

Planning

Growth & Development

Delegated officer report for planning application

Application nos. 144155/FO/2025 and 144156/LO/2025

Date registered valid: 1 October 2025

144155/FO/2025

Proposal: Creation of 12 no. residential apartments (Use Class C3a) and associated external works.

144156/LO/2025

Listed Building Consent for the conversion of existing language school into 12 no. apartments.

Address: St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Elias Charlotte Street Estates Limited

Agent (if any): Rikesh Dahyabhai Atelier MB

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendations:

144155/FO/2025 :Approve

144156/LO/2025 : Approve

Date of recommendations: 29/12/25

Application details : 144155/FO/2025

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 25.04.2023 and 16.10.2025

Standard consultations:

Printed: 13 October 2025 Expired: 3 November 2025

Neighbour notifications

Printed: 13 October 2025 Expired: 3 November 2025

Site notice

Posted: 16 October 2025 Expired: 6 November 2025

Press advert

Published: 21 October 2025 Expired: 11 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Application details : 144156/LO/2025

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25.04.2023 and 16.10.2025

Standard consultations:

Printed: 13 October 2025 Expired: 3 November 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 16 October 2025 Expired: 6 November 2025

Press advert

Published: 21 October 2025 Expired: 11 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not Applicable

The application relates to the upper floors of a building at 1-11 Newton Street known as St Margaret's Chambers. The 5 storey building plus attic and basement sits in a prominent city centre position with its main entrance on Newton St. It has elevations to Newton Street, Piccadilly and Back Piccadilly, is Grade II Listed and located within the Stevenson Square Conservation Area.

St Margaret's Chambers is a brick and stone property, built circa 1890 in the Elizabethan style with particularly elaborately shaped gables. Historically St Margaret's Chambers was a commercial premises, built as ground floor shops with offices above. Externally the building has

elaborate in architectural style with a decorative frieze to external elevations and ornate gables.

The property has undergone a lot of internal modifications in recent years, including the insertion of a lift into the stairwell. There has been a lot of additional subdivision, and the introduction of toilets and kitchen areas.

Most rooms are missing at least some of their historic details. Many of the panelled partitions have been modified in some way, and it is unclear the dating of many. Some appear to be from the C1930s onwards. Many partitions are much later and are of modern construction as are many of the doors.

Whilst some of the sash windows remain, many have been modified into casements, whilst others have been replaced with timber subframes and steel casements. Remnants of contemporary secondary glazing remain to the bay windows on some floors.

At ground floor, areas of historic terrazzo remain underneath contemporary flooring, whilst many of the walls to the staircase retain low level decorative blue glazed tiles. The balustrades remain predominantly. Some cornicing and skirtings remain, but many are poor quality contemporary versions.

Notwithstanding this despite modern alterations and additions, the building survives fairly intact, with much of its original floorplan and features.

Other features of particular heritage valued are timber panelling with integral glass panels, lath and plaster ceilings some with decorative cornicing, original timber sash windows, original fire places and some original decorative plaster ceilings. Internally above ground floor level each floor follows a similar pattern with a central corridor and cellular spaces located off to each side accessed by their own door. A small lightwell to the rear is terminated by a pitched roof.

The ground floor units are established and fully let as retail units the last use of the upper floors as a language school ceased in 2020.

Description of area

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

Description of development

Planning permission and Listed Building consent were granted in 2023 under application ref no's 136417/FO/2023 and 136418/LO/2023 for the following respectively:

Conversion of existing language school into 12 no. apartments and associated external works; and

Listed building consent for internal and external works associated with conversion of existing language school into 12 no. apartments.

Whilst those approvals remain extant since the approval detailed design has progressed, and it became apparent that some changes are required to enable a compliant fire strategy to be implemented, and to comply with Approved Document O (overheating). In discussion with

Officers it has been determined that new applications are required to incorporate these changes. The number of apartments and layout principals remain as per the consented proposals.

The current applications seek further approvals as follows:

Planning Consent is sought for the conversion of existing language school into 12 no. apartments along with associated external works comprising 4 x 1 bed, 5 x 2 bed and 3 x 3 bed units; and

Listed building consent is sought for internal and external works associated with conversion of existing language school into 12 no. apartments. 12 cycle parking space would be provided in the basement along with a bin store.

In more detail the works required to facilitate this conversion would include the following:

Internal Works

- Upgrade and repair of fabric to increase energy efficiency;
- Repairs to lightwell;
- Removal of modern partition and minimal insertion of new partitions to sub divide the floors into apartments;
- Retention, revealing and restoration of features of significance, including terrazzo floors, timber panelled walls and sash windows;
- Creation of internal refuse and bike storage areas;
- Improved entrance lobby with accessible entrance providing level access to a newly refurbished lift and stairwell;
- Raising existing floors to achieve the necessary fire, acoustic and thermal improvements necessary for change of use;
- Upgrades to existing timber partitions to achieve necessary fire rating comprising integrating secondary partitions. These will be retained where possible and exposed and utilised as part of the character of the newly created spaces;
- Upgrade of the roof insulation through applying insulation to the existing lath and plaster, with a new plaster ceiling under drawing the insulation layer;
- Historic doorways, doors and their joinery are to be retained and exposed where possible;
- Non-historic fittings will be removed throughout (i.e., sanitary/kitchen fittings and furniture);
- Insertion of services for M&E (ventilation to apartments);
- Installation of fire and acoustic measures and upgrades to walls and doors;
- Installation of smoke shaft within lightwell with associated louvres within corridor walls;
- Installation of secondary glazing to lightwell for fire separation;

External Works

- External repairs;
- Retain and repair original sash windows and 4th floor casements and add secondary glazing;
- Retain and repair original steel glazed windows to 1st floors with secondary glazing;
- Installation of new entrance door;
- Installation of slate vents to upgraded roof.
- Installation of conservation style rooflights with lead flashing;
- Installation of new plant deck and associated plant including ASHP's to existing flat roof to rear with smoke vent connected below;
- Installation of soil vent and air duct terminations.

Consultations & Notification Responses

144155/FO/2025

Publicity – The application was advertised as affecting a listed building, the character of a conservation area and as a public interest development. A site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. No representations have been received.

Highway Services: Have no objections.

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

GMP (Design for Security): Have made recommendations about measures which should be incorporated within the proposals to prevent issues related to crime and disorder.

144156/LO/2025

Publicity - The application was advertised as affecting a listed building,. A site notice was displayed adjacent to the site. No representations have been received.

Issues

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-Strat14 – A Sustainable and Integrated Transport Network
- Policy JP-S1 – Sustainable Development
- Policy JP-S2: Carbon and Energy

- Policy JP-S6: Clean Air
- Policy JP-J1 – Supporting Long Term Economic Growth
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-P1 Sustainable Places
- Policy JP-C7: Transport Requirements of New Development
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy H1 Overall Housing Provision
- Policy CC3 Housing
- Policy CC7 Mixed Use Development
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management
- Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 - Target Framework for CO2 reductions from low or zero carbon energy supplies

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18- Conservation
- Policy DC19 – Listed Buildings
- DC26.1 Development and Noise

National Planning Policy Framework (NPPF) -

Section 5 – Delivering a sufficient supply of homes

Section 6 - Building a strong and competitive economy

Section 7 – Ensuring the vitality of town Centres.

Section 12. Achieving Well- Designed Places

Chapter 16 – Conserving the Historic Environment

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the Listed Building Act 1990 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.

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) sets out the mandatory planning requirements for Biodiversity Net Gain.

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

The proposals would bring benefits in terms of the reuse of the currently vacant upper floors of a building on a key corner in the Northern Quarter and on a key route linking Piccadilly Station and the Retail Core. The proposal would support population growth, contribute to the economy, and help to sustain the Northern Quarter as a vibrant place to work and live. The proposal would contribute to meeting housing need within an area that has been identified as being suitable for new residential development. The proposal would appeal to a range of potential occupiers.

Given the above, the proposed development would be consistent with sections 1 and 2 of the National Planning Policy Framework, PpE Policies JP-Strat 1, JP-Strat 2, JP-H3, JP-J1 and JP-P1 and Core Strategy policies H1, SP1, CC3, CC7, and DM1.

