

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143240/FO/2025

Date registered valid: 17 June 2025

Proposal: Change of use from offices (Use Class E) to residential accommodation comprising of two x four-bedroom dwellinghouses (Use Class C3a) including the demolition of existing outriggers and the erection of a replacement rear extension with associated amenity space;
Erection of two storey, four-bedroom residential dwellinghouse (Use Class C3a) fronting Artillery Street with associated amenity space

Address: 8 - 8A St John Street, Manchester, M3 4DU

Ward(s): Deansgate Ward

Applicant: Anthony and Callum Ford

Agent (if any): Mrs Katarzyna McMaster Enabl

Case officer: James Bridgman
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Recommendation: Approve

Date of recommendation: 20 January 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 29 July 2025

Standard consultations:

Printed: 26 June 2025 Expired: 17 July 2025

Neighbour notifications

Printed: 26 June 2025 Expired: 17 July 2025

Site notice

Posted: 27 June 2025 Expired: 18 July 2025

Press advert

Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order: Not applicable

This application relates to the Grade II listed three storey properties with basement at No.8 and 8a St John Street. The building is a former Georgian townhouse and is currently vacant, but the most recent use was as offices (Use Class E).

The building is completed in mix red brick with timber sash windows. Both properties have stepped entrances, No.8 features an entrance canopy with columns and No.8A has an arched brick detail.

There is an external courtyard to the rear of the buildings which is bound by Longworth Street and Artillery Street. This area previously had significant vegetation including sycamore and birch trees.

Description of area

The site is located within the St John Street Conservation Area which is characterised by Georgian townhouses. St John Street consists of a mix of residential uses or small-scale Class E office and administrative uses.

To the east of the site is Deansgate, including the Grade II listed Deansgate Terrace consisting of a varying commercial and retail uses. Larger scale commercial development lies to the north and east towards the heart of the City Centre. To the south/south-west smaller scale residential development is present, with St John's Gardens lying to the west of the site across Byrom Street.



Figure 1 – Front elevation of listed building



Figure 2 – Land to rear of listed building for new dwelling.

Description of development

Permission is sought for a change of use from offices (Use Class E) to residential accommodation comprising of two x four-bedroom dwellinghouses (Use Class C3a) to 8-8a St John Street. This includes the following works:

- Repair and refurbishment of windows (front and side elevation) with the installation of glazing bars and double glazing
- Partial demolition of outriggers and erection of part two storey/part single storey rear extensions
- Replacement of brick to the rear elevation of the existing outrigger
- New openings to rear elevation of retained outrigger
- Installation of slate roof tiles and lead membrane
- Refurbishment of portico and entrance
- Retention of existing stained-glass window

Erection of two storey, four-bedroom residential dwellinghouse (Use Class C3a) fronting Artillery Street with associated amenity space.

Installation of 3.5m high boundary wall and garage doors fronting Longworth Street and within the rear curtilage to establish new gardens/parking spaces.

All houses would comply with the Nationally Described Space Standards (NDSS).



Figure 3 – St John Street elevation



Figure 4 – Rear elevation of 8-8a St John Street



Figure 5 – Longworth Street elevation



Proposed Artillery Street (north) elevation



Proposed rear (south) elevation

Figure 6 – Proposed front and rear elevations of new dwellinghouse

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Highway Services – provision of 1 parking space per dwelling with EV chargers and sheltered cycle parking provided. Garages should be a minimum of 3m x 6m and shutters should not impact on the adopted highway.

Waste management storage and servicing to Longworth Street is acceptable.

Construction Management Plan (CMP) to be submitted. Section 278 agreement required for dropped kerbs to access parking spaces and works are requested.

Environmental Health – CMP to be submitted in respect to construction noise and control of dust. Ground conditions to be investigated through condition.

Air Quality condition relating to scheme of design and specification for the installation of EV charging points to be submitted for approval.

Air Quality condition relating to the filters for the MVHR being installed to be submitted for approval.

Noise condition relating to plant noise prior to installation. Noise impact assessment to be submitted for approval advising on measures to prevent noise outbreak to residential dwellings and to ensure any MVHR with outlets does not impact on the acoustic insulation.

Neighbourhood Team (Arboriculture) advise the trees that were previously on this site prior to submitting this application and have no comments.

Flood Risk Management recommend condition relating surface water drainage scheme to be submitted for approval.

Design for Security at Greater Manchester Police recommend condition to achieve Secured by Design accreditation pre-occupation.

Greater Manchester Archaeological Advisory Service reviewed the Written Scheme of Investigation (WSI) and the methodologies for the building recording aspect of work is not included.

Whilst the significance of the buildings primarily refers to the front façade and contributions to the conservation area, the development works to the rear will remove later outriggers that may be obscuring or indeed have impacted on historic fabric on the original rear of the building – evidence for which will be revealed, if not further impacted by the proposals.

A low-level of building record for the entire building will provide context and important detail in this part of the conservation area. The targeted more detailed recording in areas of newly historic fabric that shed light on previous internal arrangements will add specific details regarding the building's history and development.

Any affected parts of Nos.8 and 8a St John Street should be recorded and the information could be submitted to the Greater Manchester Historic Environment Record as a public accessible record.

Advised WSI will need to include appropriate methodologies to cater for this requirement.

United Utilities Water PLC advise a condition for the submission of a sustainable surface water drainage scheme and foul water drainage scheme to be submitted for approval.

Greater Manchester Ecology Unit advise there are no onsite BNG gains proposed, and no management plan would be required for this application. The Biodiversity Gain Condition will apply to ensure BNG is gained offsite.

Minimum of 2no. bird boxes are recommended in the interest of securing additional nesting opportunities are provided.

The mitigation/compensatory measures regarding the confirmed bat roost must be provided as part of the licence.

Relevant planning applications

143241/LO/2025 - Listed Building Consent for internal and external alterations including the demolition and remodelling of existing outriggers to facilitate the creation of two, four-bedroom dwellinghouses; Erection of a two storey dwellinghouses within the rear curtilage.

Decision: To be approved alongside this application

Relevant planning history

127944/FO/2020 - The change of use of 8/8A St Johns from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property at 8 and 8A St Johns Street. Decision: Approved August 2021

127945/LO/2020 - LISTED BUILDING CONSENT for works associated with the change of use of 8/8A St Johns from offices (B1) to residential accommodation comprising of two four-bed dwellings (C3) including the demolition of existing outriggers and the erection of a replacement rear extension; and the erection of a new four-bed residential dwelling (C3) at the rear of the existing property. Decision: Approved August 2021

Policy

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-Strat2 – City Centre
- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H3 – Type, Size and Design of New Housing
- 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 EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

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

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)

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.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Other Legislative Requirements

Manchester Residential Quality Guidance Document

St John's Strategic Regeneration Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of development

No.8 and 8a St Johns would be a change of use from an office use to two residential dwellings. The listed building has been vacant since the previous office use relocated to a new accommodation within Manchester. The previous consent 127944/FO/2020 at the site established the change of use from office to residential dwellings.

Core Strategy Policy EC2 seeks to retain and enhance existing employment space and sites, unless it can be proven that the existing use is unviable and/or incompatible with neighbouring uses. The existing condition of the office space consists of modern finishes that have resulted harm and obscuring of historic features.

The application is located within St Johns Conservation and is primarily characterised by Georgian Townhouses. The use of these townhouses as former dwellinghouses and reverting to the original use is acceptable in principle subject to assessing the materials considerations for any relevant works to accommodate the conversion. The single office space has also impacted on the legibility of the layout and would return the site to its original two separate residential units.

Policy H1 sets out Manchester's strategic approach to housing growth, identifying a need for approximately 60,000 new homes between 2009 and 2027. This growth is primarily directed towards the north, east, city centre, and central areas of Manchester, which fall within the Regional Centre and inner-city zones. This strategy responds to Manchester's expanding economy and a population expected to increase significantly over the next two decades.

New developments are also therefore expected to support this growth strategy by being located in appropriate areas, meeting housing demand, and helping to create high-quality, desirable neighbourhoods. The vacant site to the rear was formerly terrace housing. The new dwelling would be high quality and bring forward a vacant brownfield site.

The existing office space is a relatively small amount of office floor space (412m²) and the loss would not result in a detrimental impact on the overall office supply across the city.

In respect to Policy EC2, where a loss of office space has been identified it is considered that the existing use is not the optimum viable use of the site and it would be restoring the former townhouses to the residential uses. The change of use to form two residential dwellinghouses and the delivery of new high-quality dwelling within the St John Street conservation area would contribute towards Manchester's housing targets.

The St John's Strategic Regeneration Framework recognises this area broadens the range of housing offer in the City Centre. The proposal seeks to revert the listed building back to its original residential use and would see the erection of a new high-quality dwelling to a vacant site.

The development is considered to be acceptable in principle and would be consistent with Core Strategy policies SP1, EC2, EC3, CC1, H1 and DM1, Places for Everyone Plan Policy JP-Strat2, JP-H1 and JP-H3, the St John's Strategic Regeneration Framework and the National Planning Policy Framework subject to a planning condition that would require they only be occupied as private dwellings and the other material considerations below.

Visual Amenity and Heritage

Listed Building (Nos.8 and 8a St John Street)

The Grade II Listed Building is a Georgian townhouse, and the proposal seeks the repair and refurbishment of the sash windows. The extent of repairs is subject to further surveys, but a methodology and sample of each repair would be approved through condition. The proposal would add double glazing and reinstate glazing bars with a mix of 3 over 6 and 6 over 6 sashes. This would be appropriate and sympathetic to the Georgian character of the listed building and would provide a clear heritage benefit.

The side/rear of the listed building fronting Longworth Street forms part of one of the former terrace properties which was subsumed into 8 St John Street in the 20th century. The rear/demolished elevation was rebuilt in modern brown brick with new openings.

The west elevation includes a three-storey projecting square and plain three storey addition which dates to the 18th to 19th century as shown in the first image within Figure 7. The central image below shows a two-storey outrigger that was altered in the late 19th century to include the current staircase. This elevation includes a stained-glass window.

The far-right image within Figure 7 is the rear elevation of the former terrace house on Longworth Street which is fragmentary. The distinction between the rear elevation with modern brown brick is clearly visible, the elevation is partially painted, a later replacement window and a blocked-up window.



Figure 7 – Existing photographs of rear/side projections

In summary the outriggers and later additions have historic interest some as a secondary elevation and through displaying the sense of hierarchy of the townhouses. The level of historic interest is limited due to the later additions, but it reflects the tight urban grain and evolution of the dwellinghouses.

Due to internal constraints, it was not feasible to retain the existing outriggers within their current condition. The proposal includes the partial demolition of later addition outriggers and the erection of part two storey and part single storey rear extensions that would result in less than substantial harm to the listed building.

The design of the part two storey extension would have a single pitched roof and would be of a similar scale and form to the existing outrigger. The single storey extension would have a flat roof resulting in a contemporary appearance. Both extensions would be constructed in red brick, and the use of natural stone would create a banding that links the extensions resulting in a coherent appearance.

The proposed rear extensions would not extend beyond the rear of the adjoining premises and the overall projection is considered consistent with existing alterations along St John Street so is therefore consistent with saved UDP policy DC1.

The existing stained-glass window to the side elevation of the outrigger would be retained and reinstated within the new rear extension. The portico and entrance areas are to be refurbished.

There are areas of brickwork across the listed building that is in a poor condition with evidence of spalling, damp ingress and cracking. There are also former openings infilled, painted brickwork, later addition windows and cluttered drainage pipes. The repointing of existing brickwork, replacement brickwork and installation of new openings would significantly improve the appearance of the rear elevation of the listed building and would provide a heritage benefit.

The outriggers are rear extensions that developed during the building's history, particularly through 19th-century alterations. They demonstrate the historic adaption of the Georgian townhouses and the hierarchy between the main formal townhouse and the secondary service spaces behind. Additionally, they also later show the evolution of the buildings as they changed from residential use to a commercial use.

Whilst these outriggers have historic value, they have been altered with original features removed and they have limited value in comparison to the principal elevations of the Georgian Townhouse. Nevertheless, there would be less than substantial harm through the partial demolition of the outriggers.

As demonstrated below the erection of the rear extensions and associated external repairs to existing brickwork, would create a coherent rear elevation that would contribute positively and enhance the appearance of the St John Street conservation area.



Figure 8 – Existing rear elevation of listed building



Figure 9 – Proposed rear elevation of listed building

Ventilation for the dwellinghouses within the listed building would be through existing chimneys if possible or alternatively through vents incorporated into the new proposed slate roof tiles. Subject to further surveys into the chimneys and prior to the installation of any new vents, the finalised details including a sample and exact locations would be approved through planning condition.

New Dwelling

The new dwelling would be sited to a vacant brownfield site to the rear of the listed building. This land formerly consisted of terraced properties along Longworth Street that were demolished in the mid to late 20th century. The site was replaced by areas of car parking and a landscaped area which has naturally evolved over time.

The dwelling would be two storeys in height and is relatively modest in scale. The parapet line sits 2.3 below the eaves of the listed building and therefore clearly appears subordinate. The reinstatement of a dwelling to the back of pavement reflects historic plot patterns along Longworth Street and improves the legibility of the surrounding streets.

The use of red and brown brick laid in Flemish bond reflects the traditional construction and the design of the dwelling such as the detailing and openings echoes the horizontal emphasis and stone banding evident on the Georgian listed building.

Facades include protruding brick sections, solidier courses, natural stone plinths and banding/parapets. They are well articulated with recessed elements including slim profile aluminium anodised windows. It is recommended that windows are set back by a minimum of 200mm. Smaller vertical fenestration is proposed to street-facing elevations with larger areas of glazing such as the ground floor bi-folding doors and first floor double glazed doors are sited to the rear elevation.

The boundary wall would be a continuation of the stone banding/parapet line from the dwelling and would adjoin the side of the listed building. The boundary treatment would introduce a built form to the back of the pavement that would reinstate the historic urban grain.

The quality of materials should represent the high-quality appearance of the design and samples shall be submitted for approval prior to the commencement of development.



Figure 10 – CGI of new dwelling from St John Street
– New dwelling sited to rear of listed building



Figure 11

The mechanical ventilation for the new dwellinghouse would be discharged at roof level. The vents would set away from parapet and would not be visible from street level. Final details including exact locations and a product specification/sample would be submitted for approval through condition.

In the interest of design, a new lighting design for the new dwelling shall be submitted for approval.

There would be ASHP within the rear courtyard adjacent to the bin store. The design and product specification of the unit and any attenuation measures/enclosure if necessary shall be submitted for approval through planning condition. PV panels would be installed to the roof of the dwelling. Section drawings and product specifications of the PV panels are to be submitted for approval through planning condition.

The new dwelling by virtue of its siting and contemporary appearance would result in a low level of less than substantial harm to the setting of the listed building. It is acknowledged that it is a high-quality contemporary design that would respond positively to the Georgian context of the adjacent listed building and surrounding area subject to approval of high-quality materials.

The site formerly consisted of a tight urban grain of terraced properties, and the erection of a two-storey dwelling and associated boundary wall would reinforce the historic dense and urban character of this part of the city.

Heritage assessment

There would be a low level of less than substantial harm to the listed building through the partial demolition of outriggers and by virtue of the siting and contemporary appearance of the new dwelling.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There are public benefits to the scheme through securing a viable and sustainable use for the listed building through its return to residential use which is consistent with the listed building's original purpose.

The development would provide three dwellinghouses and contribute towards Manchester's housing growth targets.

There are heritage benefits through the removal of unsympathetic modern alterations, repairs of historic features, improvements to the appearance of the rear elevation, reinstatement of glazing bars, and the reinstatement of traditional residential layouts that would improve the buildings architectural legibility.

The scheme would also contribute positively to the St John Street conservation area by sustaining the predominantly residential character and reinstating the historic urban grain to the rear of the listed building.

The low level of less than substantial harm is considered to be outweighed by the public and heritage benefits outlined above, in accordance with paragraph 215 of the NPPF.

The high-quality design of the new dwelling should follow through in the detailing and be executed in a high-quality palette of materials that are to be approved through planning condition.

In light of the above assessment, the proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Accommodation

The development is considered to comply with the National Described Space Standards.

Each dwelling would accommodate four bedrooms and would provide high quality housing within Manchester city centre.

Overlooking/Privacy

There are no prescribed separation distances between buildings in the City Centre where developments are denser and closer together than in suburban locations.

First floor rear habitable windows within the listed building would not directly face any windows to the new dwelling. Both properties would have first floor external terraces.

Windows fronting Longworth Street within the listed building would be set approximately 6-7m away from the adjacent residential apartments at No.2 St John Street (The Residence). The original use of the listed building was residential, and these separation distances are considered acceptable within the city centre context.

First floor windows fronting Longworth Street and Artillery Street to the new dwelling would directly face upper floor windows to office uses.

Overshadowing/Overbearing Impact

The adjoining site No.10 St John Street has a three-storey rear extension with a significant projection along the shared boundary. The proposed part single/two storey rear would not extend beyond the neighbour's rear extension and there would have no impact on any windows at No.10 St John Street and is consistent with saved Policy DC1.

The first-floor rear windows at No.8-8a St John Street would retain a separation distance of approximately 12 from the closest elevation of the new dwelling. The level of natural light and outlook to the habitable room bedroom windows to all dwellings would be sufficient.

Air Quality

The site is in an Air Quality Management Area (AQMA), and the construction works could have an impact on local air quality during construction. The applicant has submitted a construction management plan with dust suppression measures.

All dwellings would have Mechanical Ventilation with Heat Recovery (MVHR) so there should be no air quality impacts once the dwellings are occupied. Further information is to be submitted for product specification of air intakes and whether any clean air intakes or filters are required.

The development would have one car parking space per dwelling. The site is within sustainable location, and all parking spaces would have EV charges that would encourage the use of electric vehicles to reduce car emissions. Cycle parking provision has been shown with the rear courtyard/gardens of the dwellings

Environmental Health do not expect air quality to be an issue subject to the review of final details of air intake and filters including specifications and details of ongoing maintenance. The impact on air quality would be acceptable and suitable for the proposed use.

Noise

The works to the windows to the listed building are subject further investigations. A section drawing has demonstrated that double 12mm glazing can be installed within the windows which would contribute towards ensuring the dwellings are acoustically insulated from vehicles and any other external noise sources.

Prior to the commencement of development an acoustic survey and updated residential overheating assessment is required to demonstrate that the dwellings within the listed building and the new dwelling can be acoustically insulated to prevent any noise disamenity.

If residents were reliant on openable windows for ventilation, then the internal noise criteria would not be met. MVHR is therefore proposed to provide ventilation to the dwellings to avoid occupants overheating when windows are closed.

Once plant has been selected an acoustic report is required that demonstrates the predicted noise levels for plant and that external vents would not impact on the acoustic insulation of the premises.

Subject to the recommended pre-commencement condition relating to residential noise insulation to establish all dwellings, Environmental Health do not object to the proposal.

Any acoustic measures and predicted noise levels are to be controlled through a condition and are subject to verification testing prior to the first occupation of the development. The development therefore complies with Policy DM1 of the Core Strategy and Saved Unitary Development Plan Policy DC26.

Waste Management

Waste bins for dwellings would be stored within the rear gardens of the dwellings. Waste collections would occur to Longworth Street, and this is acceptable to Highway Services and Environmental Health.

Impact on Highway Network

Construction Management

Prior to the commencement of development, a Construction Management Plan would be submitted for approval, considering the impact on the highway network during the construction phase. Highways Services are satisfied subject to the approval; a detailed CMP would minimise any impact on the surrounding highway network.

Parking

All dwellings would have the provision of 1 parking space. All parking spaces would be secured and would have anodised aluminium garage doors. The parking spaces would have EV charges.

There would be secured cycle parking within the rear gardens of the dwellings. Through planning condition this shall be provided prior to the first occupation of the dwellings.

Highway Services are satisfied this provision of onsite parking and recognise the site is within a highly sustainable location of the city centre.

Highway Improvements

The development requires off site highways works including the formation of dropped kerbs to serve the new parking spaces. There would be a double dropped kerb to Longworth Street and single dropped kerb to Artillery Street.

Highways Services have requested a scheme for improvement works to the footpaths to be submitted for approval through planning condition.

Sustainability and Accessibility

The refurbishment of No.8-8a St John refers to an existing listed building and this would reduce embodied carbon.

The construction of the new dwelling would utilise materials that would ensure the building fabric exceeds the minimum requirements within Building Regulations Part L1 2021. The ventilation system would be MVHR that would retain heat extraction and use to heat incoming air supply.

The new dwelling would use renewable energy sources such as an Air Source Heat Pump and roof mounted PV panels.

The development would not provide any level access to No.8-8 St John Street as there is an original stepped entrance. It would not be possible to provide level access without resulting in harm to the historic fabric of the listed building. The new dwelling could be altered to accommodate to include a stairlift or ground floor sleeping arrangements to meet the requirements of any disabled future occupiers.

Flood Risk and Drainage

The application site lies within Flood Zone 1 where the risk of flooding is lowest. A drainage strategy was submitted in support of the application. This document did not include a detailed sustainable surface water drainage scheme, and this should be submitted for approval prior to the commencement of development.

Foul water and surface water drainage shall be drained on separate systems and shall be required through planning condition.

Ground conditions

The ground conditions desktop survey identified contamination at the site. Subject to further investigations including a preliminary risk assessment that identifies all contamination to be submitted for approval.

Environmental Health recommend that imported soils are tested and further details are provided including the nature, locations of new soil and the depth of cover in relation to the soft landscaped/garden areas. A water supplier risk assessment will be required to confirm the details of the water supply pipe.

A remediation strategy would then be required to outline how any contamination would be dealt with. This should consider any clean cover or imported soil requirements and confirm how contaminated soils will be stored and managed prior to disposal to prevent cross contamination.

Environmental Health state gas monitoring has been completed and are satisfied that no gas protection measures are required.

It is likely that subject to the submission of a preliminary risk assessment and remediation strategy it is considered that it is likely contamination at the site can be dealt with appropriately.

Archaeology

Greater Manchester Archaeology Advisory Service (GMAAS) have recommended that the later addition outriggers could be obscuring or could have impacted on historic fabric of the original rear of the listed building. As part of the listed building consent there would be a detailed methodology for demolition works to prevent any harm to historic fabric.

GMAAS have reviewed the Written Scheme of Investigation (WSI) and the methodologies for the building recording aspect of work has not been included. They advised that there should be a low-level building record for the entire building.

An updated WSI is to be submitted for approval through planning condition to ensure appropriate methodologies have been provided for the building recording.

Ecology

The site previously significant vegetation including sycamore and birch trees. These were felled as part of the previously approved planning application (127944/FO/2020) in accordance with the recommendations of the Arboricultural Impact Assessment.

The site falls under mandatory Biodiversity Net Gain (BNG). The baseline of 0.75 units includes existing vegetation and accounts for the seven trees that have already been felled. To accommodate the development any existing vegetation would be removed from the site.

In order to achieve mandatory BNG, a shortfall of 0.83 units is required. Given this cannot be accommodated on site, the applicant is providing the BNG offsite and is required to provide evidence of the offsite units purchased.

There would be a green roof to the new dwelling that would enhance the biodiversity. Through planning condition, a minimum of 2no. bat boxes should be incorporated into the proposal.

GMEU are satisfied with the bat survey submitted with the planning application and recommend it can be determined. However, they have advised that the applicant should be aware that mitigation/compensatory measures regarding the confirmed bat roost must be provided as part of the licence when submitted to Natural England.

Crime Impact

The application would see the creation of 2no dwellings within the City Centre to No.8-8a St John Street. Given this is a listed building it is considered that without more significant intervention, a secured by design accreditation is unlikely to be achieved. However, it is considered appropriate to condition the proposal so that a scheme for security measures that will be implemented to these dwellings is required to be submitted for approval.

In respect to the new dwelling, it is considered that it should achieve Secured by Design accreditation, and this shall be submitted for approval prior to first occupation.

Greater Manchester Police do not object to the proposal.

Conclusion

In light of the above it is considered that the propose development, subject to appropriate planning condition, is in accordance with Core Strategy Policies SP1, EC2, EC3, CC1, CC5, CC9, H1, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policy JP-Strat2, JP-H1, JP-H3 and JP-P2, Manchester Residential Quality Guidance Document, the St John's Strategic Regeneration Framework, the National Planning Policy for Waste, the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent.

Condition(s) to be attached to decision for approval

- 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:

- B2 Proposed West Elevation: 1084-TGA-B2-ZZ-DR-A-95513-P08

All received by the Local Planning Authority on 21 January 2026

- B2 Proposed North Elevation: 1084-TGA-B2-ZZ-DR-A-95510-P08
- B2 Proposed South Elevation: 1084-TGA-B2-ZZ-DR-A-95512-P08
- B2 Proposed East Elevation: 1084-TGA-B2-ZZ-DR-A-95511-P08
- B2 North Elevation - Bay Study: 1084-TGA-B2-ZZ-DR-A-95515-P04

All received by the Local Planning Authority on 20 January 2026

- Proposed South Elevation - St John Street: 1084-TGA-B1-ZZ-DR-A-95501-P07

All received by the Local Planning Authority on 4 December 2025

- B1 Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06

All received by the Local Planning Authority on 1 December 2025

- Proposed East Elevation - Longworth Street: 1084-TGA-ZZ-ZZ-DR-A-95503-P07
- Proposed East Elevation - Longworth Street: 1084-TGA-B1-ZZ-DR-A-95514-P06
- Proposed Longworth Street Elevation: 1084-TGA-ZZ-ZZ-DR-A-95420-P06

All received by the Local Planning Authority on 26 November 2025

- Proposed Window Section: 25-1569 PENYARD A2

Received by the Local Planning Authority on 28 October 2025

- B1 Proposed West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07
- B1 Proposed North Elevation: 1084-TGA-B1-ZZ-DR-A-95507-P07

All received by the Local Planning Authority on 9 September 2025

- Proposed Ground Floor Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95202 P06
- B2 Ground Floor - Proposed Plan: 1084-TGA-B2-00-DR-A-95312-P06

All received by the Local Planning Authority on 7 August 2025

- Proposed Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95201 P06

All received by the Local Planning Authority on 8 July 2025

- B1 Basement Floor - Demolition Plan: 1084-TGA-B1-B0-DR-A-95301-P04
- B1 Basement Floor - Proposed Plan: 1084-TGA-B1-B0-DR-A-95302 P06
- B1 Ground Floor - Demolition Plan: 1084-TGA-B1-00-DR-A-95304-P04
- B1 Ground Floor - Proposed Plan: 1084-TGA-B1-00-DR-A-95305-P06
- B1 First Floor - Demolition Plan: 1084-TGA-B1-01-DR-A-95307-P04
- B1 First Floor - Proposed Plan: 1084-TGA-B1-01-DR-A-95308-P05
- B1 Second Floor - Demolition Plan: 1084-TGA-B1-02-DR-A-95310-P04
- B1 Second Floor - Proposed Plan: 1084-TGA-B1-02-DR-A-95311-P05
- Proposed Site Section AA: 1084-TGA-B1-ZZ-DR-A-95401-P05
- Proposed Section BB: 1084-TGA-B1-ZZ-DR-A-95403-P05
- B1 Proposed Section CC: 1084-TGA-B2-ZZ-DR-A-95404 P05
- B2 First Floor- Proposed Plan: 1084-TGA-B2-01-DR-A-95313-P05
- B2 Proposed Roof Plan: 1084-TGA-B2-01-DR-A-95320 P04
- B2 proposed sections: 1084-TGA-B2-ZZ-DR-A-95405-P05
- B2 Proposed North Elevation - Artillery Street: 1084-TGA-B2-ZZ-DR-A-95509 P04
- Schedule of Works, prepared by Tim Groom Architects;
- Air Quality Assessment, prepared by Hydrock;
- Drainage Strategy, prepared by Hydrock;
- Heritage Statement, prepared by Turley;
- Energy Compliance Strategy, prepared by CWC;
- Ground Conditions Desk Study Report, prepared by Hydrock;
- Transport Statement, prepared by SK;

- Environmental Standards Statement, prepared by Turley;
- Preliminary Ecological Survey, prepared by Ecus;
- Biodiversity Net Gain Report;
- Broadband Connectivity Assessment, prepared by GTech Surveys Ltd;

All received by the Local Planning Authority on 17 June 2025

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

- 3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the new dwelling ('B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025) as shown on Drawing Nos. 1084-TGA-ZZ-ZZ-DR-A-95514 P06, received 26 November 2025, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include doors/garage doors, windows, brick, brick specials for the curved section, stone, and roof materials.

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.

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, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4) Prior to the commencement of development hereby approved (including demolition of existing outriggers), all materials as shown on drawing nos. 1084-TGA-B1-ZZ-DR-A-95506-P07 and 1084-TGA-B1-ZZ-DR-A-95507-P07 (Received on 10 September 2025), product specifications and samples for all materials to be used on all external elevations of the listed building (No.8 and 8a St John Street) 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/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 5) Prior to the commencement of works to the windows to No.8-8a St John Street, as shown on 1084-TGA-B1-ZZ-DR-A-95501 P07 (Received 4 December 2025) and 1084-TGA-ZZ-ZZ-DR-A-95514 P06 (Received 26 November 2025), a specification and full size sash window sample including the double glazing and glazing bars 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/samples prior to the first occupation of No.8-8a St John Street.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 6) Notwithstanding the Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06, received 1 December 2025, prior to the installation of external roof vents to the listed building (No.8-8a St John Street), full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include a roof plan, section drawings, a product specification and a sample.

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, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 7) Prior to first occupation of the development hereby approved and prior to the installation, details of the siting, scale and appearance of the solar panels to the roof of the new dwelling 'B2' as shown on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include cross sections and product specifications

The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 8) Prior to the first occupation of the development, details and specifications of the three electric car charging points as annotated on drawing No.1084-TGA-ZZ-ZZ-DR-A-95202 P06 (Received on 7 August 2025) shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented and be in place prior to the first occupation of each dwelling and thereafter retained and maintained in situ for the lifetime of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

- 9) Prior to the installation of air vents to the roof of the new dwelling (B2' as shown on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2), full and final details of the vents shall be submitted to and approved in writing by the Local Planning Authority. This shall include the exact locations of any air intakes, product specifications, lean air filters if necessary and any maintenance requirements,

The development shall then be carried out in accordance with the approved details prior to the first occupation of the 'B2' dwelling.

Reason: In the interest of visual amenity and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

- 10) The window reveals and soffits for the new dwelling 'B2' as shown on drawing no.1084-TGA-B2-00-DR-A-95312-P06-B2 shall be carried out in accordance with drawing 1084-TGA-B2-ZZ-DR-A-95515-P04 , received by the City Council, as Local Planning Authority, on the 20 January 2026.

The extent of the window reveals and detailing will be as follows: - minimum of full brick reveal of 200 mm and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

- 11) Notwithstanding drawing 1084-TGA-ZZ-ZZ-DR-A-95503 P07 received by the City Council, as Local Planning Authority, on the 26 November 2025, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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

- 12) Notwithstanding the submitted External Building Fabric Assessment: 13660.PR01.EBF.1 REVISION NO.2 and ADO (Overheating) Noise Risk Assessment: 13360.RP02.ADO.0 as received on 30 July 2025.

- (a) Prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the residential dwellings at shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before the occupation of the residential dwellinghouses hereby approved.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation 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.

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 secure a reduction in noise from traffic and other sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13 a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, 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 occupation of the residential apartments hereby approved, 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.

14 Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Hours of site opening/operation;
- o Display of an emergency contact number;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;

- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site

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 construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

15 Notwithstanding the submitted Preliminary Ground Investigation Report:16488-HYD-XX-XX-RP-GE-0002 P02, Method Statement and Risk Assessment: 16488-HYD-XX-XX-HS-GE-0002 P0, Ground Conditions Desk Study Report 16488-HYD-XX-XX-RP-GE-0001 P02, prepared by Hydrock as received by the Local Planning Authority on 17 June 2025.

- a) Prior to the commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site, and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which 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 Site Investigation Report and/or Remediation Strategy.

- 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 development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation 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 that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16 Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered/ agreed with relevant authority.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank.
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

17 Foul water and surface water must be drained on a separate system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

- 18 No part of the development shall be occupied until the secure cycle storage for each plot as shown on drawing no. 1084-TGA-ZZ-ZZ-DR-A-95202 P05 (Ground Floor Plan), as received by the Local Planning Authority, on 8 July 2025 has been implemented and made available for use.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

- 19 The details of the approved Waste Management Strategy (Section 6.2 of the Design and Access Statement, prepared by Tim Groom Architects and received by the Local Planning Authority on 17 June 2025 shall be implemented as part of the development and be in place prior to the first use 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.

- 20 Prior to the first occupation of the dwellings hereby approved, a scheme of highway works shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Details of dropped kerbs
- Installation of H-bar across driveways of Plots 8 and 8a
- Resurfacing of footways bounding the site

The scheme shall then be implemented in accordance with the approved details prior to the first occupation of the dwellings.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 21 The development hereby approved shall be carried out in accordance with the safety and security details within Sections 6.4.7 to 6.5.12 of the Design and Access Statement, prepared by Tim Groom Architects as received by the Local Planning Authority on 17 June 2025.

The new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025 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.

- 22 a) Prior to the first occupation of the development hereby approved, details of bat box provision on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a minimum of at least 2 no bat boxes should be proposed. The approved details shall then be installed on site.

The approved details shall then be installed on site prior to the first use of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

- 23 No development or vegetation clearance shall commence on site until the following has been submitted to and approved in writing by the Local Planning Authority:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.

Reason - To ensure the protection of species or their habitat that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

- 24 Notwithstanding the submitted Written Scheme of Investigation: ARS24/197 Issue 2, prepared by Archaeological Research Services Ltd, as received by the Local Planning Authority on 30 July 2025, no demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological evaluation trenching;
- pending the results of the above, a targeted open-area excavation.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant

to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 25 Prior to the installation of the Air Source Heat Pump, full and final details of the exact location, appearance and product specification shall be submitted to and approved in writing by the Local Planning Authority. This shall include a section drawing and any noise attenuation measures, if necessary, when established under condition 12 (plant noise) of this planning permission.

The development shall be implemented in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 26 The development hereby approved shall be carried out in accordance with the submitted Environmental Standards Statement (01046), as received by the Local Planning Authority on 2 July 2025.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

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

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

- 28 The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework

- 29 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-

enacting that Order with or without modification), in respect to the new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, *no extensions, windows doors or other openings (Class A), roof additions (Class B), roof alterations (Class C), porches (Class D), outbuildings (Class E), hard surfaces (Class F), chimneys, flues, etc. (Class G), microwave antennae (Class H)*] shall be erected without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 30 Notwithstanding the provisions of 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), the approved integral garage hereby approved as part of the new dwelling shown no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025 shall not be used for any purpose that would preclude its use for the parking of a motor vehicle in association with the authorised residential use or development be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 31 The new dwelling hereby approved shall include for full disabled access to be provided to the external areas of the new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025. This dwelling shall should be constructed to M (4) 2 standard.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

- 32 a) Prior to the installation of external lighting for the new dwelling 'B2' as shown on 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025, scheme for the lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority to control glare and overspill onto nearby residential properties. The lighting shall be installed in accordance with the approved scheme.

b) Prior to the first use of the lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity and design in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

- 33 If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning

authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informative

Biodiversity Net Gain

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;

- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Highways

Should there be any basement excavations this would be require planning permission/listed building consent proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk

For the avoidance of doubt, should there be any basement excavations, planning permission and listed building consent would be required.

A S278 agreement is required for works to the adopted highway. A deposit is required to begin the S278 application. Additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site.

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.

Flood Risk

Culvert: MCC records highlight that the underground Canal Tunell (River Irwell) is located within close proximity to the site (approximately 60m to the south/south-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

Bats

Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Construction Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and IAQM/EPUK Construction Guidance at:

<http://iaqm.co.uk/guidance/>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
268 Deansgate, Manchester, M3 4JB
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
258 - 260 Deansgate, Manchester, M3 4BG
246 - 252 Deansgate, Manchester, M3 4BG
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Chinawhite, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
9 St John Street, Manchester, M3 4DN
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ

The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
12 St John Street, Manchester, M3 4DY
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Centre For Men's Health Limited, 10 St John Street, Manchester, M3 4DY
7 St John Street, Manchester, M3 4DN
3 - 5 St John Street, Manchester, M3 4DN

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 - St John Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL