major alteration of highly significant Charlotte Street elevation, level change requires major internal alteration of high significance ground floor space (lowering floor for the installation of lift and ramp), impinges on available floorspace at Ground Floor level, alternatively, level change requires external ramp and steps (not feasible - stopping up of the public highway, and high impact on the elevation) and, all users do not use the same entrance.

Installing a lift in the rear loading area – Discounted due to:

- Major alteration of high significance Members Room at First Floor level, demolition of existing floor construction at ground and first floor level, impinges on available floorspace, smaller lift car space (does not provide for all wheelchair users), accessible entrance only via rear alleyway (intimidating / off- putting and not level with thin pavement), and all users do not use the same entrance.

Removal of the left-hand portico steps – Discounted due to:

- This would necessitate a new door opening in the Mosley Street elevation, or if using the existing central door, it would necessitate the removal of the central steps as well, a new door opening would be of greater visual impact on the highly significant Mosley Street elevation and would affect the symmetry of this elevation.

Removal of the right-hand portico steps – Discounted due to:

- This would necessitate a new door opening in the Mosley Street elevation, or if using the existing central door, it would necessitate the removal of the central steps as well; A new door opening would be of greater visual impact on the highly significant Mosley Street elevation and would affect the symmetry of this elevation.

The use of Hydraulic Transforming Steps – Discounted due to:

- Creates a separate and unequal mode of entry, requires waiting, activation and depends on others so does not allow independent use; exposure to rain, frost, debris and vandalism, risk of mechanical failure, specialist maintenance contracts; Subject to risk of flooding due to underground mechanics, still requires the replacement of the steps and requires deeper foundations into the basement.
- Permission for works to the public highway required.

The constraints in providing alternative level access are set out in the options analysis. The formation of new steps either side of the entrance door is acceptable and would negate the need for safety barriers that would clutter the entrance.

The central set of steps to the Mosley Street elevation would be removed, the lobby floor lowered, and doorway lengthened and the extension of the fanlight.

A passenger lift would be installed to provide access to all three levels of the building. The staircase and lobby would be retained reducing the amount of major structural alterations in this part of the building.

The provision of a fully accessible entrance is highly beneficial and would allow everyone to enter through the same entrance and would sustain the viability of and restore the full use of the building as a library.

The alteration would amount to less than substantial harm that can be offset by the reinstatement of the original use, the provision of inclusive access, the fabric repair and refurbishment of the spaces and the provision of an extended cultural attraction.

Other External works

Other external changes would include the reinstatement of a sash window to rear ground floor, new rear down pipes, grilles to basement windows, new pavement lights and the replacement of inappropriate window to first floor Portico area to match others.

Basement

There is evidence of a concrete ceiling and brick vaulting below the portico, and a lift pit could have some impact on the space.

A waterproofing cavity system would be inserted to walls and floors in the basement to address the presence of the pavement lights, the level of damp seen in the basement and the nature of the proposed use. Meeting rooms are proposed below pavement lights, and refurbishment works are proposed to basement windows, grilles and pavement lights.

Ground floor

The creation of a lift would affect the portico lobby through the loss of floor and ceiling fabric. The formation of a glazed opening in the ceiling would provide visibility to the first-floor glazed dome. This would not affect original fabric and would reconnect the two floors and reinstate an original view between them.

Full and final details of the material finishes, and colour scheme would be informed by results from paint analysis and would be a condition.

First Floor

The formation of the opening in the ground floor ceiling would create an opening in first floor. This would affect non-original fabric and partially restore a historic feature. Reconfiguring the gallery railings would be a modest change given their previous alteration. The highly significant glass dome would be cleaned and refurbished.

A protection measures condition would be applied for the historically significant library shelves and fittings.

Energy efficiency upgrades.

The gas boiler would be removed as part of the energy efficiencies upgrade. The Portico Conservation Plan requires that any 1945 and earlier fabric that is to be removed should be recorded. This would be conditioned to aid future understanding of the building.

The energy improvements and fabric upgrades, in particular insulating the roof voids, would require method statements. Refurbishment of window joinery and timber architraves is also proposed. Method statements and full repair schedule are required for the works to windows including paint finish. This would be a condition.

The impact of the externally mounted equipment is low due to the lack of visibility and the location on a section of non-original roof. The equipment would be located in an enclosure. This equipment allows most of the reduction of the energy usage.

The works to improve energy efficiency would provide a significant reduction in CO₂ emissions. The energy efficiency alterations have significant public benefits, for library users and its collections.

Impact on Conservation Area.

The alterations to the frontage and rear roof would have a negligible impact on the George Street Conservation Area and would be outweighed by enhancements to the elevations and benefits gained from providing inclusive access.

Additional details that would be required by condition:

- Cross-section through Portico clarify impact on basement vault.
- Section drawing at 1:5 scale through new fanlight and front entrance door.
- Details of new timber linings to bases of columns and how FCUs will be incorporated.
- Drawing to show treatment of exposed roof adjacent new plant.
- Section drawings through windows at 1:5 scale showing new slim-lite glazing.
- Lift area to all floors
- New glazed opening between ground and first floor and surrounds to ground and first floor
- Full repair schedules and method statements to windows, roof, glazed dome and all fabric repairs.
- Methodology and final details with respect to removal of stone steps to Portico frontage, and if possible, re-use/storage.
- Full and final details including internal elevations and reflected ceiling plans of new interior fittings and finishes including paint colour and specification.
- Physical samples of external elements including new stone for steps and flooring to portico.
- Detail specification of signage proposed to front fanlight.
- Detail specification of waterproofing to basement.
- Specification and method statement of roof insulation.
- Full and final detail of MEP services.
- Full and final details of external lighting.
- Specification and drawing of new basement grilles.
- Elevation and section drawings at 1:5 scale of proposed new steps and handrail to entrance.
- Details of scaffold and method of fixing.
- Signage strategy and detail specification of banners to front entrance.

Heritage Conclusion

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (Paragraph 213)

'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 215).

The works are therefore considered to cause a high level of less than substantial harm. Some of the interventions would be beneficial. The alteration to the main entrance would be the cause of the high level of less than substantial harm and needs to be outweighed by public benefits in order to comply with requirements of paragraph 215 of the NPPF. The proposals include the convincing justification required by paragraph 213 for any harm.

The public benefits are as follows:

Public Benefits

Heritage

- The first floor remains of the library use which started in Georgian times would be extended to reoccupy the full building as did when it was established and prior to the change of use of the basement and ground floor to a bank and then a bar. This would reinstate the original use of the whole building.
- Repairing original fabric including the rooftop glass dome, windows and the fabric of the building.
- Removal of non-original alterations and exposing original fabric and reinstating original views.
- Partially reinstating a glazed opening between the ground and first floor.
- Reinstatement of a sash window and rear downpipes and replacement of non-original heavily altered window.
- Ensuring a use for the whole building and including maintenance of this important heritage asset.

Sustainability

- The reduction of the energy usage of the building, reducing its impact on the environment.

- Remaining in an area with excellent public transport links rather than relocating for a larger premises.

Economic

- The extended cultural attraction would be enhanced and would attract more visitors to the City Centre increasing spending in the locality.
- Money for the local economy through construction.
- Temporary and full-time equivalent construction jobs, and associated job creation in the local economy. 9.6 additional Full Time Equivalent permanent jobs would be provided, with additional jobs being provided during construction.
- Contribute to the ongoing regeneration of the Civic Quarter.

Social

- The provision of level access and lift access to all floors through the main entrance to allow everyone to use the same entrance independently for the first time in the history of the building.
- Improved storage for the historic library archive and correct care for historic books to allow the information within them to be available for current and future generations.
- A bigger and more useful library for people to use, including attending events.
- With the passing of the Public Libraries Act in 1850, most private subscription libraries were replaced or taken over by local government and opened free of charge to the public. The Portico Library is one of only a few of these libraries that exist in the UK. It is an important part of the history nationally and specifically of Manchester.

Biodiversity

- The proposals include a bat box to assist the survival of bats.

The proposed works would therefore be consistent with Section 16 of the NPPF and Sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Climate Change & Sustainability

The proposals include fabric upgrades and carbon reduction measures with the main source of heat being provided by ASHPs following the removal of the gas boiler. These upgrades are underpinned by the UK Net Zero Carbon Buildings Standard, which is the UK's First Methodology for Net Zero Carbon Buildings that allows applicants to prove that proposals comply with the UK's carbon and energy budgets.

The original roof design, with its glazed dome does provide meaningful solar gains in winter but limits the impact of the proposed passive fabric improvements and glazing upgrades. These alterations would deliver only marginal savings of approximately 2 kWh/m²/year each. The windows would have non-original single glazing replaced with double glazing. The most significant carbon reduction is from the ASHPs.

The roof insulation, space heating and window alterations would create a more stable, ambient thermal environment without down draughts or cold spots which currently affect the building, and improved levels of humidity and ventilation would optimise conditions for the preservation of the historic paperwork and books that the library owns.

As discussed above the impact on heritage significance of these alterations is low. The works to improve energy efficiency would result in a lower level of less than substantial harm. There would be a significant reduction in CO₂ emissions as result of this work, which provides the required public benefits and would benefit both the library users, and the collections it holds providing preservation of the historic books.

The highly sustainable location, close to public transport, is well located for employment use and visitors.

These works therefore comply with Policies SP1, EN8 and EN15 of the Adopted Core Strategy for the City of Manchester and Policy JP-P1, JP-G9 JP-S1 and JP-S4 of Greater Manchester's Places for Everyone Guidance and Section 14 of the NPPF in relation to improvement on the impact of the use of this building on the environment.

Provision of a Well-Designed Environment

This proposal would make a Grade II* Listed Georgian building fully accessible. If the development is completed everyone will be able to walk through the same entrance (the main entrance) and move between all floors in a passenger lift.

Given the above, the proposals are considered to be in accordance with policies policy JP-P 1 of Places for Everyone, SP1, CC10 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

Impact on Ecology and Biodiversity

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy JP-G7 and JP-G8 of Places for Everyone requires biodiversity enhancements.

The development is exempt from mandatory BNG under the de minimis rule. The building fills the whole site and there are limited areas on the roof to increase biodiversity. It is however intended to provide one bat box on the roof.

The proposal complies with policy EN9 and EN15 of the Core Strategy and the Environment Act 2021.

Impact on the highway network/transport/car parking issues/sustainable travel

This is a highly sustainable location. Traffic impacts are expected to be accommodated in the existing highway network. The proposed change of use is not expected to have more visitors than the existing bar.

Any impacts from the construction can be carefully managed and would not have a material impact on the local highway network. A construction management plan should agree the routing of construction vehicles and movements.

The building is located in a highly sustainable location and public transport being available within easy walking distance. Space would be provided internally for the secure storage of 3 cycles, for staff use). Public cycle hoops are available nearby, at the corner of Mosley Street and York Street (2-minute walk) and at Transport for Greater Manchester's City Tower Cycle Hub (3 minutes) in Piccadilly Gardens.

There are also numerous car parking spaces and places that are located within an acceptable walking distance including a surface car park to the rear of the site in China Town. There is no car parking on site.

The site is highly accessible by bus, tram and rail services with good pedestrian and cycle links.

The alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Accessibility and inclusivity

These proposals include the removal of the central steps and the creation of level access in their place. Once through the level main entrance people would be able to enter a passenger lift that would take them to all floors within the building. As existing there is no level access and only a chair type stair lift, so these alterations constitute a massive improvement to the inclusivity of the library use.

Given the above, the proposals are considered to be in accordance with policies policy JP-P 1 of Places for Everyone, SP1, CC10 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

Effect of the development on the local environment and existing residents.

a) Air Quality

The proposal could cause air quality impacts during construction and in operation. The site is in an air quality management area, and future occupiers could be exposed to elevated pollution levels.

The construction process would produce dust and increased emissions, but any adverse impacts would be temporary and would be controlled using the mitigation measures included in the Construction Management Report that would be required by condition.

The emissions of the operational stage would include vehicles travelling to and from the site, which are likely to be few and are unlikely to have a significant effect on air quality.

b) Noise and vibration

An acoustic report outlines how the use including events could be acoustically insulated to ensure adequate levels of acoustic insulation and prevent noise breakout. These measures could be controlled through a condition.

It also outlines how the external plant can comply with the required noise levels, and a condition will be applied to the application to ensure this.

Therefore, subject to compliance with conditions in relation to servicing, hours of operation for the commercial uses, the acoustic insulation of the building and associated plant and equipment, it is considered that the proposal would not have an adverse impact through noise and vibration.

c) Waste strategy and servicing management

An adequately sized bin store would be located in the basement. Staff would move the bins to the pavement of Back George Street for collection. The predicted requirements for storage are as follows: 1 x 240ltr wheeled bin for general refuse; 2 x 240ltr wheeled bins for dry recycling; 1 x 240ltr for glass recycling and 1 x 240ltr wheeled bin for food recycling.

d) Construction Management

The site is in an air quality management area and air quality measures are required. Dust suppression and screening to cover materials would minimise the impact on adjacent and surrounding occupiers. With appropriate measures in place the impacts of construction on surrounding occupiers would be mitigated by compliance with the Construction Management Plan that will be required to be submitted by condition.

Crime and Disorder

The proposal would provide natural surveillance of the public realm. There are no recommendations from Greater Manchester Police Design for Security.

Given the above, alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Response to Objectors Comments

The comments raised in the objection in relation to the loss of the ground floor bar are not relevant to the assessment of the application.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise. The proposal would deliver public benefits and would make efficient use of the site.

The full use of the building and the updates and repairs contained in this application would ensure a future for the building and allow many more people to appreciate it and its history. It would continue to make a highly positive contribution to the street scene within the surrounding conservation area, and it would achieve a high level of sustainability and reduce CO2 emissions.

The less than substantial harm to the building and the surrounding heritage assets would be outweighed by public benefits. It meets the requirements of Section 16 of the NPPF and has had the special regard to the preservation of heritage assets required by S66 and 72 of the Listed Buildings Act. Where harm does arise, including impacts during construction on neighbouring buildings, it can be mitigated and would not amount to a reason to refuse this planning application.

The library would contribute to the economy through construction and through the attraction of visitors to this City Centre cultural activity and visitor attraction. Careful consideration has been given to the impacts on local businesses and any mitigation that needs to be in place to facilitate business continuity.

There would be no undue harmful impacts from noise, traffic generation or air quality. The proposal would be fully accessible. Waste can be managed and recycled in line with the waste hierarchy.

Other Legislative Requirements

Equality Act 2010

Section 149 (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.

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval of 143816/LO/2025

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 have been carried out in accordance with the following drawings and documents:

Site location plan received by the City Council as local planning authority on 26 August 2025

The drawings referenced:

243337-PUR-ZZ-00-DR-A-2101 Rev C03
243337-PUR-ZZ-00-DR-A-9201 Rev P01
243337-PUR-ZZ-01-DR-A-0102 Rev C03
243337-PUR-ZZ-01-DR-A-2102 Rev C03
243337-PUR-ZZ-01-DR-A-9202 Rev P01
243337-PUR-ZZ-02-DR-A-2103 Rev C03
243337-PUR-ZZ-03-DR-A-2104 Rev C03
243337-PUR-ZZ-B1-DR-A-0100 Rev C03
243337-PUR-ZZ-B1-DR-A-2100 Rev C03
243337-PUR-ZZ-B1-DR-A-9200 Rev P01
243337-PUR-ZZ-XX-DR-A-0115 Rev C03
243337-PUR-ZZ-XX-DR-A-0116 Rev C03
243337-PUR-ZZ-XX-DR-A-2110 Rev C03
243337-PUR-ZZ-XX-DR-A-2115 Rev C03
243337-PUR-ZZ-XX-DR-A-2116 Rev C03
243337-PUR-ZZ-XX-DR-A-2117 Rev C03

J7590-MXF-ZZ-ZZ-SK-Y-10401 Rev P02
J7590-MXF-ZZ-00-DR-M-10100 Rev P01
J7590-MXF-ZZ-B1-DR-M-10100 Rev P01
J7590-MXF-ZZ-01-DR-M-10100 Rev P01
J7590-MXF-ZZ-02-DR-M-10100 Rev P01
J7590-MXF-XX-ZZ-DR-M-10300 Rev P01
J7590-MXF-ZZ-ZZ-SK-Y-10402 Rev P02
J7590-MXF-ZZ-00-DR-P-12100 Rev P01
J7590-MXF-ZZ-01-DR-P-12100 Rev P01
J7590-MXF-ZZ-02-DR-P-12100 Rev P01
J7590-MXF-ZZ-B1-DR-P-12100 Rev P01
J7590-MXF-XX-ZZ-DR-P-12300 Rev P01
J7590-MXF-ZZ-00-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-B1-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-01-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-P-10100 Rev P01
J7590-MXF-ZZ-01-DR-P-20100 Rev P01
J7590-MXF-ZZ-02-DR-P-20100 Rev P01
J7590-MXF-ZZ-B1-DR-P-20100 Rev P01
J7590-MXF-ZZ-00-DR-M-20100 Rev P01
J7590-MXF-ZZ-01-DR-M-20100 Rev P01
J7590-MXF-ZZ-02-DR-M-20100 Rev P01
J7590-MXF-ZZ-B1-DR-M-20100 Rev P01
J7590-MXF-ZZ-RF-DR-M-20100 Rev P01
J7590-MXF-XX-ZZ-DR-P-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-ZZ-00-DR-E-22100 Rev P01
J7590-MXF-ZZ-01-DR-E-22100 Rev P01
J7590-MXF-ZZ-02-DR-E-22100 Rev P01
J7590-MXF-ZZ-B1-DR-E-22100 Rev P01
J7590-MXF-XX-ZZ-DR-E-21300 Rev P01
J7590-MXF-ZZ-01-DR-E-23100 Rev P01
J7590-MXF-ZZ-02-DR-E-23100 Rev P01
J7590-MXF-ZZ-B1-DR-E-23100 Rev P01
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-E-30100 Rev P01
J7590-MXF-ZZ-01-DR-E-30100 Rev P01
J7590-MXF-ZZ-00-DR-E-30100 Rev P01
J7590-MXF-ZZ-01-DR-E-30100 Rev P01
J7590-MXF-ZZ-02-DR-E-30100 Rev P01
J7590-MXF-ZZ-B1-DR-E-30100 Rev P01
J7590-MXF-ZZ-00-DR-E-61100 Rev P01
J7590-MXF-ZZ-02-DR-E-61100 Rev P01
J7590-MXF-ZZ-B1-DR-E-61100 Rev P01
J7590-MXF-ZZ-01-DR-E-61100 Rev P01
J7590-MXF-ZZ-00-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01

J7590-MXF-ZZ-02-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01
31593/6001 Rev P01
31593/6002 Rev P01
31593/6100 Rev P01
31593/6101 Rev P01
31593 SK-10 Rev 01
31593 SK-11 Rev 01
31593 SK-12 Rev 01
31593 SK-13 Rev 01
31593 SK-20 Rev 01
31593 SK-21 Rev 01
31593 SK-30 Rev 01
31593 SK-31 Rev 01
31593 SK- 910 Rev 01
31593 SK- 920 Rev 01
31593 SK-14 Rev 01

Received by the City Council as local planning authority on 26 August 2025

243337-PUR-ZZ-00-DR-A-2106 Rev P01
243337-PUR-ZZ-00-DR-A-2108 Rev P01
243337-PUR-ZZ-01-DR-A-2107 Rev P01
243337-PUR-ZZ-B1-DR-A-2105 Rev P01
243337-PUR-ZZ-XX-DR-A-0118 Rev P01

Received by the City Council as local planning authority on 16 September 2025

Design and Access Statement Issue 3 prepared by Purcell received by the City Council as local planning authority on 24 November 2025
Internal Repair Works Commentary for Stage 3 prepared by Purcell received by the City Council as local planning authority on 26 August 2025
Schedule of Heat Generation Equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10000 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of Heat Emitters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
Fan Schedule prepared by Max Fordham referenced 07590-MXF-XX-XX-SH-M-20002 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of Electric Water Heaters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of piped supply equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
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Structural & Civil Engineering Stage 3 Report prepared by Price & Myers received by the City Council as local planning authority on 26 August 2025

Noise Impact Assessment Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

The Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025

The Heritage Impact Assessment prepared by Chambers Conservation Ltd received by the City Council as local planning authority on 26 August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Full repair schedules and method statements for the repair works to the roof, glazed dome and all fabric repair works shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of repair works. All repairs shall then be completed in line with these approved documents prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) No external alterations shall take place until hand size samples and product specifications of the following new materials to be used on the external elevations and roof of the building have been submitted to and approved in writing by the Local Planning Authority.

- a) New stone for the portico steps
- b) Slim-lite glazing
- c) Window
- d) Downpipes
- e) Grilles
- f) Pavement lights
- g) Vents
- h) brick
- i) Plant screen

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Full and final details of the works to the basement vault including scaled existing and proposed cross sections shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to remove the portico steps. The works to the basement shall then be fully implemented only in accordance with the approved details and completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Full and final details of the alterations to the existing front entrance door and fanlight of the Mosley Street elevation including existing and proposed cross sections at 1:5 scale and a method statement for the works shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to the existing door and/or fanlight. The works to the door and fanlight shall then be fully implemented only in accordance with the approved details and completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Full and final details of the roof finishes for the areas of roof that contain the approved external equipment shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment hereby approved. **The approved roof finishes** shall then be fully implemented only in accordance with the approved details and completed prior to the installation of the externally mounted equipment hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the

Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) A method statement for the installation of fan coil units at the base of internal ground floor columns and full and final details of the design of the associated boxing in shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to internal columns. These items shall then be installed only in accordance with the approved details and completed prior to the completion of the development hereby approved

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Full and final details of the works to windows including detailed scaled drawings of the installation of slim-lite glazing, repair schedules and method statements shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to any of the existing windows. The works to windows shall then be completed only in accordance with the approved details and be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Full and final details of the works to install the passenger lift including detailed scaled existing and proposed drawings of all floor and ceiling areas affected by this alteration and details of the finishes of the surrounding fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the lift. The lift shall then be installed and the surrounding finishes completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved

policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Full and final details of the design of the works to alter the first floor to include a glazed opening between the ground floor and the first floor, including existing and proposed large scale drawings of the glazing and its surrounds, including jointing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any removal of fabric from the ground floor ceiling and/or floor of the first floor. The works to create this glazed opening shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) a) A detailed methodology and final details for the removal of the central stone steps from the Mosley Street/Portico frontage shall be submitted to and approved in writing prior to the removal of these stone steps.

b) An assessment of the extent of the reuse of the stone steps to be removed (a) in the construction of the internal entrance steps or in the flooring of the entrance shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the central portico steps.

c) Any stone that is incapable of reuse as confirmed in the assessment (b) shall be stored in a location and condition to be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the central portico steps.

d) The removal works and any reuse and storage shall then be carried out fully and only in accordance with the approved information and shall be completed in line with these approved documents prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) a) A full paint analysis of the existing paintwork, including samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the development of any redecoration works to any part of the premises.

b) Full and final details of the internal finishes and fittings informed by the above (a), including internal elevations, floor plans and reflected ceiling plans of new interior fittings and finishes including paint colours and specification shall be submitted to and approved in writing by the City Council as local planning authority prior to any redecoration works to any part of the premises.

c) The approved redecoration shall be implemented only in accordance with the approved information, and the repainting shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Full and final details of the waterproofing of the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the basement. The waterproofing shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Full and final details of the works to install roof insulation, including a product specification of the insulation and a method for its installation shall be submitted to and approved in writing by the City Council as local planning authority prior to installing any insulation. The installation of insulation shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved

policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Full and final details of all M&E including positions, extent, materials and finishes including the design of any new light fittings shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any M&E equipment within the premises. The works shall be implemented only in accordance with the approved information prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

17) Full and final details of the design of the external lighting units, including a product specification (if available) and a method for the installation shall be submitted to and approved in writing by the City Council as local planning authority prior to installing any insulation. The installation of the insulation shall then be completed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Full and final details of the basement grilles to include fully detailed drawings, including jointing and fixing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of these basement grilles. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Full and final details of the new steps and handrail to include fully detailed drawings shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the works to the main entrance. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

20) Prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure for the listed building 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. Any scaffold shall be erected, attached and dismantled only in accordance with the approved information and any making good works shall be completed prior to first occupation of the completed development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

21) The removal of the central portico steps hereby approved shall not be undertaken before and until a main building works contract for the carrying out of the building works as specified as for planning application referenced 143815/FO/2025 have been entered into. The evidence of that main building contract should be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the works being undertaken.

Reason - In order to prevent the works to the listed structure taking place without realising the public and heritage benefits associated with the redevelopment of the site pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval of 143815/FO/2025

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 have been carried out in accordance with the following drawings and documents:

Site location plan received by the City Council as local planning authority on 26 August 2025

The drawings referenced:

243337-PUR-ZZ-00-DR-A-2101 Rev C03
243337-PUR-ZZ-00-DR-A-9201 Rev P01
243337-PUR-ZZ-01-DR-A-0102 Rev C03
243337-PUR-ZZ-01-DR-A-2102 Rev C03
243337-PUR-ZZ-01-DR-A-9202 Rev P01
243337-PUR-ZZ-02-DR-A-2103 Rev C03
243337-PUR-ZZ-03-DR-A-2104 Rev C03
243337-PUR-ZZ-B1-DR-A-0100 Rev C03
243337-PUR-ZZ-B1-DR-A-2100 Rev C03
243337-PUR-ZZ-B1-DR-A-9200 Rev P01
243337-PUR-ZZ-XX-DR-A-0115 Rev C03
243337-PUR-ZZ-XX-DR-A-0116 Rev C03
243337-PUR-ZZ-XX-DR-A-2110 Rev C03
243337-PUR-ZZ-XX-DR-A-2115 Rev C03
243337-PUR-ZZ-XX-DR-A-2116 Rev C03
243337-PUR-ZZ-XX-DR-A-2117 Rev C03
J7590-MXF-ZZ-ZZ-SK-Y-10401 Rev P02
J7590-MXF-XX-ZZ-DR-M-10300 Rev P01
J7590-MXF-ZZ-ZZ-SK-Y-10402 Rev P02
J7590-MXF-ZZ-00-DR-P-12100 Rev P01
J7590-MXF-ZZ-01-DR-P-12100 Rev P01
J7590-MXF-ZZ-02-DR-P-12100 Rev P01
J7590-MXF-ZZ-B1-DR-P-12100 Rev P01
J7590-MXF-XX-ZZ-DR-P-12300 Rev P01
J7590-MXF-ZZ-00-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-B1-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-01-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-P-10100 Rev P01
J7590-MXF-ZZ-01-DR-P-20100 Rev P01
J7590-MXF-ZZ-02-DR-P-20100 Rev P01
J7590-MXF-ZZ-B1-DR-P-20100 Rev P01
J7590-MXF-ZZ-00-DR-M-20100 Rev P01
J7590-MXF-ZZ-01-DR-M-20100 Rev P01
J7590-MXF-ZZ-02-DR-M-20100 Rev P01

J7590-MXF-ZZ-B1-DR-M-20100 Rev P01
J7590-MXF-ZZ-RF-DR-M-20100 Rev P01
J7590-MXF-XX-ZZ-DR-P-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-E-61100 Rev P01
J7590-MXF-ZZ-02-DR-E-61100 Rev P01
J7590-MXF-ZZ-B1-DR-E-61100 Rev P01
J7590-MXF-ZZ-01-DR-E-61100 Rev P01
J7590-MXF-ZZ-00-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01
J7590-MXF-ZZ-02-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01

Received by the City Council as local planning authority on 26 August 2025

243337-PUR-ZZ-00-DR-A-2106 Rev P01
243337-PUR-ZZ-00-DR-A-2108 Rev P01
243337-PUR-ZZ-01-DR-A-2107 Rev P01
243337-PUR-ZZ-B1-DR-A-2105 Rev P01
243337-PUR-ZZ-XX-DR-A-0118 Rev P01

Received by the City Council as local planning authority on 16 September 2025

Design and Access Statement Issue 3 prepared by Purcell received by the City Council as local planning authority on 24 November 2025
Schedule of Heat Generation Equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10000 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of Heat Emitters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
Fan Schedule prepared by Max Fordham referenced 07590-MXF-XX-XX-SH-M-20002 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of Electric Water Heaters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
Schedule of piped supply equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025
Civils General Notes prepared by Price & Myers referenced 31593-0002 Rec P01 received by the City Council as local planning authority on 26 August 2025
Stage 3 MEP Report Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025
Structural & Civil Engineering Stage 3 Report prepared by Price & Myers received by the City Council as local planning authority on 26 August 2025
Noise Impact Assessment Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

The Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025
The Heritage Impact Assessment prepared by Chambers Conservation Ltd received by the City Council as local planning authority on 26 August 2025
The Waste Management Proforma received by the City Council as local planning authority on 18 September 2025
The emails from Purcell dated 10 December 2025 and 5 December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) No development hereby approved shall commence unless and until a Construction Method Statement/ Management Plan has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control/risk management strategy to ensure a robust approach to protecting the heritage asset during the works and also include the following details:

- Display of an emergency contact number.
- Quantification and classification of vehicular activity and their routeing associated with the planned construction.
- Detail ongoing construction works and contractor, staff and visitor parking in the locality.
- The document should include for ongoing construction works nearby.
- Details of Wheel Washing.
- Dust and dirt suppression measures.
- Location, removal and recycling of waste.
- Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works.
- A community consultation plan.
- details of any hoardings, skips and/or scaffolding.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- construction and demolition methods to be used, including the use of cranes (which must not over sail the tramway).

The approved Method Statement shall be adhered to throughout the Demolition and Construction period.

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.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG) and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system.

4) a) i) Notwithstanding the details submitted with the application, prior to the commencement of any external works the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used on all external elevations.
- a full sample of the new first floor window. on Mosley Street

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

a) ii) Notwithstanding the details submitted with the application, prior to the commencement of above ground development a Circular Economy Statement (Materials), to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

b) The approved materials shall then be implemented as part of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation

shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) a) Prior to the installation of the external equipment hereby approved either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first [use of the ground floor commercial units], a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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 policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) Prior to the commencement of the works to the roof full details of the location and appearance of the 1no. roof mounted bat box positioned south, south-east or south-west at least 4 metres from the ground that shall be installed, shall be submitted to and approved in writing by the City Council as local planning authority. Following installation, this box shall be retained and continued for the duration of the use of the building.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

8) Within 12 months of this decision an in accordance with the recommendations within the Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025 a further Daytime Bat Survey shall be submitted to and approved in writing by the City Council as local planning authority. Any measures recommended due to the outcome of the survey shall then be implemented and retained and continued for the duration of the use of the building.

Commented [JA1]: What is the purpose of this?

Commented [EB2R1]: GMEU recommendations

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy and due to the recommendations within the submitted survey.

9) The scheme for the storage and disposal of refuse as detailed within the Waste Management Proforma received by the City Council as local planning authority on 18 September 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

10) Full and final details of the design of the external lighting units, including a product specification (if available) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any lighting units. The installation of the lighting units shall then be completed only in accordance with the approved details prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Full and final details of the basement grilles to include fully detailed drawings, including jointing and fixing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of these basement grilles. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Full and final details of the treatment and appearance of the level access created following the remove the stone steps from the Portico frontage shall be submitted to and approved in writing by the City Council as local planning authority prior to any removal of fabric from the Mosley Street/Portico elevation. The treatment shall then

be implemented fully and only in accordance with these approved details and shall be completed prior to the first use of the ground floor as a library as hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority: -

Daily - 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

14) Deliveries, servicing and collections, 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/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

15) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced 243337-PUR-ZZ-00-DR-A-2101 Rev C03, 243337-PUR-ZZ-B1-DR-A-2100 Rev C03 and 243337-PUR-ZZ-01-DR-A-2102 Rev C03 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

2) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

3) Work that will impact on habitats where nesting birds may be present (for example building demolition works), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 143815/FO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Historic England (North West)
National Amenity Societies
Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Transport For Greater Manchester
National Amenity Societies
Access Officer

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Emily Booth
Telephone number : 0161 234 4193
Email : emily.booth@manchester.gov.uk