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

Residential development - density/type/accommodation standards – All apartments would meet or exceed the spaces standards as set out in the Residential Quality Guidance and National Space Standards.

The Residential Quality Guidance highlights the importance of providing homes which meet a range of needs including city centre family living. The 2 and 3 bedroom apartments would be suitable for a range of users which could include a small family.

It is considered that the development complies with PpE Policies JP-P1 and policies SP1, H1 and DM1 of the Manchester Core Strategy.

Design Issues, relationship to context and impact on the Character of the Listed Building and Character of the Conservation Area – It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed change of use would help secure the full use of the property in a prominent location in the Stevenson Square Conservation Area. The building would be enhanced internally and externally.

Currently the upper floors of the building and the basement are generally in a poor state of repair following the loss of the previous tenants and unauthorised works which were carried out. The proposals would arrest any further deterioration of its condition associated with its ongoing vacancy and reverse many of the inappropriate modern interventions.

The conservation philosophy is based on retaining as much historic fabric as possible, maintaining the existing character of compartmentalised spaces linked by corridors. It is noted that the proposals would largely respect and enhance the original 19th century character of the building and its surviving features. The entrance, lightwell and circulation core would remain with minor alterations, preserving the plan form as far as possible. It is noted that several layouts have been explored in conjunction with the client and the letting agent. These would prioritise the removal of modern partitions and minimise the introduction of new partitions. Non original windows would be upgraded.

Thus, the proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building.

Where there is loss or alternation of historic fabric this is principally due to the necessity of bringing up to the regulatory standards necessary to support the proposed and historic use of the upper floors, relating to the need to provide functional residential layouts and useable accommodation which would be suitable for a modern standard of residential occupation and to physically separate operation of the ground floor with the apartments above and the areas of basement associated with that use.

The proposals would result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained, restored or enhanced.

A summary of key interventions and their level of harm is set out below:

Ground Floor Platform Lift: The proposal includes revealing existing, historic, terrazzo which is an enhancement. Minor, adverse impact due to removal of limited amount of terrazzo to be removed. On balance this option is preferred to the alternative option to removal the stairs to provide level access to a new lift and is justified on the basis of providing level access.

Smoke Shaft: Smoke shaft added, to run up lightwell, required as part of the fire strategy. Minor adverse externally on views into the lightwell. The intervention would alter the open spatial properties within the lightwell and be a visual intrusion.

An automatic vent and plant deck will be added to the rear of the front gables, next to the existing lift housing which would also result in a minor adverse visual impact due to the additional kit to the roof.

The proposal is designed to keep the smoke shaft run to roof level, running under the plant deck to meet the mechanical vent shaft. Views to the roof are very limited from street level and the changes will not be visible from the ground, with the possible exception of a view from Back Piccadilly, which is a side route with limited pedestrian use. There is a requirement to protect the building (and its occupants) from the risk of fire damage and it is considered that the proposed interventions are the minimum required to mitigate that risk. The level of limited visual harm caused by this change to the roofscape is considered to be justified on this basis.

Alternative options were considered, included running a shaft vertically through the interior and placing duct to rear. All alternatives would result in greater physical and visual impact disturbance. The position to the edge of the space, would ensure minimal length of ducts and existing characteristics are retained as far as possible.

The harm is justified as it would lower the risk of damage or loss of fabric as a result of fire and is necessary to ensure a viable reuse of the building.

Removal of two timber framed windows per floor within the corridor: One window to be replaced with metal louvre above and blocked up below (rendered internally and externally) and one to be blocked and rendered internally and externally. The removal of the windows would alter the aesthetic character of the lightwell, however mitigation would be provided by installing a replica window frame over the blocking panel. With this mitigation there would be minor adverse harm.

Due to the height of neighbouring building, ducting is a requirement for fire safety. This option avoids additional openings and is justified on the basis of fire safety requirements to protect the historic asset from risk of loss as a result of fire.

