MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000266
Application type:	Full planning permission
Proposal:	Change of use to bar and music venue / recording studio and sound engineering room ((Sui Generis) (Basement), restaurant,, amenity lounge (Ground Floor) offices (Floors 1-3) (Use Class E) and private event space (Floor 4) Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.
Site address:	Marlsboro House 52-54 Newton Street Manchester M1 1ED
Ward(s):	Piccadilly
Date application valid:	27 May 2026
Applicant name:	Mr Barney Cook
AAgent (if any):	Mr Euan Kellie
Case officer:	Angela Leckie
Recommendation: Approve	
Date of recommendation: 19/08/2026	

Description of site, building and/or area

Marlsbro House is a Grade II-listed building located in the Stevenson Square Conservation Area in the City of Manchester. It has elevations to Newton Street, Dale Street and Faraday Street. The building is rectangular in plan, set over seven floors including a basement and attics. The building is of red brick, timber and cast iron construction, faced in cement render and with windows dating from 1960. The building under went a major refurbishment around the time of the new windows and render being installed. The top floor of the south west elevation was reconstructed as part of the 1960 works, replacing the late-Victorian construction which conceals the gable-end and attic storey.

There is a courtyard area to the rear with access through metal gates to Hilton Street and Faraday Street. There are two external metal fire escapes – probably late-19th century accessed from dormers at attic level altered window openings which connect into the courtyard area. There is also a narrow chimneystack on this elevation.

The existing roof structure is unusual. It appears as a mansard or gambrel: there is a central pitched roof, which is slated under its various applied coverings such as felt or asphalt. This roof drops to a clerestory on each side and pitches out from this to the parapet .These secondary slopes are pierced by cast-iron stays (actually principal rafters) running at a steeper pitch from the eaves above the glazing, out to the parapet. There are flat sections of roof over the bay facing Hilton Street, with a flat lift overrun.

In 2021 a soft strip and asbestos removal works were undertaken within the basement to 4th floor of the building to enable the building to be brought forward for refurbishment. Some works were agreed by exchange of correspondence and were not considered to affect the special qualities or character of the listed building and as such to require listed building consent but some works were granted listed building consent under application ref no's 131357/LO/2021 (Soft Strip) and 132546/LO/2021 (asbestos removal) and recently for works to remove asbestos from the 4th floor (application ref no 145172/LO/2026). The soft strip works included the removal of a large number of modern partitions

Historically and following the approved strip out works, the ground to third floors have a largely similar plan form and decoration - comprising plain painted brick walls - which is still evident today. Each floor retains its original central line of slender cast iron columns (which progressively reduce in diameter up the building) which support thick timber beams (the ends are supported on the external brick walls), which in turn support the deep timber plank floorboards of the floor above – an early form of slow burning fire-prevention construction. Within the external walls are cast iron ring beams and quadrant brackets at the angles. The basement is subdivided into a number of rooms. A 1959-60 stair and lift core is located at the south angle of the building, it is constructed from reinforced concrete, with terrazzo flooring with vinyl or carpet over. The lift appears to be contemporary these works. There is a lift shaft on the north side of the building, which is probably early-20th century.

Within the fourth floor there is: a free-standing early-20th century cold store in metal, with Bakelite light switch within; a fire escape passage, with two timber steps; plain vertical timber cladding to the walls and ceiling with cross-bracing; 20th century timber fire escape door; a kitchen area with timber panelling and asbestos sheeting, with a Belfast sink on legs; a raised ceiling following the roof profile with is clad in asbestos. Currently many areas are not fully accessible pending the approved asbestos removal works.

The building features a mid-20th century sprinkler system. There is a small service area with lift in the north east corner with a timber, tongue and groove clad lift shaft with asbestos sheeting over. The floors are screed or remnants of raised flooring. No historic floor finishes are visible at present.

The building's primary heritage significance lies in its architectural and historic interest: as a rare early example of heavy-timber floor construction - which strongly influenced the mid-19th century design of industrial buildings in the USA; for its unusual roof construction including rare heavy-timber flooring, cast iron columns, original structural timbers, and the composite timber and iron roof structure featuring use of iron ring-beams within the walls - all of which is little altered. It has cast iron columns and original structural timbers.

Despite a variety of alterations, the building retains a series of elements which demonstrate the activities which took place in the building which contribute considerably to the understanding the original uses and activities that took place within the building and to the building's evidential value. These include:

− External form, brickwork walls and fenestration pattern including the clerestory window openings;

− Roof form and timber and iron structure;
− Internally – the cast iron columns, iron wall plates timber plank floors and timber joists; Victorian timber staircase along the north east wall, timber framed screen to the stair at first floor timber, early-20th century panelling at fourth floor and to the lift shaft and car.

Its historic interest comes from its role as early-19th century former factory in the world's first industrial city, located outside the more typical mill areas of Ancoats and Chorlton-on-Medlock.

In terms of its cultural and communal value - whilst Marlsbro House has been a key component of Manchester's music scene until recently, it ultimately lacks the same musical heritage significance as some of the other studio spaces in Greater Manchester with affiliations to the punk movement of the 1970s and the 'Madchester' scene of the 1980s and 90s. Nevertheless, it represents the continuation of a DIY approach to Manchester's live music culture, one which involves the appropriate of the city's robust post-industrial fabric to provide affordable and authentic spaces in which artists and musicians can rehearse, record and perform. The building also holds cultural or communal values for its association with the companies and individuals who have inhabited it.

Areas of **high significance** and particularly sensitive to change are:

- The building's overall external form, including its roof; although the raised south gable conceals the building's roof form and detracts;
- The original open plan form, which is discernible but currently obscured by modern partitions;
- The building's original brick, timber and iron construction, including:
  - cast iron columns,
  - external red brick walls with arched openings (recently uncovered),
  - iron wall plates,
  - hybrid iron and timber roof structure,
  - timber plank floors;
  - Victorian timber staircase, although altered and part blocked, including a once glazed timber screen at first floor.

Of **moderate significance** and therefore less sensitive to change are:

- Slate roof coverings – although they are currently concealed and so their contribution to significance can only be presumed at this stage;
- Two late-Victorian fire escape stairs, including timber-panelled access corridors from the fourth floor;
- Timber roof sarking;
- Early-20th century timber panelling at fourth floor level – concealing the eaves storage and WC areas, lining out the roof;
- Lifting mechanisms (age / provenance will be reviewed properly once asbestos removal works have taken place);
- Timber framed clerestory windows at attic level, of a variety of dates, are of moderate to low significance;
- Interwar 'cold room';
- Probable early-20th century hoist shaft, lift car and mechanism at fourth floor (its age / provenance will be reviewed properly once asbestos removal works have taken place).

Of **low significance** and therefore less sensitive to change are:

- The signage on the elevations dates from 1960s and is of low historic, communal and aesthetic value;

- The chequerboard render distinguishes this building from others in the area and makes it a local landmark. The render itself is of low historic and evidential value. This render however is visually poor and both conceals and has physically damaged the original brick beneath, which detracts;
- Timber stair within 1960 rear entrance extension, probably made in part with reused historic fabric;
- Kitchen fittings, including Belfast sink, at fourth floor.

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole and therefore a clear opportunity for change are:

- Single storey entrance extension to the rear;
- 1960s metal-framed windows;
- WC partitions at basement.
- The partitions at basement and third floors reflect the recent studio use and are of some limited evidential and communal value, however the fabric itself is of a very recent date, typical construction and of no architectural value;
- 1960s timber stair at basement level;
- 1960s tiled ground floor lobby with steps and later ramp at the southern end of the building;
- 1960s and later sprinkler system, although its pipework adds to the building's industrial aesthetic;
- Modern newels, handrails and access doors to the Victorian staircase;
- 1960s staircore at the southern end of the building;
- Modern WC and kitchen fittings;
- Modern timber staircase at basement floor.

Currently the rendered rear elevation, uPVC windows, felt roof coverings, poor-quality replacement windows at fourth floor and screed which covers most floors (timber plank and possibly stone floors are expected beneath) detract from the building's significance and offer an opportunity for enhancement.

The building currently has a number of structural defects principally to the roof and within the 4th floor attic area due principally to the structural integrity of the original design and water ingress. There are also water ingress within the basement. Issues with existing and previous asbestos within the building have been detailed below.

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 and hotel uses. The closest residential accommodation is at the Former Postal Sorting Office (Newton Street), Wentworth Buildings(Newton Street), 55 Newton Street, 1NQ (Tariff Street), 1 Port Street and hotel rooms above the Crown and Anchor (Hilton Street) and the Cow Hollow Hotel (Newton Street).

The existing building was previously in commercial use but has been vacant since 2020.

Description of development

The proposal follows the implementation of a series of enabling works as detailed above, agreed with via correspondence and listed building consents, for the soft strip of later internal partitions and other finishes, as well as asbestos removal and trial areas of cleaning and fabric repair.

Planning consent is sought for a change of use to the following:

Recording studio and Sound Engineering Room, a Bar and music venue (Sui Generis), at basement level ; a restaurant (Class E) and office amenity areas at ground floor level (Glass E); Offices on levels 1 to 4 (Use Class E) with external terraces and a private event space at level 4. (Use Class E(g) ancillary to office space) together with external alterations.

Listed building consent is also sought for internal alterations required to facilitate the proposed uses and for the external alterations:

APP REF NO PLA-2026-000471: Listed Building Consent for internal and external works associated with change of use to bar and music venue / recording studio and sound engineering room (Sui Generis), restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis) and to include removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.

The proposed works include the following set out below:

External Works

Removal of existing render to all elevations and making good;
Reinstatement of entrance archway on Newton Street;
Formation of new entrance archway to rear courtyard;
Roof alterations including creation of external terraces;
Installation of covered structure within the rear courtyard to provide seating area associated with restaurant;
Removal of 1 existing external staircases to the rear;
Replacement external staircase (secondary means of escape);
Refurbishment of rear staircase;
Installation of new bin store and plant enclosure in rear courtyard;
Front Elevation: reinstatement of a concealed historic arched entrance;
Rear Elevation: reinstatement / repositioning of concealed historic arched entrance;
South Corner: reception internal ground floor level adjustment;
North Corner: internal ground floor level adjustment/basement excavation works & comms room insertion;
Ground Floor: Retaining Original window cill levels;
Replacement of all windows;
Installation of external louvres for ventilation;

There are existing loading bays serving the site and local area on Faraday Street and Port Street that would be used by vehicles servicing the site. In terms of refuse collection, the vehicle will wait in the Faraday Street loading bay and then operatives will collect bins from the store take them to empty them in the waiting vehicle.
They will then return the bins to the store once they are empty.

Cycle storage for 27 spaces would also be provided within the service yard area.

The current proposals have been designed to create high-quality internal spaces for commercial use and would facilitate much needed repair and improvements of the buildings thermal efficiency and useability protecting the asset into the long-term.

Relevant Site History

131357/LO/2021- LISTED BUILDING CONSENT Soft strip of basement and third floors in advance of asbestos removal

132546/LO/2021- Listed Building Consent - Asbestos removal (internal works only)

145172/LO/2026 - Listed Building Consent for removal of timber panels at fourth floor in association with asbestos removal.

Consultation, notification and publicity responses

The application was advertised as a public interest development, affecting the character of a conservation area and affecting a listed building.

3 Letters of objection and 1 letter of support have been received.

The grounds of objection are summarised below:

Noise, Disturbance, and Amenity Conflicts

- The proposal introduces a bar and listening lounge, recording studios, private event space, and restaurant seating within and around the courtyard. These uses are likely to generate significant noise, footfall, and operational activity which may adversely impact on adjacent uses.

- Given the terrace's proximity to neighbouring homes, it would introduce a new source of noise which would have a significant adverse impact on residents living nearby.

- The noise impact assessment fails to account for noise and activity from the terrace - in fact, with regard to the overall development, the assessment doesn't acknowledge residents of The Bradley at all - I have not found any information / measures of control regarding the terrace use ie private member bar hours, whether it will have amplified or live music / events, external speakers etc.

- Some existing adjacent residential flats have inadequate noise insulation and the area is already plagued with noise levels above safe limits coming from bars, clubs, taxis, police and ambulance sirens. It would be criminal to approve this project. Unsocial behaviour of visitors in the area is out of control. Adding more late night bars and clubs would make living in the area unsustainable for the building residents and force people to move out.

The letter of support welcomes the further investment in the area but had requested that conditions are attached to any consent to manage construction impacts, noise impacts from the ground floor and basement uses and their customers to include:

Clearly defined operating hours for all bar, event and entertainment uses; A maximum permitted capacity for the basement listening lounge and fourth-floor event space; No use of roof terraces, external terraces or courtyard seating after 22:00; No amplified music, live music, DJs or speakers in any external area; Windows and external doors to remain closed during amplified music events, save for access and

Egress; A detailed Operational Management Plan to be approved prior to occupation; A customer dispersal strategy covering closing procedures, taxi management, smoking areas and queue management; Appropriate supervision of private events and late-night functions; Restrictions on glass disposal, bottle tipping and refuse movements during hotel sleeping hours;

Acoustic commissioning tests to be undertaken prior to opening and submitted to the Council for approval; All plant, ventilation, extraction and air-conditioning equipment to comply with the Council's night-time noise requirements at neighbouring hotel façades.

Consultations

Head of Highways: Have no objections subject to conditions relating to construction management.

Head of Environmental Health: Have no objections subject to compliance with conditions relating to Acoustic Insulation, Fume Extraction, 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.

Greater Manchester Archaeological Service – Have recommended a condition in relation to the recording of the any archaeological interest at the site.

GMEU- Have no objections subject to a condition to secure nesting boxes for black redstarts and other birds.

Relevant policies

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-P1 Sustainable Places
-Policy JP-C1: An Integrated Network
-Policy JP-C4: Streets for All
-Policy JP-C3: Public Transport
-Policy JP-C5: Streets for All
-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 CC7 -Mixed Use Development
- Policy EC2 - Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC5 -Transport
- Policy CC8 -Change and Renewal
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- 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

Policy T1 (Sustainable Transport)

Policy T2 (Accessible Areas of Opportunity and Need

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC10 – Food and Drink Uses
- Policy DC18- Conservation
- Policy DC19 – Listed Buildings
- Policy DC20 Archaeology
- DC26.1 Development and Noise

National Planning Policy Framework (NPPF) -

Section 7 - Building a strong, effective economy

Section 8 - Ensuring the vitality of town Centres.

Section 14 - Achieving Well- Designed Places

Chapter 20 – 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 application has been submitted in conjunction with an application for listed building consent which is to be considered alongside this application:

Assessment

Principle of the Development and Proposed Uses - The regeneration of the City Centre is an important planning consideration as it is the primary economic driver of the region and is crucial to its longer term economic success.

The regeneration of the Northern Quarter has created a high quality mixed use area and this proposal would continue this process. It would support the economy and improve street level engagement and help to sustain the Northern Quarter as a vibrant place to work and live.

In its current condition the vacant property has a negative impact on the street scene on a main Northern Quarter throughfare. This high quality office and commercial accommodation would repurpose the building into an active mixed use development which would provide facilities for local residents to enjoy whilst enhancing perceptions of this part of the city centre. Furthermore it would help to drive footfall and further investment in this area. It would enhance the street scene and the high quality design resulting from the removal of the existing render would respond to its context and the area's heritage.

The proposals would see the retention and enhancement of the building for employment purposes creating employment both during construction and permanent employment at within the office and commercial uses. It is estimated that the development would creation of circa 300 permanent new jobs comprising 137 jobs on-site and a further 164 supply chain jobs.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Civic Quarter. The proposals are therefore considered to be in accordance with PfE Policies JP-Strat1, JP-Strat2, JP-S1, JP-J1 and JP-P1, Core Strategy policies EC2, EC3, CC1, SP1, CC7, CC8, CC10, SPL1 and DM1 and saved UDP policies DC10.1, 10.2 10.3 and 10.4 and DC26.

Residential Amenity / Hours of Operation - Whilst the principle of the proposed use is considered to be acceptable, the impact that it may have on nearby residents needs to be considered carefully. There is an aspiration to create a diverse mix of uses within this part of the City Centre. The use proposed is in full compliance with the City Centre policies in the Core Strategy. Information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise outbreak.

The Head of Environmental Health has also recommended a condition limiting the hours during which the building can be serviced. This will ensure that any disturbance from such activity is confined to acceptable hours of the day.

There is a need to consider what other impacts the proposal might have in terms of comings and goings. This though, has to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the city centre. The proposal could result in an increase in comings and goings during the evening and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable, given the proximity of residential accommodation, to limit the potential for people congregating near to that accommodation at an unreasonable hour. The proposed hours of operation of the commercial unit would be agreed through a condition in consultation with the Head of Environmental Health to ensure that impacts on amenity are acceptable in terms of the limitations outlined above and on this and the above basis the use of the ground floor and basement units is considered to be acceptable.

A condition would require approval of a Management Plan for the uses within the basement, ground and 4th floors in relation to controlling noise and anti social behaviour from people leaving the premises.

Given the above it is considered that on balance and subject to conditions, controlling the acoustic insulation of the premises and any associated plant, the hours of operation, fume extraction, operational management and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC10.1, 10.2, 10.3 and 10.4 and DC26.1 and 26.5.

Crime and Disorder – The increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance. In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Waste, Recycling and Servicing - The refuse store has been sized in line with 'GD 04 Waste Storage and Collection Guidance. All recycling and waste material would be stored on site in a single secure waste bin storage area, located within the rear courtyard and collected from an existing loading bay on Port Street.

The proposed servicing proposals are consider to be acceptable.

Given the above, the proposals are considered to be in accordance with Core policies DM1.

Sustainability / Climate Change: Building Design and Performance – The buildings, airtightness and glazing standards that exceed Building Regulations Part L requirements. The building would be fully electric with no gas, supporting Manchester's ambition to phase out fossil fuels and transition towards a zero-carbon future. Air Source Heat Pumps will provide hot water to the kitchen and heating and cooling to the building.

The overall strategy would ensure that the development delivers a highly energy-efficient building with significantly reduced energy demand and substantial reductions in operational carbon emissions. The refurbishment of the building will have significantly lower embodied carbon emissions when compared to a typical new build development.

In view of the above the proposals are considered to be in accordance with PfE policy JP-S2 and Core Strategy Policies EN4 and EN6.

Transport and Sustainability -The site is in an area that is close to various methods of public transport including buses, trains and the Metrolink and the proposals for servicing and waste collections are considered to be acceptable.27 cycle parking spaces would be provided internally for staff.

Given the above, the proposals are considered to be in accordance with PfE policies Policy JP-C1, JP-C4, JP-C3, JP-C5 and JP-C7 and Core policies CC5, DM1 and T2.

Disabled Access - Currently the ground floor and basement areas are all accessed via steps so there is no level access at all to the building. The proposals would provide level and lift access to the upper floor offices, all ground floor and basement spaces and the rear courtyard.

Given this having regard for this policy in relation to accessibility the proposals are considered to be consistent with Core Strategy Policy DM1.

Local Labour - A condition would require The Council's Work and Skills team to agree the detailed form of the Local Labour Agreement.

Given the above, the proposals are considered to be in accordance with Core Strategy policy DM1.

Construction Management - Measures would be put in place to minimise the impact on local residents such as dust suppression, minimising stock piling and use of screenings to cover materials. Provided appropriate management measures are put in place the impacts of construction management on surrounding residents and the highway network can be mitigated to be minimal.

Given the above, the proposals are considered to be in accordance with Core Strategy policies DM1 and SP1.

Biodiversity and Wildlife Issues/ Contribution to Blue and Green Infrastructure (BGIS) – The site is exempt from BNG requirements under the 2021 Act. The building was assessed as having low potential to support roosting bats.

There are numerous records of black redstart in the location of the proposed development, which is a Schedule 1 species and also a Local BAP species. Conditions would be attached to ensure no disturbance or destruction of black redstarts nests during the works,and for suitable nesting boxes to be provided.

Given the above, the proposals are considered to be in accordance with Places for Everyone Plan Policy JP-G9 and Core Strategy policy EN15.

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.

It is noted that 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.

Historic England note that the proposals appear well-thought through and sensitive to the historical significance of the building. The emphasis of the proposals is on the retention of surviving historic fabric of high and moderate significance, improving the condition of the fabric to improve thermal efficiency and to make the building capable of supporting appropriate uses to modern standards both in terms of regulatory and market requirements.

Given the buildings age and particular construction a number of significant structural interventions are required to the existing historic fabric to deliver the necessary improvement.

Notwithstanding the above the philosophy for the structural interventions is as follows:

- Interventions to be minimised where possible, and introduced only where structurally necessary;
- The existing fabric is to be retained wherever feasible to do so;
- Interventions are to be obvious and readable as such;
- Where interventions are necessary where possible they would be reversible.

Further interventions are proposed, primarily at basement, ground, and roof level, to improve the internal layout of the building and allow it to be brought back into use.

Overall 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 the building up to the regulatory standards necessary to support the proposed and deliver useable accommodation which would be suitable for a modern standard of office occupation.

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.

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

Roof Works

At roof level water ingress and earlier remediation works (such as laying asphalt over the slates) have demonstrably caused extensive damage to the roof fabric and structure and floor levels below.

Roof Structure: From earlier investigative works it is clear that both the roof covering and sarking boards require replacement, whilst it would appear that the some metal purlins and the full metal and timber queen post trusses can be saved and retained with reinforcements as required. The full details for this will be informed by specialist surveys undertaken following the asbestos removal required but will be based on the principle of repairing and reusing all fabric possible and at this stage include spliced repairs of rotten timber rafters and the installation of a pair of PFCs offset from the retained clerestorey line. **These interventions would have a low to medium level of adverse impact dependent on the final details of the works following further surveys.**

Roof Terraces: The lower section of the roof will be cutaway on both sides to create terrace areas, glazed doors inserted and discrete glazed balustrades added for fall protection. Whilst this will alter the historic form of the roof, its two tier mansard / gambrel style roof form, means that this alteration could be sensitively accommodated without impact on the appearance of the building and the primary roof structure which is of particular significance would be retained in full revealing the character and nature of the building and how it was constructed. Furthermore, and alongside the removal of the modern ceiling boards, this will allow people to engage with the cast-iron stays and the roof's unique structural form of high significance in a manner only possible through section drawings at present. Whilst the appreciation of the primary roof structure would mitigate some of the harm **the intervention would have a moderate adverse impact**

Rooflights proposed at the apex of the roof will further enhance the internal qualities of the roof space. **These interventions would however have a low adverse impact.**

<u>Removal of Render</u>

The removal of the render and repair / reinstatement of the facades would present major benefits to the legibility of the building as a Victorian mill and enhancement of its historic fabric, better revealing its significance and reinforcing the historic character and appearance of the Stevenson Square Conservation Area. **This would have a high level of beneficial impact**.

<u>Works to Windows</u>

The current metal windows date to the 1960s conversion, with some later uPVC additions. Other than the clerestory windows, the main fenestration contributes only to the interest of the building as a mill through retention of the overall pattern including the regular, strong rhythm.

Main Elevations: upper floors the historic three-over-three timber sash pattern will be reinstated (albeit double glazed). Cills will be reinstated to their original levels and new stone cills inserted. These works also improving internal thermal efficiency. **These works would have a medium to high level of beneficial impact**.

Clerestory windows: These have moderate to low significance. It is proposed to replace these windows with metal units replicating their design to maintain their role in the understanding of the unusual roof construction. It is further proposed to reinstate the windows (three pane arrangement to follow the upper floors) and pavement lights at basement level. **With this mitigation there would be a low level of adverse impact.**

Louvres : The M&E strategy requires the insertion of louvres for air intake and out flow in a number of windows. Which would require the removal of glazing and have an adverse impact due to the appearance of solidity. However decorative grilles over the louvres are proposed and these would mitigate some of the visual harm. With this mitigation there would be a low level of adverse impact. **With this mitigation there would be a low level of adverse impact.**

Entrances

Southwest corner: This is terrazzo and installed as part of the 1960s refurbishment. This is, non original and historically of limited interest. It has a poor relationship to the street scene limiting its vitality through a relatively heavy visual appearance. It is proposed to maintain this entrance as the principal entrance to the offices at upper floors with a new metal framed door set within the reinstated brick facade. A similar glazed door will be inserted to the rear corner on Hilton Street. Internal alterations are required to create level access to the lift (which will be repositioned at a lower level) including the removal of a section of original floor structure which survived the 1960s remodelling and its replacement with a steel and concrete deck. Whilst this will see the loss of historic fabric (visible at basement level), it is a fragmentary remain in an otherwise heavily altered area and, when considered in context of the retention of the equivalent structure visible throughout the principle parts of the building, it would cause a **low level of adverse impact.**

Newton Street: The historic brick arch in the centre of the façade (as evidenced internally) will be reinstated (with a new curved profile brick edging) to provide access to the ground floor. This will be mirrored on the rear elevation to create a visual and physical link from front to rear with glazed partitions to the flanking coworking lounge and restaurant. There us evidence that this rear entrance was present historically, however this was uncharacteristically mis-aligned rather than forming a single route through the building. Whilst the proposed relocation will therefore not be a return to the original design, it will follow the pattern more commonly found on industrial buildings throughout the city. Furthermore, it will have a positive impact on the proposed internal uses and connectivity through to the rear amenity area. To enable level access and to accommodate a platform lift, minor structural interventions are required to the ground floor which will see some loss of fabric to the floor structure. **These interventions would have a low level of beneficial impact.**

New Basement Means of Escape: To the north corner of the ground floor it is proposed to make alterations to the ground floor level and undertake basement excavation works to allow for a means of escape from the basement (timber boarded door exiting onto Faraday Street) and allow for the insertion of a comms room. These interventions are proposed within a discreet secondary area and avoid the need to intrude into the main ground floor space, therefore

minimising potential impacts on the significance of the building. **These interventions would have a low level of adverse impact.**

Rear Landscaping and Fire Escape

Staircases: It is proposed to retain and refurbish the southern of the two Victorian fire escape stairs but decommission its use. The northern stair is unable to provide a safe, compliant evacuation route and is demonstrably failing with the existing ferrous fixings expanding and blowing the brickwork. As such it will be replaced with a new metal stair to provide a secondary means of escape from the north of the building with areas of brickwork repaired following its removal. Although this will see the loss of one Victorian stair, this approach will balance the need for a safe fire escape route whilst retaining one stair for its evidential value (with elements salvaged from the north stair used in its repair) and contribution to the historic industrial character of the building whilst avoiding the need for a more intrusive intervention internally. The new staircase would be clearly expressed as a modern intervention. It is also noted that the introduction of an external secondary means of escape represents a heritage-led design solution, avoiding unnecessary intervention in significant internal fabric. It is considered notwithstanding this and the design of the replacement that the removal of the original staircase will cause **a moderate level of adverse impact.**

Courtyard : It is proposed to revitalise the poor quality rear courtyard, removing structures dating from the 1960s works and including new courtyard gates, the retention and relaying of courtyard cobbles and the erection of refuse and cycle storage areas and external seating including a glazed canopy structure which would be set away from the building. These works will revitalise the current condition of the courtyard area, bringing in into an active use whilst discreetly housing required ancillary structures away from the listed building and streetscene. It is considered subject to agreement through condition of the final design details and overall quality of the works that **there would be a low level of beneficial impact from these works.**

Overall, the proposed floor layouts at ground and upper floors will bring the building back into a sustainable use and have been carefully designed to minimise their impact on the significance of the building whilst enabling its historic character – revealed during the enabling strip-out works – to be better revealed and celebrated. Central to this is a greater appreciation of the building's historic internal volume, its timber structure, brick walls and defining cast iron columns as a central spine feature (having previously been semi-embedded in partition walls flanking one side of a corridor). This along with the general repair works internally and externally **will have a high beneficial impact.**

It is noted that all areas of harm in particular, the structural interventions, insertion of MEP, sub-division of spaces, removal and replacement of the northern staircase, insertion of external terraces and the tanking are necessary to make the building usable in terms of modern regulatory and market requirements related to the intended use. It is also noted that the applicants have as far as possible at this stage, fully tested the levels of necessary intervention and where this information is not available this will be further explored through the discharge of conditions which would be worded to ensure that the minimum intervention necessary is implemented.

It is considered that the combined physical (direct) impacts on the Grade II listed Marlsboro House would be minor 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

In terms of impacts externally, the proposals would have a beneficial impact on the Stevenson Square Conservation Area due to the removal of the render, the installation of a more visually

appropriate entrance doors, replacement of non original windows and through the proposed external repair works. The alterations to the roof would only have limited visibility from surrounding streets. **Overall impacts to the character of the conservation area are considered to be high beneficial.**

Substantial weight has been given the assets conservation in line with Policy HE5 of the NPPF and overall there would be a positive impacts on affected designated heritage assets.

With the exception of the interventions require for structural and fire safety reasons and the insertion of the roof terraces, the works would enhance the character and fabric of the listed building. The listed building and character of the conservation area would be conserved in a manner appropriate to their significance securing a use consistent with their conservation and the positive impacts on local character and distinctiveness. The proposals would contribute to the creation of sustainable communities Where harm is proposed this has been clearly and convincing justified.(Policy HE4).

It is considered on the basis of the above that the proposed internal and external changes would overall be beneficial in nature and any harm would be justified by public benefits in accordance with Policy HE6 of the NPPF, which can include heritage benefits.

Public benefits would include:

- Providing office accommodation which is market facing and aligns with current regulatory requirements;
- Creation of circa 300 permanent new jobs comprising 137 jobs on-site and a further 164 supply chain jobs.

- Through working with MCC's Work & Skills Team ensuring that employment opportunities resulting from the proposals are made available to Manchester residents through the existing recruitment offer and allow hard-to-reach groups an equal opportunity to be successful in applying.

- Comprehensive repair and conservation works, including roof repairs and the retention and refurbishment of an early queen-post roof structure, will safeguard important historic fabric and ensure the continued survival of a significant heritage asset for future generations.

- The removal of inappropriate and damaging cement render, external roller shutters and other poor-quality interventions will arrest fabric decay and restore the building's architectural integrity, reversing harm caused by earlier unsympathetic alterations.

- 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;

- The proposed mix of uses, including a ground-floor restaurant, basement bar and music-related uses, will reintroduce culturally relevant activity to the Northern Quarter, contributing to its historic identity as a place of creativity and performance.

- The development will generate increased footfall, activity and natural surveillance, providing an active frontage to Newton Street and contributing positively to the vitality, safety and vibrancy of the local area.

- Providing part M compliant equal access arrangements for all into the building;

- The restoration and reuse of the rear courtyard will bring an underutilised space back into active use, enhancing amenity and marketability for potential occupiers and improving the setting of the heritage asset.

- Providing a building which meets current fire safety requirements - The introduction of an external secondary means of escape represents a heritage-led design solution, avoiding unnecessary intervention in significant internal fabric and allowing historic features to remain exposed, intact and legible; 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 the desirability of preserving the building and features of special architectural or historic interest which it possesses and to the preservation of setting of the listed buildings and character of conservation areas as required by virtue of S16, S66 and S72 of the Listed Buildings Act, the harm caused would be outweighed by the public benefits of the scheme and the proposals would meet the requirements set out in policies HE4, HE5 and HE6 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 7,8, 14 and 20 of the National Planning Policy Framework, PfE Policies JP-Strat1, JP-Strat2, JP-Strat14, JP-S1, - Policy JP-Strat1, JP-Strat2, JP-Strat 14, Policy JP-S1, JP-S2, JP-S6, JP-J1, JP-P1, JP-C1, JP-C4, JP-C3, JP-C5, JP-C7 and JP-P2, Core Strategy Policies SP1 CC7, EC2, EC3, Policy CC1,CC5, CC8, CC9, CC10, EN3, DM1, EN4, EN6, T1 and T2, saved Unitary Development policies DC10, DC18, DC19, DC20 Archaeology and DC26.1

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 polices 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.

Conclusion

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.

Recommendation: Approve

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.

The development hereby approved shall be carried out in accordance with the following drawings and documents:
a. OS Site Plan AHA/MHM/EX/097 and OS Block Plan AHA/MHM/EX/098;
b. Basement Demolition Plan AHA/MHM/DM/099 A, Ground floor Demolition Plan AHA/MHM/DM/100 A, 1st floor Demolition Plan AHA/MHM/DM/101 A, 2nd floor Demolition Plan AHA/MHM/DM/102 A, 3rd floor Demolition Plan AHA/MHM/DM/103 A, 4th floor Demolition Plan AHA/MHM/DM/104 A, Roof Demolition Plan AHA/MHM/DM/105, Basement Demolition RCP AHA/MHM/DRCP/099 A, Ground floor Demolition RCP AHA/MHM/DRCP/100 A, 1st floor Demolition RCP AHA/MHM/DRCP/101A, 2nd floor Demolition RCP AHA/MHM/DRCP/102 A, 3rd floor Demolition RCP AHA/MHM/DRCP/103 A, 4th floor Demolition RCP, AHA/MHM/DRCP/104 A, , Demolition West Elevation (Newton Street) AHA/MHM/DM/200, Demolition South Elevation (Hilton Street) AHA/MHM/DM/201, Demolition East Elevation (Port Street) AHA/MHM/DM/202, Demolition North Elevation (Faraday Street) AHA/MHM/DM/203, Demolition Long Section AHA/MHM/DM/300 A, Demolition North Section AHA/MHM/DM/301 A, Demolition Middle Section AHA/MHM/DM/302 A and Demolition South Section AHA/MHM/DM/303 A;
c. Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A, Proposed 1st floor Plan AHA/MHM/PA/101A, Proposed 2nd floor Plan AHA/MHM/PA/102 A, Proposed 3rd floor Plan AHA/MHM/PA/103 A, Proposed 4th floor Plan AHA/MHM/PA/104 B, Proposed Roof PlanAHA/MHM/PA/105 A, Proposed West Elevation (Newton Street)AHA/MHM/PA/200 (Louvre Mark Up), Proposed South Elevation (Hilton Street) HA/MHM/PA/201 B (Louvre Mark Up), Proposed East Elevation (Port Street) AHA/MHM/PA/202 B (Louvre Mark Up), Proposed North Elevation (Faraday Street) AHA/MHM/PA/203 B (Louvre Mark Up), Proposed Wall Elevation (Courtyard) AHA/MHM/PA/204 A, Proposed Long Section AHA/MHM/PA/300 A, Proposed North Section AHA/MHM/PA/301 A, Proposed Middle Section AHA/MHM/PA/302 A, Proposed South Section AHA/MHM/PA/303A and Louvre Confirmation Note 18 08 2026.
d. Proposed Basement RCP AHA/MHM/RCP/099 A, Proposed Ground floor RCP AHA/MHM/RCP/100 A, Proposed 1st floor RCP AHA/MHM/RCP/101 A, Proposed 2nd floor

RCP AHA/MHM/RCP/102 A, Proposed 3rd floor RCP AHA/MHM/RCP/103 A and Proposed 4th floor RCP AHA/MHM/RCP/104 A;
e. Basement Retained Features Plan AHA/MHM/RF/099 A, Ground Retained Features Plan AHA/MHM/RF/100 A, 1st floor Retained Features Plan AHA/MHM/RF/101, 2nd floor Retained Features Plan AHA/MHM/RF/102, 3rd floor Retained Features Plan AHA/MHM/RF/103 and 4th floor Retained Features Plan AHA/MHM/RF/104 A,

f. Proposed Floor Build Up AHA/MHM/PA/500, Proposed Office/Corridor Partition Details AHA/MHM/PA/50, Proposed Office/Office Partition Details AHA/MHM/PA/502, Proposed Ground Floor Partition Details AHA/MHM/PA/503 A, Proposed Draft Lobby Partition Details AHA/MHM/PA/504 A, Proposed Roof/ Roof Terrace Details AHA/MHM/PA/505 A, Proposed Roof Light Details AHA/MHM/PA/506, Proposed Courtyard Canopy Details AHA/MHM/PA/507 A, Proposed Courtyard Details AHA/MHM/PA/508 A, Proposed Courtyard Elevation Details AHA/MHM/PA/509 A, Proposed Ground Floor Windows AHA/MHM/PA/510, Proposed Upper Floor Sash Window Details AHA/MHM/PA/51, Proposed Ground Floor Entrance Portal Arch AHA/MHM/PA/512 Proposed Courtyard Landscaping Plan AHA/MHM/PA/513, Proposed Ground Floor Windows/ part louvered AHA/MHM/PA/510-1, Proposed Ground Floor Windows/ fully louvered AHA/MHM/PA/510-2 as amended by Proposed West Elevation (Newton Street)AHA/MHM/PA/200 (Louvre Mark Up), Proposed South Elevation (Hilton Street) HA/MHM/PA/201 B (Louvre Mark Up), Proposed East Elevation (Port Street) AHA/MHM/PA/202 B (Louvre Mark Up), Proposed North Elevation (Faraday Street) AHA/MHM/PA/203 B (Louvre Mark Up),

g. Basement Existing Structure Plan with Defects 1698-CIV-XX-B1-D-S-10010, Ground Floor Existing Structure Plan with Defects 1698-CIV-XX-00-D-S-10000, First Floor Existing Structure Plan with Defects 1698-CIV-XX-01-D-S-10001, Second Floor Existing Structure Plan with Defects 1698-CIV-XX-02-D-S-10002, Third Floor Existing Structure Plan with Defects 1698-CIV-XX-03-D-S-10003, Attic Existing Structure Plan with Defects 1698-CIV-XX-04-D-S-10004, Roof Existing Structure Plan with Defects 1698-CIV-XX-R1-D-S-10005, Existing Structure Elevations with Defects 1698-CIV-XX-ZZ-D-S-1300, Basement Existing Structure Demolition Plan 1698-CIV-XX-B1-D-S-10110, Ground Floor Existing Structure Demolition Plan 1698-CIV-XX-00-D-S-10100, First Floor Existing Structure Demolition Plan 1698-CIV-XX-01-D-S-10101, Second Floor Existing Structure Demolition Plan 1698-CIV-XX-02-D-S-10102, Third Floor Existing Structure Demolition Plan 1698-CIV-XX-03-D-S-103, Attic Existing Structure Demolition Plan 1698-CIV-XX-04-D-S-10104, Roof Existing Structure Demolition Plan 1698-CIV-XX-R1-D-S-10105, Existing Structure Elevations Demolition 1698-CIV-XX-ZZ-D-S-13101, Basement Proposed Structure Plan 1698-CIV-XX-B1-D-S-80010, Lower Ground Floor Proposed Structure Plan 1698-CIV-XX-00-D-S-80000, Ground Floor Proposed Structure Plan 1698-CIV-XX-01-D-S-80001, First Floor Proposed Structure Plan 1698-CIV-XX-02-D-S-80002, Second Floor Proposed Structure Plan 1698-CIV-XX-03-D-S-80003, Third Floor Proposed Structure Plan 1698-CIV-XX-04-D-S-80004, Roof Proposed Structure Plan 1698-CIV-XX-R1-D-S-80005, Proposed Structure Elevations 1698-CIV-XX-ZZ-D-S-83001, Basement Stair & Comms Room 1698-CIV-XX-00-D-S-80100, Ground Floor Office Side Entrance 1698-CIV-XX-00-D-S-80200, Ground Floor Recessed Entrances 1698-CIV-XX-00-D-S-80400, Masonry Repair & Lintel Details Sheet 1 1698-CIV-XX-ZZ-D-S-8100, Masonry Repair & Lintel Details Sheet 2 1698-CIV-XX-ZZ-D-S-81002, Basement & Retaining Wall Details Sheet 1 1698-CIV-XX-ZZ-D-S-81010, Floor Repairs & Strengthening Sheet 1 1698-CIV-XX-ZZ-D-S-81020 and Floor Repairs & Strengthening Sheet 2 1698-CIV-XX-ZZ-D-S-81021
h. Dwgs 5031691-RDG-XX-XX-D-M-520000 DRAINAGE SCHEMATIC P02, 5031691-RDG-XX-B1-D-M-520000 DRY RISER AND AGD LAYOUT, BASEMENT LEVEL P04, 5031691-RDG-XX-00-D-M-520000 DRY RISER AND AGD LAYOUT, GROUND FLOOR P03, 5031691-RDG-XX-ZZ-D-M- 520000 DRY RISER AND AGD LAYOUT, TYPICAL FLOOR P03, 5031691-RDG-XX-03-D-M-520000 DRY RISER AND AGD LAYOUT, THIRD

FLOOR P04, 5031691-RDG-XX-04-D-M-520000 DRY RISER AND AGD LAYOUT, FOURTH FLOOR P03, 5031691-RDG-XX-RF-D-M-520000 DRY RISER AND AGD LAYOUT, ROOF LEVEL P02, 5031691-RDG-XX-XX-D-M-530000 DOMESTIC WATER SERVICES SCHEMATIC P01, 5031691-RDG-XX-B1-D-M-530000 DOMESTIC SERVICES LAYOUT, BASEMENT LEVEL P02, 5031691-RDG-XX-00-D-M-530000, DOMESTIC SERVICES LAYOUT, GROUND FLOOR P02, 5031691-RDG-XX-ZZ-D-M-530000 DOMESTIC SERVICES LAYOUT, TYPICAL FLOOR P02, 5031691-RDG-XX-03-D-M-530000 DOMESTIC SERVICES LAYOUT, THIRD FLOOR P02, 5031691-RDG-XX-04-D-M-530000DOMESTIC SERVICES LAYOUT, FOURTH FLOOR P02, 5031691-RDG-XX-XX-DR-M-560000 HEATING & COOLING SCHEMATIC P02, 5031691-RDG-XX-B1-DR-M-560000 HEATING & COOLING LAYOUT, BASEMENT LEVEL P02, 5031691-RDG-XX-00-DR-M-560000 HEATING & COOLING LAYOUT GROUND FLOOR P02, 5031691-RDG-XX-ZZ-DR-M-560000 HEATING & COOLING LAYOUT, TYPICAL FLOOR P02, 5031691-RDG-XX-03-DR-M-560000 HEATING & COOLING LAYOUT, THIRD FLOOR P04, 5031691-RDG-XX-04-DR-M 560000 HEATING & COOLING LAYOUT and FOURTH FLOOR P02 5031691-RDG-XX-RF-DR-M-60000 HEATING & COOLING LAYOUT, ROOF LEVEL P01;

i. MECHANICAL SERVICES HVAC STRATEGY LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-570000 P06, MECHANICAL SERVICES HVAC STRATEGY LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-570000 P05, MECHANICAL SERVICES HVAC STRATEGY LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-570000 P06, MECHANICAL SERVICES PROPOSED VENTILATION LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-570000 P06, MECHANICAL SERVICES HEATING & COOLING LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-560000 P02, MECHANICAL SERVICES HVAC STRATEGY LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-570000 P04, MECHANICAL SERVICES HVAC PLANT LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-570000, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-520000 P04, MECHANICAL SERVICES HEATING & COOLING LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-560000 P04, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-520000 P04, MECHANICAL SERVICES HEATING & COOLING LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-560000 P02, MECHANICAL SERVICES HEATING & COOLING LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-560000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-530000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-520000 P03, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-530000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-520000 P03, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-520000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-520000 P03, MECHANICAL SERVICES HEATING & COOLING LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-560000 P02 and MECHANICAL SERVICES HEATING & COOLING LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-560000 P01,

j. ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-E-62004 P04, ELECTRICAL SERVICES TYPICAL RISER DETAILS 5031691-RDG-XX-XX-D-E-60000, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-62001 P03,

ELECTRICAL SERVICES CONTAINMENT LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-61005 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-62005 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-670005 P02, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-62003 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-670000 P02, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-62000 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-62002 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-61003 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-61001 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-670002 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-670003 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-E-670004 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-670001 P02, ELECTRICAL SERVICES CONTAINMENT LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-61000 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-61002 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT ROOF 5031691-RDG-XX-RF-D-E-62006 P03 and ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-E-670006 P02;

k. Existing Structure Capacity Appraisal 1698-01-CIV-XX-ZZ-R-S-00001 by Civic;

l. Structural Appraisal Report by Civic;

m. Structural commentary to LBC Application 1698-CIV-XX-XX-R-S-10003 by Civic;

n. DESIGN AND ACCESS & ARCHITECTURAL METHOD STATEMENT Rev A by Archer Humphreys;

o. Waste Management Proforma prepared by Archer Humphryes;

p. Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions;

q. Noise Impact Assessment prepared by Atelier Crescendo (reference: 00130-ACC-RP-YA-0001-P04), dated 29 June 2026.

r. Crime Impact Statement prepared by Greater Manchester Police;

s. Carbon & Energy and Environmental Standards Statement and Energy & Carbon Proforma prepared by Ridge;

t. Heritage Impact Assessment Ref MAN MH.03, Rev 001 prepared by Donald Insall Associates;

u. Archaeology Desk Study prepared by Civic;

v. Phase 1 Preliminary Risk Assessment prepared by LK Group;

w. Local Labour Agreement prepared by MAKE;

x. Operational Management Plan prepared by the MAKE;

y. Preliminary Roost Assessment & Nocturnal Bat Survey Report, prepared by Collington Winter – September 2025 (Rev III, dated 18/06/2026).

z. Transport Statement including Servicing Plan and Framework Travel Plan prepared by SK Transport Planning and Response to Consultation Comments (ref: PLA-2026-000266), prepared by SK Transport Planning (ref: 260706/SK22608/TN01(-01));

aa. Ventilation Strategy Report prepared by Ridge;

bb. Draft Construction Management Plan prepared by MAKE;

cc. 213-34 Marlsbro House 21-291025 - Masonry damp survey and Plans Basement plan, Ground floor Plan, First Floor Plan, Second Floor Plan and Third Floor Plan) by Hutton and Rostron;

dd. 213-34 Marlsbro House 21-291025 - Timber condition survey and plans Basement (showing ground floor soffit), Ground floor (showing first floor soffit), First floor (showing

second floor soffit), Second floor (showing third floor soffit), Third floor (showing fourth floor soffit), Floor Construction (Section A-D) by Hutton and Rostron;
ee. 213-34 Marlsbro House SN1 21-291025 CW - Masonry condition survey report by Hutton and Rostron;
ff. 213-34 Marlsbro House SN1 21-291025 CW - Timber condition survey report by Hutton and Rostron;
gg. 213-34 Marlsbro House SN3 120326 CW - Marlsbro House, Manchester: Visual timber strength grading of select floor beams by Hutton and Rostron;
hh. SOCOTEC, Report for: Intrusive Structural Inspection (Report ref: STR3522; Issue date : 8th April 2026; Issue No : 002); and
ii. Data sheets and associated information from Sesame Lifts (ref: Thames (LPSL).pdf)

Reason: To ensure that the development is carried out in accordance with PfE Policies JP-Strat1, JP-Strat2, JP-Strat14, JP-S1, - Policy JP-Strat1, JP-Strat2, JP-Strat 14, Policy JP-S1, JP-S2, JP-S6, JP-J1, JP-P1, JP-C1, JP-C4, JP-C3, JP-C5, JP-C7 and JP-P2, Core Strategy Policies SP1 CC7, EC2, EC3, Policy CC1,CC5, CC8, CC9, CC10, EN3, DM1, EN4, EN6, T1 and T2, saved Unitary Development policies DC10, DC18, DC19, DC20 Archaeology and DC26.1

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).

No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:
1.
A phased programme and methodology of investigation and recording to include:
- a historic building investigation commensurate with a Level 3 survey;
- archaeological monitoring and recording during development ground works.
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 Project Design.
Reason: In accordance with NPPF Policy 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester.'

7(a) Prior to occupation of the office accommodation a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the first use of the development, 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 first use can commence.

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

8(a) Before use of each of the following as shown in dwgs commences:

(i) Basement recording studio;
(ii) Basement Bar / Music Venue
(iii) Ground floor Restaurant
(iv) 4th Floor Private Event Space

a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the first use/occupation of each of the above uses, 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.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or Use Class Sui Generis (p) and (q)))

Reason - To secure a reduction in noise in order to protect adjacent residents and office occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

9(a) Before the operation of each of the following uses as shown on dwgs Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A and Proposed 4th floor Plan AHA/MHM/PA/104 B, commences :
(i) Basement recording studio;
(ii) Basement Bar / Music Venue
(iii) Ground floor Restaurant
(iv) 4th Floor Private Event Space
the above accommodation shall be implemented in accordance with the noise levels specified and mitigation detailed within the Noise Impact Assessment by Atelier Crescendo (dated 29/6/27) to ensure that there is no unacceptable level of noise break out or noise transfer from these units to adjacent residential accommodation or the office accommodation
b) Prior to the first use/occupation of the each use , 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 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.
The approved details shall be implemented and remain in place for as long as each area of the building is in use as identified above (and any subsequent permitted changes of use under Class E or F)

Reason - To secure a reduction in noise in order to protect adjacent residents and the office occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

10.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 materials to be used to include:

(i) Those to be used within the external courtyard enclosures, canopy, service doors, gates, ventilation louvres and new staircase ;
(ii) A quality control management statement; and for implementation of these works.

(b) The agreed materials / works shall be submitted and approved in writing in accordance with the programme which shall include off of samples;

All works shall be implemented in accordance with the above approvals

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.

11. Notwithstanding the details approved within condition 2 no works in relation to the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of all proposed hard landscaping works and finishes within the courtyard

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 the curtilage of 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 DM1, SP1, CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12.(a) Before use of each of the following as shown in dwgs Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A and Proposed 4th floor Plan AHA/MHM/PA/104 B, ommences:
(i) Basement Bar / Music Venue
(ii) Ground floor Restaurant
(iii) 4th Floor Private Event Space
final details of the method of extraction of any fumes, vapours and odours from any kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.
b) Prior to the completion of the instalment of the extraction system approved under part a of this condition, details regarding the cleaning and maintenance, including information on the location and type of extract filters, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and then be retained and adhered to for the lifetime of the development.
c) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a and b of his condition. The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment. d) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)
Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

13.The building shall only be used as follows:

(i) Basement recording studio and Bar / Music Venue (Sui Generis)
(iii) Ground floor Restaurant (E (b)) and Office Co-Working Space (E(g))
(iv)First to Third Floors Office (E (g))
(v) 4th Floor Private Event Space (Sui Generis)

and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification)

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

14.The development hereby approved shall be carried out in accordance with the gd04 waste storage and collection guidance for new developments v7 sept 2023-appendix e proforma stamped as received on 08-05-2026.
The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. The approved details shall be implemented and remain in place for as long as the unit is in use.
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.

(a) Before the operation of each of the following uses as shown on dwgs Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A and Proposed 4th floor Plan AHA/MHM/PA/104 B, commences :
(i) Basement recording studio;
(ii) Basement Bar / Music Venue
(iii) Ground floor Restaurant
(iv) 4th Floor Private Event Space
(v) External seating area within rear courtyard
details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. Each use shall be not be operated outside the hours approved in discharge of this condition. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)
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.

15.Deliveries, servicing and collections in relation to the commercial unit, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00 The approved details shall be implemented and remain in place for as long as the development is in use (and any subsequent permitted changes of use)
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.

16. The window(s) at ground level, fronting onto Newton Street, Hilton Street and Faraday Street with the exception of the areas shown as obscured glazing and louvres within dwgs Proposed West Elevation (Newton Street)AHA/MHM/PA/200 (Louvre Mark Up), Proposed South Elevation (Hilton Street) HA/MHM/PA/201 B (Louvre Mark Up), Proposed East

Elevation (Port Street) AHA/MHM/PA/202 B (Louvre Mark Up), Proposed North Elevation (Faraday Street) AHA/MHM/PA/203 B (Louvre Mark Up), shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.
Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

17. Prior to the first use of the development hereby approved an external signage strategy for the entire building which shall exclude vinyl signs inside the facades, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.
Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18. Prior to commencement of the development details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically The Report will confirm the following:
i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives
(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.
Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

19. The development hereby approved shall include for full disabled access to be provided to all areas including the rear courtyard in accordance with dwgs Proposed Basement Plan AHA/MHM/PA/099 A and Proposed Ground floor Plan AHA/MHM/PA/100A

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

Before the operation of each of the following uses as shown on dwgs Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A and Proposed 4th floor Plan AHA/MHM/PA/104 B, commences :
(i) Basement Bar / Music Venue
(ii) Ground floor Restaurant
(iii) 4th Floor Private Event Space
(iv) External seating area within rear courtyard
the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include: *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) *Details of a Dispersal Procedure * Mechanism for ensuring windows and doors remain closed after 9pm * Details of management of storage of any external freestanding furniture

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.The approved details remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)
Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

The development hereby approved shall be carried out in accordance with the Energy and Carbon Proforma stamped as received on 08/05/2026.

20. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority. 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.

21. The development shall be carried out in accordance with sections 4, 5,6 and 7 of the Crime Impact Statement 20th March 2026 Version a stamped as received on 08-05-2026; The development shall only be carried out in accordance with these approved details and prior to 1st occupation the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure 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. Prior to commencement of development a precautionary working method and enhancement plan for black redstarts to ensure no disturbance or destruction of black redstarts nests during the works ,and to provide suitable nesting boxes to be provided (the universal nest brick, or equivalent specification) shall be submitted to and approved in writing by the City Council as Local Planning Authority

The approved boxes shall be in place prior to occupation.

Reason - To ensure a satisfactory development delivered in accordance with policies DM1 and EN15 of the Core Strategy.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification): - 2 Angel Square hereby approved shall only be used for offices (Use Class Egi)
Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).