Rooflights: In order to provide natural light, 3 no. rooflights are proposed. They are to be low profile conservation rooflights with lead flashing and will not cause adverse visual harm. Due to a degree of fabric loss, although limited to material which makes a low contribution to significance there would be a minor adverse impact. The changes are considered justified on the basis that they will not be visible and affect fabric of limited architectural.

All other interventions would have either negligible or neutral impacts due to mitigation to offset that harm. Mitigation of particular note is set out below:

The existing floors need to be improved in terms of fire, acoustics and energy efficiency. It is noted that the option of upgrading at ceiling or floor level was explored. Any upgrade at ceiling level would cover all of the existing coving. The alternative is to layer over the existing floor. Although this requires the existing skirting to be lifted, the quality of these features is considered to be lower than the ceiling detail and can be much more readily relocated. The floor needs only be raised by circa 50mm therefore any modifications to existing thresholds will be minimum. The floor will be graded in the circulation area to maintain the existing stair levels

The existing partitions require fire and acoustic upgrade. Many of these are of a timber and glass panel design. Upgrading the fire rating of this fabric, was considered but it is accepted that this is unworkable and could not be certified as safe. Secondary partitions are therefore proposed which in many instances can be positioned to maintain the cornicing and as such are fully reversible. It is noted that the layout has been designed such that the secondary partitions are located on the least visible side – i.e. where kitchens are proposed, and as such the original panelling remains visible in most of the corridors where space allows. Where required, the timber panelled doors will be upgraded with intumescent paper which will minimally alter their aesthetic and form.

Other mitigation for harm includes the use of stone lintels above the bin store opening, all fireplaces will be opened up and modern paintwork to tiling will be carefully removed, any features of significance revealed during soft strip will be retained and on the fourth floor, the assumed lime/lath and plaster ceilings would be retained, with small sections removed to accommodate breathable new insulation which would be reinstated to match after completion.

The principal of the approach to the installation of the M&E necessary to facilitate the residential conversion is accepted and as with other detailed elements the final details will have to be agreed via the discharge of conditions which would be attached to any consent granted.

Externally, the proposals for the front of the building would have a beneficial impact on the Stevenson Square Conservation Area due to the installation of a more visually appropriate entrance door, replacement of non original windows to give the façade a more visually coherent appearance and through the proposed external repair works. The alterations to the roof would only have limited visibility from Back Piccadilly.

In the context of the above, in terms of levels of harm, adverse interventions relate to the need to accommodate new building services and facilities throughout the building, and also to enable the building to successfully function as ground floor commercial and as separate apartments, allowing for the reversal of previous unsympathetic alterations to the building.

It is considered that the combined physical (direct) impacts on the Grade II listed St Margaret's Chambers will be moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

With the exception of the interventions require for fire safety reasons, the works would enhance the character and fabric of the listed building and the character of the surrounding conservation area. In accordance with paragraph 213 of the NPPF it is considered that a clear and convincing justification for the harm has been provided. The proposals will overall enhance the special interest of the building and the ability to understand and appreciate it.

sustaining and enhancing the significance of the listed building putting it to a viable uses consistent with its conservation, would contribute to the creation of sustainable communities and would make a positive contribution to local character and distinctiveness in accordance with paragraph 210 of the NPPF.

The proposed internal and external changes would overall be beneficial in nature and any harm would be less than substantial. In accordance with paragraph 215 of the NPPF any harm needs to be justified by public benefits which can include heritage benefits.

Public benefits would include:

The wider proposals would carefully repair and enhance the historic asset, retaining historic fabric and plan form across the building and provide high quality residential accommodation.

Occupation of the building would arrest any further deterioration and remove the sense of dereliction from this key City Centre location within the Stevenson Square Conservation Area.

Optimisation of the sites potential to accommodate and sustain an appropriate use;

Providing equal access arrangements for all into the building;

Providing a building which meets current fire safety requirements; and

Delivering an energy efficient building;

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of

the architectural and historic character and fabric of the listed building and the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 210, 212, 213, 215 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework, PfE Policies JP-S1 and JP-H2, policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Car Parking, cycle parking and relationship to public transport infrastructure

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility. 12 cycle parking space will be in the basement.

On the basis of the above the proposals are consistent with PfE Policies JP-P1, JP-S6, JP-C7 and Core Strategy Policies DM1, T1 and T2.

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

The opportunities to retrofit sustainability measures are limited by existing site constraints. The proposal is supported by an Energy Statement which sets out how within the limitations of the historic fabric of the listed building the energy efficiency and consequent reduction in carbon emissions associated with the development would be realised.

All heating would be electric, and the energy efficiency of the building will be improved through upgrades to or replacement of existing windows and the roof. Mechanical ventilation with heat recovery (MVHR) system will be specified in the dwelling to further reduce the heat losses and the energy demand of the apartments.

Heating systems will be provided with zonal, programmable thermostatic controls which will allow occupants to control zones within their units independently for maximum flexibility. This is intended to reduce the demand for additional energy usage.

In addition, a key sustainability feature of the proposal is the reuse of an existing building with limited alterations to reduce construction waste

The proposal would deliver a scheme that is efficient and cost effective during occupation and accords with PfE policies JP-P1, JP-S2 and JP- S6 and Core Strategy Policies EN4 and EN6.

Noise

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

commencement condition to be attached to any consent granted. A condition would also ensure that there is no unacceptable level of noise transfer from the commercial unit into the residential accommodation above.

New housing would complement the existing residential and commercial uses, would activate a vacant site. There are no amenity issues associated with the proposal that would impact on surrounding residential properties. It is considered that the proposals are therefore consistent with PfE policy JP-P1, Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. It is noted that the recommendations from consultation with GMP Secure by Design have been incorporated into the final design of the development. Subject to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within internal bins stores for moving for collection.

In view of the above it is considered that this is consistent with PfE policy JP-P1 and Core Strategy policy DM1.

Disabled access —. Alterations to the existing ground floor stairs would facilitate access to the ground floor lift which serves the upper floors. Although a larger lift would accommodate a larger range of users this has to be balanced against the visual and physical harm to the listed building that this would result in and with maintaining adequate space for other building users and functions. These mitigating factors are considered on balance to be acceptable.

In view of the above with respect to disabled access the proposals are considered on balance to be consistent with the requirements of with PfE policy JP-P1 and Core Strategy Policy DM1 and DC7.

Biodiversity and Wildlife Issues

The development is exempt from Biodiversity Net Gain (BNG) as no habitats are present on-site.

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 repurpose a semi derelict site in urgent need of investment in the Northern Quarter and provide high quality residential accommodation. Some harm would be caused to heritage assets but this would be less than substantial and would be outweighed by the public benefits. The proposal is considered to be acceptable and would, notwithstanding the considerable weight that must be given to preserving the listed buildings and character of conservation area and special regard to the desirability of preserving listed buildings and conservations area as required by virtue of S16, S66 and S72 of the Listed Buildings Act, meets the tests set out in paras 208, 210,212,213 and 215 of the NPPF.

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 a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

144155/FO/2025 : Approve

144156/LO/2025 : Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval

144155/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 be carried out in accordance with the following drawings and documents:

(a) Site Location Plan stamped as received on 01-10-25;

(b) Dwgs 2093 P(101) Basement Strip-out, P(110) Ground Floor Proposed , P(111) Ground Floor Strip Out, P(112) Ground - Basement Floor Plan Bin Cycle Store, P(120) First Floor Plan Proposed, P(121) First Floor Strip Out, P(130) Proposed Second Floor Plan, P(131) Second Floor Strip Out, P(140) Proposed Third Floor Plan, P(141) Third Floor Strip Out, P(150) Proposed Fourth Floor Plan, P(151) Fourth Floor Strip Out and , P(160) Proposed Roof Plan, P(161) Roof Plan Strip Out all stamped as received on 01-10-25;

(c) Dwgs 2093 P(103) Basement Reflected Ceiling Plan, P(113) Ground Reflected Ceiling Plan, P(123) 1st Floor Reflected Ceiling Plan, P(133) 2nd Floor Reflected Ceiling Plan, P(143) 3rd Floor Reflected Ceiling Plan and P(153) 4th Floor Reflected Ceiling Plan;

(d) Dwgs 2093 P(200) Piccadilly Elevation - Proposed , P(201) Piccadilly Elevation - StripOut, P(206) Picadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed, P(211) Newton Street Elevation 1-2 - Proposed, P(212) Newton Street Elevation 2-2 - Proposed, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2, P(220) Back Picadilly Elevation - Proposed, P(222) Back Picadilly Elevation - Strip-Out, P(226) Back Picadilly Elevation - Proposed Repairs and Conditions, P(236) Lightwell Elevations - Proposed Repairs and Conditions 1-2 and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 all stamped as received on 01-10-25, P(230) Lightwell Elevations - Proposed and P(231) Lightwell Elevations - Strip-Out Rev A stamped as received on 03-12-25;

(e) Dwgs 2093 P(300) A, Proposed Section AA, P(301) Proposed Section AA Strip Out, P(310) Proposed Section BB, P(311) Proposed Section BB Strip Out P, (320) Proposed Section CC, P(321) Proposed Section CC Strip Out P(325), Section DD Proposed, P(330) Ground Floor Lobby Section AA, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD, and P(350) Smoke Shaft Section Proposed all stamped as received on 01-10-25;

(f) Dwgs 2093 P(404) Panelled Wall Elevation - Upper Floor Lobby, P(430) Window Details - with Architrave , P(431) Window Details - without Architrave, P(432) Window Details - Deep Reveal, P(434) Window Details 1st Floor Bay Deep Cill, P(435) Window Details 1st Floor Bay Shallow Cill, P(436) Window Details 1st Floor Bay Modified Frame, P(440) Rooflight and Roof Upgrade Details and P(441) Rooflight and Roof Upgrade Details 2 all stamped as received on 01-10-25;

(g) Dwgs 2093 P(400) Typical Partition Detail - Sheet 1 and P(402) Door and Partition Detail - Sheet 3, all stamped as received on 01-10-25;

(h) Dwgs 2093 P(404) Panelled Wall Elevation - Upper floor Lobby, P(406) Panelled Wall Smoke Vent Louvre, P(445) Window Details - Fire Rated Screen and P(850) Smoke Vent Shaft 3D Views all stamped as received on 01-10-25 and P(100) Basement Proposed Rev A, P(450) REV A Window Details - Smoke Vent no 2 and P(451) Window Details - Smoke Vent no 2 Strip Out stamped as received on 03-12-25;

(i) Dwgs 2093 P(334) Ground Floor Bin Lift Section EE, P(335) Basement Proposed Opening Section GG, P(340) Fourth Floor Partitions, P(403) Panelled Wall Elevation - 1st Floor Lobby P(410) Typical Floor Build Up Proposed Upgrade stamped as received on 17-12-25

(j) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 01-10-25;

(k) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 01-10-25;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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

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

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

5) The scheme for the storage (including segregated waste recycling) and disposal of refuse as set out in the Waste Proforma Rev B stamped as received on 03-12-25 and section 8.3 of the St Margaret's Design and Access Statement by Atelier stamped as received on 01-10-25 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

6) The development hereby approved shall be carried out in accordance with the measures set out in the ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS

STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 01-10-25

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

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

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details which should include the secondary entrance door certified to a burglary resistant standard (i.e. BS PAS 24) and the mailboxes are secure mailboxes (TS009:2019)

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) Notwithstanding the recommendations within the Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW, February 2023 by PDA stamped as received on the 01-10-25 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources including the ground floor / basement commercial units; and

(b) An assessment of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account

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

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

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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

In terms of insulation from entertainment noise the scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(c) Prior to the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

(d) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

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

9) (a) Plant shall be installed and operate in accordance with the recommendations and specified noise levels as set out within the Plant Noise Impact Assessment - Planning Condition 9 Residential Development St Margaret's Chambers, Manchester REPORT REFERENCE NO. J004193-8667-CW-01 February 2025 by PDA stamped as received on 03-12-25.

(b) Prior to the first occupation of the residential accommodation a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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

11) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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

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

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

13) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows and fire rated blockwork [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

14) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

15) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

16) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of external lighting, ancillary signage and other installations;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

17) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed rooflights, including complete cross-sections and material specifications ;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

18) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

144156/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 be carried out in accordance with the following drawings and documents:

(a) Site Location Plan stamped as received on 01-10-25;

(b) Dwgs 2093 P(101) Basement Strip-out, P(110) Ground Floor Proposed, P(111) Ground Floor Strip Out, P(112) Ground - Basement Floor Plan Bin Cycle Store, P(120) First Floor Plan Proposed, P(121) First Floor Strip Out, P(130) Proposed Second Floor Plan, P(131) Second Floor Strip Out, P(140) Proposed Third Floor Plan, P(141) Third Floor Strip Out, P(150) Proposed Fourth Floor Plan, P(151) Fourth Floor Strip Out and, P(160) Proposed Roof Plan, P(161) Roof Plan Strip Out all stamped as received on 01-10-25;

(c) Dwgs 2093 P(103) Basement Reflected Ceiling Plan, P(113) Ground Reflected Ceiling Plan, P(123) 1st Floor Reflected Ceiling Plan, P(133) 2nd Floor Reflected Ceiling Plan, P(143) 3rd Floor Reflected Ceiling Plan and P(153) 4th Floor Reflected Ceiling Plan;

(d) Dwgs 2093 P(200) Piccadilly Elevation - Proposed, P(201) Piccadilly Elevation - Strip Out, P(206) Piccadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation -

Proposed, P(211) Newton Street Elevation 1-2 - Proposed, P(212) Newton Street Elevation 2-2 - Proposed, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2, P(220) Back Picadilly Elevation - Proposed, P(222) Back Picadilly Elevation - Strip-Out, P(226) Back Picadilly Elevation - Proposed Repairs and Conditions, P(236) Lightwell Elevations - Proposed Repairs and Conditions 1-2 and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 all stamped as received on 01-10-25, P(230) Lightwell Elevations - Proposed and P(231) Lightwell Elevations - Strip-Out Rev A stamped as received on 03-12-25;

(e) Dwgs 2093 P(300) A, Proposed Section AA, P(301) Proposed Section AA Strip Out, P(310) Proposed Section BB, P(311) Proposed Section BB Strip Out P, (320) Proposed Section CC, P(321) Proposed Section CC Strip Out P(325), Section DD Proposed, P(330) Ground Floor Lobby Section AA, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD, and P(350) Smoke Shaft Section Proposed all stamped as received on 01-10-25;

(f) Dwgs 2093 P(404) Panelled Wall Elevation - Upper Floor Lobby, P(430) Window Details - with Architrave, P(431) Window Details - without Architrave, P(432) Window Details - Deep Reveal, P(434) Window Details 1st Floor Bay Deep Cill, P(435) Window Details 1st Floor Bay Shallow Cill, P(436) Window Details 1st Floor Bay Modified Frame, P(440) Rooflight and Roof Upgrade Details and P(441) Rooflight and Roof Upgrade Details 2 all stamped as received on 01-10-25;

(g) Dwgs 2093 P(400) Typical Partition Detail - Sheet 1 and P(402) Door and Partition Detail - Sheet 3, all stamped as received on 01-10-25;

(h) Dwgs 2093 P(404) Panelled Wall Elevation - Upper floor Lobby, P(406) Panelled Wall Smoke Vent Louvre, P(445) Window Details - Fire Rated Screen and P(850) Smoke Vent Shaft 3D Views all stamped as received on 01-10-25 and P(100) Basement Proposed Rev A, P(450) REV A Window Details - Smoke Vent no 2 and P(451) Window Details - Smoke Vent no 2 Strip Out stamped as received on 03-12-25;

(i) Dwgs 2093 P(334) Ground Floor Bin Lift Section EE, P(335) Basement Proposed Opening Section GG, P(340) Fourth Floor Partitions, P(403) Panelled Wall Elevation - 1st Floor Lobby P(410) Typical Floor Build Up Proposed Upgrade stamped as received on 17-12-25

(j) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 01-10-25;

(k) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 01-10-25;

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

3) Before any works necessary to implement the approval commence 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. No development shall commence unless and until the above details have been agreed.

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

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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

5) A Watching Brief shall be implemented in accordance with the following:

1907 - St Margarets: Watching Brief for Monitoring the Soft Strip Out Works by Atelier MB stamped as received on 01-10-25

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of fire and acoustic separation works to walls, ceilings and floors;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

7) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Final details of M&E services including details of impact on original/ historic fabric; and internal manifestation.

A programme for the implementation of the approved works shall be submitted and the works shall be carried out and completed in accordance with that programme.

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

8) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

9) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of any structural strengthening works and other structural interventions .

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

10) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

11) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

12) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final detail of the proposed new partitions, showing junction and affixing detail to timber panelling, walls, ceilings and floors;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

13) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed suspended ceilings, including location and method of fixing.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

14) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

15) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

16) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the works to the tiles to staircase and terrazzo flooring to Newton Street entrance, including methodology and cleaning sample;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

17) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

In-situ sample of the repaired and altered timber TG panelling;

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

18) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Final location of the relocated original/historic timber doors;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

19) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

20) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the works to repair and reinstate cornices, including location;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

21) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of external lighting, ancillary signage and other installations;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

22) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of internal finishes to walls, floors and ceilings;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

23) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new platform lift and associated works to the Newton Street entrance, including details of the proposed new handrail;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

24) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed rooflights, including complete cross-sections and material specifications ;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

25) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

MIKE KELLEHER, First Floor Showroom 7, 59 Piccadilly, Manchester, M1 2AQ
57 Piccadilly, Manchester, M1 2AP
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Fourth Floor, 59 Piccadilly, Manchester, M1 2AQ
59 Piccadilly, Manchester, M1 2AQ
Basement And Ground Floor, 55A Piccadilly, Manchester, M1 2AP
53 Piccadilly, Manchester, M1 2AP
11 Newton Street, Manchester, M1 1HF
9 Newton Street, Manchester, M1 1HF
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
6 Newton Street, Manchester, M1 2AW
Part First Floor And Second Floor, 59 Piccadilly, Manchester, M1 2AQ
63 Piccadilly, Manchester, M1 2AG
7 Newton Street, Manchester, M1 1HF
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor Office 11, 69 Piccadilly, Manchester, M1 2BS
Subway, 59A Piccadilly, Manchester, M1 2AG
Bundobust, 61 Piccadilly, Manchester, M1 2AG
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
36 Back Piccadilly, Manchester, M1 1HP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
First Floor, 4 Newton Street, Manchester, M1 2AW
Fifth Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor Showrooms 30 To 34, 59 Piccadilly, Manchester, M1 2AQ
Gardens Hotel, 55 Piccadilly, Manchester, M1 2AP
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Third Floor Office 17, 69 Piccadilly, Manchester, M1 2BS
Third Floor Office 20, 69 Piccadilly, Manchester, M1 2BS
Third Floor Offices 18 And 19, 69 Piccadilly, Manchester, M1 2BS
Second Floor, 4 Newton Street, Manchester, M1 2AW
Basement, 4 Newton Street, Manchester, M1 2AW
Third Floor Store 32, 59 Piccadilly, Manchester, M1 2AQ
55A Piccadilly, Manchester, M1 2AP
67 Piccadilly, Manchester, M1 2BS
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
69 Piccadilly, Manchester, M1 2BS
Fourth Floor Office 21, 69 Piccadilly, Manchester, M1 2BS
1 Newton Street, Manchester, M1 1HW
51 Piccadilly, Manchester, M1 2AP

3 Newton Street, Manchester, M1 1HW
Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Kingsley House, 15 Newton Street, Manchester, M1 1HE
First Floor Gymnasium, 69 Piccadilly, Manchester, M1 2BS
Second Floor 12 To 14, 69 Piccadilly, Manchester, M1 2BS
Basement And Ground Floor, 6 Newton Street, Manchester, M1 2AW
First Floor, 59 Piccadilly, Manchester, M1 2AQ
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Ground Floor, 4 Newton Street, Manchester, M1 2AW
4 Newton Street, Manchester, M1 2AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL