

Application Number	Date of Appln	Committee Date	Ward
102356/FO/2013/C2	9th May 2013	25th July 2013	City Centre Ward
102357/CC/2013/C2	9 th May 2013	25 th July 2013	City Centre Ward

Proposal Redevelopment of the site to provide a twelve-storey class B1 office building with Class A1, A2, A3, A4 or B1 retail / commercial uses at ground floor level, basement car parking and other associated works, following demolition of existing buildings.

Location Century House, Bennet House, Sussex House And Clarendon House, Land Bounded By Mosley Street, Dickinson Street, Back George Street And Nos. 77-79 Mosley Street / 14-16 Princess Street, Manchester

Applicant Mosley Street Ventures Limited , C/O Agent

Agent Mr Jay Patel, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF

1.0 INTRODUCTION

Consideration of these applications was deferred at the meeting of the Planning and Highways Committee on 27 June 2013 to enable a site visit to take place.

The Executive endorsed a Regeneration Framework for the Civic Quarter in February 2010 and identified a number of key public sector projects, transport improvements, and private sector projects that would collectively transform this area and create a new focus in the region for commercial and business activity. Many of these projects are now in progress including the comprehensive refurbishment of the Town Hall Extension and Central Library, the development of No1 St Peters Square and the landscaping works for the creation of the redesigned and expanded St Peters Square. Work will commence later on this year on the creation of the Library Walks Link and the relocation of the Cenotaph. It is also anticipated that work will commence on the second city metrolink crossing, which includes the creation of an interchange facility in St Peters Square, once the TWA Order has been confirmed. These works will dramatically transform the function and appearance of the area and create a new destination in the City and it is within this changing context that these applications have been submitted.

The application site is bounded by Mosley Street, Back George Street, Dickenson Street and 77, 79 Mosley Street / 14, 16 Princess Street, a grade 2 listed building. It occupies a prominent and strategically important location in the Civic Quarter. It is within the George St Conservation Area and is close to the St Peters Square and the Albert Square Conservation Areas, all of which adjoin each other. Listed buildings in the vicinity of the site include the Town Hall and Town Hall Extension, Central Reference Library, the Midland Hotel, 77, 79 Mosley Street / 14, 16 Princess Street and Dickinson House.

Manchester city centre is the largest driver of employment growth in the North West and is at the centre of its economic, social and cultural life. The St Peters Square

area has a diverse mix of uses that provide vitality and activity and which combine to make a major contribution to the wider city centre and regional economies. Since the introduction of the metrolink tram stop, it has become a key arrival point in Manchester and therefore plays a crucial role in defining the image and perception of the city centre.

The broader area forms part of the civic core and is close to cultural attractions such as the City Art Gallery, the Bridgewater Hall and Manchester Central, all of which attract significant numbers of people. The area is also close to The Oxford Road Corridor, one of the largest concentrations of education and health institutions in Europe, which is the focus for Education, Health and knowledge-based industries in the region.

It is proposed to redevelop the site to provide a twelve storey office building, with A1, A2, A3, A4 and / or A4 active ground floor uses. In order to bring forward this development, it is necessary to demolish the four existing buildings that occupy the site namely Century House, Bennett House, Sussex House and Clarendon House, all of which face Mosley Street.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Application 102356/FO/2013/C2 is a full application which relates to the development of the proposed office building and application 102357/CC/2013/C2 seeks Conservation Area Consent for the demolition of the four buildings on site.

The building would accommodate around 230,000 sq ft of floorspace including 194,000 sq ft of office accommodation, 5,500 sq ft of ground floor retail or commercial space and basement car parking for 43 cars. It is expected that the proposed development would support the creation of around 1000 full time jobs.

The lower part of the building facing onto the new Square would be recessed in order to create space around the building adjacent to the metrolink tracks, and would comprise glazed curtain walling. The main bulk of the building above would be supported by columns and comprises an expressed regular stone grid reflecting the proportions and rhythm of the Town Hall Extension. The grid would contain exterior glazing behind which are deeply recessed windows with secondary glazing. This is intended to provide a smooth glazed appearance but also provide depth and layering. This, together with the manner in which the mullions are angled would provide a varied appearance depending on where the building is viewed from and when walking past it. The upper two floors would be fully glazed and would be set back from the Mosley Street frontage and therefore reduce the overall apparent height of the building.

The ground floor recess would continue along the Dickenson Street elevation, where the main entrance to the offices would be located. This key elevation to the Square would include a major architectural feature above the entrance through the provision of a perforated stone wall, behind which is a line of glazing. This is intended to reflect the tracery stone detailing of the town hall extension stair tower.

The rear elevation facing Back George Street also provides a stone grid, with glazed infills, behind which is the recessed window detail common to the Mosley Street elevation. The ground floor glazing detail is continued along this elevation, with the car park entrance located in this area. The access point to the car park is positioned within aluminium sheeted wall panels, close to where the proposed building meets the adjacent listed building.

The facade design towards Princess Street, adjacent to the neighbouring listed building (77,79 Mosley Street / 14,16 Princess Street) provides a simplified grid of stone and glazing, and is intended to create a 'blank canvas' which neither challenges nor conflicts with the elevational treatment and ornamentation found on the corner listed building.

The principle materials are reconstituted stone and glazing. The use of these materials are considered to be appropriate where multiple castings or ornate detailing is proposed and is a similar material to that being used at No1 St Peters Square.

The Town Hall Extension has been the principle design reference as it considered to provide an appropriate precedent for the site location and relationship with the buildings within the Square. The scale and massing of No 2 St. Peters Square presents a frontage which supports the ambition to create a new civic space at St Peters Square. It aims to create a sense of grandeur and to anchor the Square. The massing also provides a stepping sequence in the streetscape, creating a transition between the taller No. 1 St Peters Square and 77-79 Mosley Street. By using the Town Hall Extension as a design reference for fenestration and materiality the scheme is intended to be in keeping with the civic nature of both the historic and proposed buildings within the square.

Application 102357/CC/2013/C2 is for Conservation Area Consent for the demolition of the existing four buildings on site. This is a pre-requisite for the proposed development to proceed.

The Square is currently dominated to its northern side by the monumental buildings of the Grade I listed Manchester Town Hall, the Town Hall Extension, Manchester Central Library, and the War Memorial, which are all listed Grade II*. The south side of the square is of a more varied and commercial nature and has grown in a piecemeal and uncoordinated manner. It is characterised by the side elevation of one Grade II listed building on Princess Street/Mosley Street, four unlisted buildings to the centre of the square, and the site that is currently being redeveloped at No. 1 St. Peter's Square. The Grade II* War Memorial is to be re-located to the rear of the Town Hall as part of the extension of the Manchester tram network

A new, enlarged, and re-located tram stop will be located to the front of the proposed new building to the Square. Taken together these developments are having a major effect on St. Peter's Square and the nature of the abutting Conservation Areas in order to create a new improved public realm of a significant character.

The buildings proposed for demolition are Century House, Bennett House, Sussex House, and Clarendon House. Although they share are similar in terms of scale and height, with the exception of Century House they do not make a positive contribution

to the character of the Conservation Area or the setting of the major listed building. Century House however, may be considered a non-designated heritage asset. It was designed in 1934 by A.W. Roques and its scale and materials relate well to the character of the Manchester Central Library and the War Memorial. However it is a prominent building, which is of strong local interest and makes a positive contribution to the George Street Conservation Area.

Environmental Impact Assessment - The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

This planning application was the subject of a pre-application Screening Opinion for an Environmental Assessment. The Screening Opinion concluded that the scale of the development is appropriate for a City Centre context, that it would reuse a previously developed site, allow greater use of public transport, would improve conditions for pedestrians, would assist regeneration of the City, is unlikely to result in significant or unusual adverse impact for local residents, that the impact of the development would not have more than a local impact and would support the City's objectives of making the City Centre a better place to live, shop, invest, and visit and that, as such, the scheme is not likely to have significant effects.

Having taken into account the EIA Directive, Regulations and Circular 2/99,(amended 2011), it is therefore considered that an Environmental Assessment is not required in this instance.

Publicity - The application has been advertised as a major development and a number of site notices have been placed adjacent to the application site.

3.0 CONSULTATIONS

3.01 Local Residents/Businesses -

The planning application has been advertised as:

- a major development;
- affecting the setting of listed buildings;
- affecting a conservation area; and
- a development in the public interest.

Site notices have been displayed and businesses and residents in the area notified of the application.

27 individual letters of objection have been received to the proposed development on the grounds that:

Century House should not be demolished. It makes a positive contribution to George Street Conservation Area, and compliments the historic architecture of nearby listed building. It is well designed, and is built of high quality Portland stone.

Insufficient weight is given to conservation considerations. English Heritage has stated that Century House is a prominent building of strong local interest which makes a positive contribution to the conservation area.

The proposed building neither preserves nor enhances the conservation area. If a new building is proposed, it should be low to medium height in order to relate to the immediate surroundings.

The proposed new building is of insufficient quality, and does nothing to add to the conservation area.

The proposal does not relate to the existing building context in form, scale and materials.

The building will compete with other quality buildings in the area and will therefore remove them as focal points

There is already vacant floorspace in office developments in the city centre.

Retail outlets are not appropriate in this conservation area.

In addition, 55 objectors have signed a letter which raises the following points.

The application site is one of the few in the city centre which is within a conservation area and faces two other conservation areas.

The application cannot be said to "preserve" the character or appearance of the conservation area, since it demolishes four buildings.

The application does not enhance the conservation area because:

- * It demolishes Century House,
- * It creates a large building which dwarfs the adjacent four storey listed building
- * It fails to give spatial definition to St Peters Square
- * by replacing individual buildings with a large, flat building, similar to 1, St Peters Square, it creates less visual interest.

Century House has a strong architectural character, has a townscape value, relates well to its neighbours, helps to define the space around it and has a significant history.

Spatially, Century House defines its corner of St Peters Square.

The objectors also suggest an alternative approach to developing the site. This would involve respecting the scale and mass of the adjacent retained listed building, and also retaining Century House, or at least its façade, which has similar proportions. The buildings in between would be replaced by a new building of the same height, and would therefore respect the existing character and grain of the place. If additional floorspace was required, a taller block, set back from Mosley

Street could be placed on top of the suggested alternative building, giving the appearance of the taller element sitting on top of a podium.

A further representation has been received from a local resident that considers that the summary of objections does not do justice to the closely-argued original 5 page submission and re-iterates three key points, namely:

- . we consider demolition of Century House to be completely unnecessary and that the site could be developed satisfactorily and indeed more appropriately while retaining it or at least its façade. In our submission we put forward detailed proposals showing how this could be done. However, we do not have the resources to produce drawings or visualisations of our proposals. *So we are asking you to ask your Officers or the developers to draw up detailed plans and visualisations of our proposals which you can then consider alongside the current proposals before reaching a considered decision between two alternative ways of redeveloping the site*
- . the site is not only in a Conservation Area itself but also immediately faces two other Conservation Areas. As you know, local authorities have a duty in law to ensure new developments in Conservation Areas “preserve or enhance the character or appearance of the area”. The current application cannot be said to “*preserve*” the character or appearance of the Conservation Area since it demolishes 4 of the 6 existing buildings on the site. Nor can it be said to “*enhance*” it since it radically changes and *transforms* it by giving it an entirely new character and appearance. We consider our proposals are more in line with national and City Council Conservation Area policy guidance and the Council’s own *Core Strategy Development Plan* adopted in July 2012.
- . both the Historic Buildings and Conservation Areas Panel and the 20th Century Society have made very strong objections to the current proposals.

A letter has been received via Lucy Powell MP from a constituent who opposes the scheme.

The Twentieth Century Society has also objected on the grounds that the proposal causes substantial harm to three conservation areas. The loss of Century House will detrimentally affect the character of the George Street Conservation Area by reducing the architectural diversity, detracting from views and causing considerable harm to the setting of several listed buildings. It is also stated that the proposed replacement building will be overpowering and fails to reference to key architecture in the vicinity. It will damage the diversity of the conservation areas which relate to the site, destroying the variety of building height and scale which lend interest to the locality.

In addition, the twentieth Century Society draw attention to the NPPF, and state that the onus is to conserve heritage assets, not destroy them. In this instance, the architects have not taken into account the significance of the architecture of the site.

SAVE Britain's Heritage has objected to the demolition of Century House. It is stated that:

The building is well proportioned and relates well to its surroundings through its materials, design and scale, and makes a positive contribution to the surrounding area and heritage assets.

SAVE strongly disagree with the applicants assertion that Century House makes only a neutral contribution to the area's significance.

The proposals will result in the total loss of a heritage asset, and should therefore be refused as they contravene the NPPF.

The proposals will cause significant harm to the surrounding designated heritage assets, four conservation areas and 12 listed buildings.

Century House makes a positive contribution to the conservation areas, and surrounding listed buildings and its loss would lead to significant harm.

The proposed office block which towers above the surrounding listed buildings would cause further significant harm to the conservation areas and listed buildings.

The proposed building is out of proportion.

The proposal does not accord with guidance for George Street Conservation Area.

Century House is in good condition and could readily be used for commercial premises.

In response, these objections have been fully addressed in relation to other objections raised, with particular reference to the response from English Heritage, which does not object to the removal of Century House.

3.02 Head of Regulatory and Enforcement Services (Environmental Health)-

Has no objections but have recommended conditions relating to deliveries, fume and odour discharge, hours of opening, noise insulation, noise relating to external areas, external equipment insulation, refuse and waste, and, wheel washing.

3.03 Head of Regulatory and Enforcement Services (Contaminated Land)

No objections

3.04 The Head of Neighbourhood Services (Highway Services) -

Have no objections but have made comments in relation to a number of matters including demolition and construction, transport and travel, car parking, servicing and the Back George Street elevation.

3.05 Greater Manchester Ecology Unit -

GMEU does not object to the proposed development, but suggests that bat and bird surveys are carried out; the latter with particular reference to black redstart are carried out by a suitable experienced ecologist, prior to determination.

3.06 Greater Manchester Archaeological Advisory Service

GMAAS has no objection to the proposed development, and recommended a condition requiring a report on a programme of archaeological works.

3.07 Greater Manchester Police (Design for Security)

To be reported

3.08 Transport for Greater Manchester

TFGM support the principle of redevelopment of the site. The proposals acknowledge the future Metrolink proposals in St Peters Square and the principle of attaching overhead line building fixings to the development.

Conditions have been suggested that require a Construction Management Plan, a detailed design on the frontage in relation to proposed Metrolink works, and a scheme for the future safeguarding of overhead line building fixings.

3.09 English Heritage

English Heritage recommends approval of this application. It is stated that the creation of a major twelve storey office building will form a key element in the re-designed St Peters Square, which includes the re-development of the adjacent site, 1, St Peters Square, the re-located War Memorial and the new tram stop. It is considered that the public benefits will outweigh the harm caused by the demolition of Century House, despite the contribution it makes to the character of the conservation area

The positive qualities of Century House will be compromised by the domination of 1, St Peters Square, and its ability to maintain a meaningful relationship with the Central Library will be greatly reduced. The re-location of the War Memorial will further weaken the links with this building and its context. The result of the changes in the area will result in Century House losing much of its significance through the character it makes to the conservation area.

In relation to the other three buildings on the site, English Heritage states that Bennett House, Sussex House and Clarendon House do not make a positive contribution to the character of the conservation area. They are of poor architectural quality, have little historic interest, and accordingly, make a negative contribution to the conservation area and the settings of listed buildings.

The new large-scale commercial building relates to the monumental language of the civic buildings it faces, and takes part of its visual cue from the context of these

buildings, reserving a quiet dignity to the front elevations, and more interest to the tracery of the Oxford Road end.

It is, however, recommended that the tracery treatment of the Oxford Road end of the building be also employed at the Princess Street end. It is considered that this will add variety to the streetscape, signal the building in distant views and lessen the dominant harmful impact on the character of the listed building it rises above. Should this not be agreed, they recommended that the height of the building requires further amendment to reduce its visibility above the listed building. If neither of these options are accepted, English Heritage would recommend refusal of the application as representing substantial harm to the setting of the listed building, and the setting of the Conservation Area.

Subsequent discussions are taking place between the architects and English Heritage in order to agree an acceptable solution to the design of this elevation. Should this issue not finally be resolved prior to consideration by Committee, it is recommended that a condition is imposed.

3.10 United Utilities

United Utilities has no objection to the proposed development. It is noted that water mains will need extending to serve development on this site.

3.11 The Historic Buildings and Conservation Areas Panel

The Panel has objected to the proposal as detailed in the following minutes of the meeting held on 11th June 2013:

“The Panel were disappointed with the quality of the proposed new building, which they felt made a negative contribution to the conservation area. They suggested that if the same assessment criteria that is being used to assess the contribution of Century House be applied to the proposed new building then the assessment of the new building would also show it as being negative.

The Panel were pleased to see that the listed 77-79 Mosley Street was being retained, but felt that the proposal makes no attempt to acknowledge its retention. They were not concerned that Bennett House, Sussex House and Clarendon House were in themselves going but did regret the loss of the history of development that their massing demonstrates. The Panel felt that the relationship between the retained listed building and the new build was poor to the point of brutal. The new building would be disproportionate and would over dominate the listed building and has wrongly taken its cues from 1 St. Peter’s Square and it’s conservation area’s characteristics rather than the existing block it sits within and the characteristics of the George Street conservation area of which it is an important element . The Panel felt that whilst 1 St. Peter’s Street filled the whole block and in this respect was more acceptable and was able to stand alone as a dominant building, the proposed development and entrance location looked awkward and compromised by what is around it and the proposed new Metrolink and associated stops. They felt that there had been a disjointed redevelopment of St Peter’s Square and

its enclosing buildings and that the cumulative proposals neither respect the heritage of the place nor deliver on the aspirations set out in the 'Civic Quarter Development Framework' for the ensemble to be an 'exemplar' of design.

The principal elevations were felt by the Panel to be very flat and lacking in articulation. The design to the elevation facing the Art Gallery would not future proof the site on the corner if this was ever considered acceptable for development. The use of a ground floor arcade was questioned and the Panel felt that the arcade at ground floor level left a crude termination adjacent to the listed building. It was considered that curtain walling systems tend to look very crude close up and that retail / restaurant uses to the street often generate a general clutter of signage unless carefully controlled. None of this seems to have been addressed in the application.

The retention of Century House should have been considered in the proposals as it is a fine building that makes a valid contribution to the conservation area. The supporting documents seem to go into a lot of detail justifying the demolition of this building which in doing so draws attention to it as being a significant building. Century House had a number of layers of visual interest that are noticeable when viewed from a distance down to the small details close up which makes a positive contribution to the reading of the environment and the character of the area. The Panel felt that a better solution would have been to retain Century House and integrate into the redevelopment to create two book ends with 77-79 Mosley Street. A new building would look much better if it was better connected with the existing buildings and responded better in scale to the existing block. There will be a significant change in character due to a dramatic doubling of the height and this undermines the character of the conservation area.

The images and text in the Design and Access Statement suggests that the corner improved, however the Panel felt that the proposed corner was less successful than the existing with Century House. The junction at this end was felt to be very weak, creating a difficult overhang.

There was concern expressed over the spaces between the various yet to be built buildings and that the masterplan will leave canyon like streets between the buildings particularly at the rear of this one. There was some concern over the confusing nature of buildings purporting to be part of St. Peter's Square, in particular No.3 which doesn't front onto the square.

The Panel questioned the materials being used. There seems to be a move more towards Portland Stone away from sandstone or brick, which might be appropriate for the pared down classicism of One St Peter's Square but was felt less justified for this proposal which the panel feel lacks a clarity of intent in its design. Clarity over the materials is in any case needed as the drawings make reference variously to natural and reconstituted stone and aluminium. They stated that the quality and appropriateness of the materials was very important. It was felt that the use of tracery to reflect the Town Hall Extension (THx) was a compromise and a little misguided. The tracery used in the THx has been used as a vertical expression and also as a architectural design

feature to conceal the stair cores. The new building should create an architectural statement of its own and the use of tracery in this building was tokenistic and undermines the quality of the THx. The Panel also felt that the building doesn't have a clear sense of where the entrance is.

The Panel felt that the character and scale of the George Street conservation area would be undermined by the new development and that it is disproportionate to the surrounding context. They also felt that views in and out of the various conservation areas and the setting of the Art Gallery would be detrimentally affected.

The Panel felt that this was not the fine piece of architecture that this civic space deserved, but was rather lack lustre, being apparently a compromised solution to many conflicting constraints. The panel however acknowledged the importance of the site and that if a proposal came forward that was an exemplar of the highest quality then it would be worth supporting. They felt that there should be a far better marriage between the conservation and regeneration benefits of the development,. Moreover the panel felt that this proposal, along with the un inspired designs for 3 St Peter's Square and Landmark, will weaken the design quality achieved at One St Peter's Square".

National Planning Casework Unit

A request has been made to the Secretary of State to intervene in these applications for planning permission and Conservation Area Consent. We have been advised that the SoS may wish to consider a 'call in' of the application should Members be minded to approve the scheme.

Officers have been advised that if members are minded to approve the application, all information must be sent to the NPCU who will consider the request to intervene against the call in policy as set out in a statement by Nick Boles MP on 26 October 2012.

The Secretary of State will, in general, only consider the use of call-in powers if planning issues are considered of more than local importance. Such cases may include, for example, those which in his opinion: Conflict with national policies on important matters; may have significant long-term impact on economic growth and meeting housing needs across a wider area than a single local authority; could have significant effects beyond their immediate locality; give rise to substantial cross-boundary or national controversy; raise significant architectural and urban design issues; or may involve the interests of national security or of foreign Governments. However, each case will continue to be considered on its individual merits.

4.0 ISSUES

4.1 Relevant National Policy

The National Planning Policy Framework (NPPF) set out the Government's planning policies for England and how these are expected to apply. The proposed development complies with the following policies or parts thereof:

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

In order to successfully deliver sustainable development, the NPPF makes it clear that "business should not be overburdened by the combined requirements of planning expectations" and that "planning policies should recognise and address potential barriers to investment".

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

"Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with sections 1, 4, 7, 8, 11 and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy- The proposals would develop a currently underutilised previously developed site to provide a high-quality office environment and food and drink uses,

This would assist in building a strong economy on several levels in terms of creating employment during construction along with permanent employment from the proposed office, restaurant and bar uses.

Section 2 Ensuring the Vitality of Town Centres, - the proposal would develop a key site within the heart of the city centre.

Section 4 Promoting Sustainable Transport - The proposal is in a highly accessible location in close proximity to Metrolink, rail and bus connections and the Oxford Road Corridor. Development here would facilitate sustainable development and contribute to wider sustainability and health objectives and give people a real choice about how they travel.

A Green Travel Plan would facilitate sustainable patterns of transport use and the city centre location would minimise journey lengths for employment, leisure, education and other associated activities

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration. The building and associated public realm would be of a high quality and would significantly contribute to the high quality of design in the area. The development would improve connections with local communities and be integrated into the natural and built environment.

Section 8 Promoting healthy communities - The creation of an active street frontage in this location would help to integrate the site into the locality and increase levels of natural surveillance.

Section 10 Meeting the challenges of climate change, flooding and coastal change - The application site is in a highly sustainable location and would aim to secure a Breeam 'excellent' accreditation.

Section 11 Conserving and enhancing the natural environment - The Head of Regulatory and Enforcement Services will be given the opportunity to assess the ground survey report for the wider St Peter's Square application when available.

Section 12 Conserving and enhancing the historic environment - The degree of harm caused to the heritage asset has to be justified in terms of the social and economic benefits of the relocation of the monument and change to its setting.

Paragraph 128 - advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 - Advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 - Advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 133 - Advises that local planning authorities should refuse consent for proposals that will lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This is essentially a matter of judgement and will depend on the weight that is attached by decision makers and consultees to the various issues.

Paragraph 134 - Advises that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 141 - Provides advice on the requirements for building recording and publication of information.

4.2 Relevant Local Policies

4.2.1 Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained there in as follows:

SO1. Spatial Principles - which provide a framework within which the sustainable development of the City can contribute to halting climate change.

This development would be in a highly accessible location and reduce the need to travel by private car.

SO2. Economy - which supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location.

S05. Transport - which seeks to improve the physical connectivity of the City, through sustainable transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation.

This development would be in a highly accessible location and reduce the need to travel by private car and make the most effective use of existing public transport facilities.

S06. Environment - the development would be consistent with the aim of seeking to protect and enhance the built environment of the City and ensure the sustainable use of natural resources in order to:

- o mitigate and adapt to climate change;
- o improve air, water and land quality;
- o improve recreational opportunities, and

So as to ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre.

In addition it would provide good access to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution to neighbourhoods of choice by enhancing the built and natural environment, creating a well designed place that would both enhance and create character, reuse previously developed land and reduce the need to travel

Policy EC1 - Land for Employment and Economic Development - The proposals would support the City's economic performance by developing this key strategic site, thereby helping to reduce economic, environmental and social disparities creating inclusive sustainable communities.

The application site is well connected to the City's existing transport infrastructure and as such the development would be well placed to maximise the promotion of walking, cycling and public transport use.

The City Centre is a key location for major employment growth and the proposals would create a number of new jobs during the construction phase and operation which would in turn contribute to economic growth.

The design of the development would make good use of the site in terms of efficient use of space, enhancement of the sense of place within the wider area, and would consider the needs of users and employees on the site in terms of a range of transport modes and the reduction of opportunities for crime.

Policy CC1 - Primary Economic Development Focus (City Centre and Fringe) - The proposed development would contribute to the creation of a major Grade A office location, and demonstrate confidence in the economic future of Manchester and the region.

Policy CC4 - Visitors, tourist, culture and leisure - The active ground floor uses facing Mosley Street would help to attract visitors to the Civic Quarter of the city centre.

Policy CC5 - Transport - The proposed due to its location would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC6 City Centre High Density Development - The proposals would be a high density development and maximise the efficient use of land.

Policy CC7 Mixed Use Development - The proposals will deliver a mix of office and active ground floor uses to support the comprehensive redevelopment of the Civic Quarter.

The proposed development would permit an ancillary restaurant and bar offer to the ground floor which would ensure that the key frontage onto St Peters Square is an area of activity and animation

Policy CC8 Change and Renewal - the proposed development would create temporary employment during construction along with permanent employment from the proposed uses. The development is a key part of the broader Civic Core Regeneration Strategy which aims to make better use of through the redevelopment of sites where existing property has reached the end of its physical and economic life.

CC9 – Design and Heritage- The proposed new building would have a high standard of design appropriate to its context and the character of the area and it would not have an adverse impact on the setting of adjacent listed buildings or the Conservation Areas. The loss of Century Buildings would cause harm, but this harm would be less than substantial and this loss would be outweighed by the positive benefits of the proposed development.

Policy CC10 A Place of Everyone - The proposals would assist in delivering a new area of public realm, as part of wider proposals for St Peters Square.

Policy T1 Sustainable Transport - The proposed development would encourage modal shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 Accessible Areas of Opportunity and Need - The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester. The design will create a significant landmark building in the centre of Manchester, and will emphasise the importance of the St Peters Square area, within which it is located.

The positive aspects of the design of the proposals are discussed in more detail below.

Policy EN3 Heritage – This policy states that throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas of acknowledged importance. The design principles adopted for the proposed development, particularly in respect of scale and architectural references to the Town Hall Extension, are considered to accord with the provisions of this policy.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies - being over 1,000 sqm the development would be expected to comply with the target framework for CO2 reductions from low or zero carbon energy supplies. The application is supported by a Sustainable Energy Report, which sets out how the proposals will meet the requirements of this policy.

Policy EN 8 -Adaptation to Climate Change - The application is supported by a BREEAM Pre-Assessment, which identifies measures that will ensure that the Office development will reach a BREEAM target rating of "Excellent".

Policy EN11 Quantity of Open Space, Sport and Recreation - The proposals will deliver an area of public realm which will be seen as part of the wider improvements for St. Peters Square

Policy EN14 Flood Risk - Given the location of the site a Flood Risk Assessment was not required

Has been submitted with the application and this concludes that the risk of residual flooding to the development is low.

Policy EN 16 - Air Quality The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 18 - Contaminated Land and Ground Stability- A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste - The development will be consistent with the principles of waste hierarchy. In addition the application is accompanied by a Waste Management Strategy which details the measures that will be undertaken to minimise the production of waste both during construction and operation.

The Strategy states that coordination through the onsite management team will ensure the various waste streams throughout the development are appropriately managed.

Policy DM 1- Development Management - sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- o appropriate siting, layout, scale, form, massing, materials and detail;
- o Design for health;
- o Adequacy of internal accommodation and amenity space.
- o impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o that development should have regard to the character of the surrounding area;
- o effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o accessibility to buildings, neighbourhoods and sustainable transport modes;
- o impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and

o impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These are considered in detail in below.

4.2.2 Saved UDP Policies

Policy DC10.1 Food and Drink Use - The proposals include active ground floor uses, such as restaurant and bars. These facilities will be will be of a small-scale and are appropriate within this location

Policy 14.1 - 5 Shop Fronts and Signage – This is relevant to the active ground floor uses

Policy 17.1 Telecommunications – restrictions on telecommunications equipment

18.1 Conservation Areas. - The development is within George Street Coservation Area.

19.1 Listed Buildings – The development is closeto a number of listed buildings

Policy DC20.1 Archaeology - Consideration of the application has had regard to the desirability of securing the preservation of sites of archaeological interest.

DC26.1 Development and Noise - details how the development control process will be used to reduce the impact of noise on people living and working in the City and which states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise - which states that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development, as well as noise barriers where this is appropriate.

4.2.3 Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

4.2.5 Manchester City Centre Strategic Plan- The Manchester City Centre Strategic Plan (published in 2009) presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2009 - 2012. The Plan considers the contribution to be made towards achieving the overall vision by each of the district components of the City Centre and recognises the key role of Manchester City Centre in providing a positive image and framework for inward investment and explains that its continued strong economic performance within a high quality urban environment will be fundamental to the prosperity of both Manchester and its city region.

4.2.6 The Executive endorsed a Regeneration Framework for the Civic Quarter in February 2010. The Framework provides a basis for the regeneration of an area

which is framed by Deansgate to the west; Peter Street, Mount Street and Lower Mosley Street to the north; Portland Street, Oxford Street and Lower Mosley Street to the east; and, Whitworth Street west to the south. It is founded on a number of key public sector projects, transport improvements, and a number of major private sector projects. The aim is to develop a new commercial sector and the redevelopment of the application site has been identified as a key project for the successful delivery of the Framework.

5.0 CONSERVATION AREA DECLARATIONS

George Street Conservation Area Declaration

George Street Conservation Area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickenson Street. The area was designated in 1985, and effectively consolidated several conservation areas by linking those of Whitworth Street, St Peters Square, Albert Square and Upper King Street.

It is principally a busy commercial district but the range of uses has expanded to include shops, restaurants, banks and housing. The area is best known as the location of Manchester's China Town.

Streets are laid out in a regular grid pattern, established in Georgian times, and are still in evidence. Historically, the area has been a changing dynamic place, partly due to fluctuating economic circumstances.

The continued use and, where appropriate, modern building proposals will be given freedom to develop as long as they do not detract from the existing quality of the built environment.

As with all new development, new proposals are considered in their context. This may mean preparing designs which relate to an entire street, or to long vistas seen from the junction of two streets, rather than evolving a design which could be located anywhere in Manchester.

St Peter's Conservation Area declaration:

St Peter's Square conservation area is situated in Manchester city centre. It is an area which contains a mixture of commercial, cultural and civic buildings. The name derives from St. Peter's Church, which stood in the centre of St Peter's Square from 1788 to 1907.

The main characteristic of St Peter's Square conservation area is primarily one of civic grandeur, but it also contains some commercial property. The earliest building in the conservation area is the Friends' Meeting House on Mount Street, designed by Richard Lane and completed in 1830. It is in Greek Classical style with Ionic pedimented portico and replicates the Temple of Ilissus in Attica, a province of Greece. The area also contains a number of other listed buildings, including the Midland Hotel (Grade II* Listed), which is the epitome of the grand style in late Victorian architecture.

When opened in 1934 by King George V, the Central Library (Grade II* Listed) was the largest public library in the country. It is a Classical-style building in Portland Stone which takes inspiration from the Pantheon in Rome, with its circular plan and the central lantern light at the top of the dome. Its huge portico, supported by six Corinthian columns, emphasises the importance of St Peter's Square.

The Central Library and the Town Hall Extension were designed at the same time, and together they form a single composition with a walkway between them.

Scope for improvements in St Peter's square is limited to refurbishment of listed buildings and redevelopment of the others. Any proposals should relate to the existing building context in form, scale, height, massing and material, and be complementary to the character of adjacent listed buildings.

New and refurbished buildings in the area should be neither diluted nor superficial reflections of historic buildings but should have a vitality of their own. Bland copies would make no positive contribution but would simply devalue the historic character of the area.

Albert square Conservation Area declaration:

The Albert Square contains many listed buildings, including the Grade I Listed Town Hall, but also contains a number of more recent buildings such as Heron House. There is much variety in the building materials used in Albert Square. Generally buildings on the eastern side of the Square are built of yellow stone whilst those on the west side, opposite the Town Hall, are finished in red brick. This helps to emphasise the civic importance of the Town Hall. The principal characteristic of the conservation area is the view looking east along Brazenose Street which focuses on the dominant tower of the Town Hall, framed by commercial buildings on either side.

A large amount of the Conservation Area in particular around the Town Hall and on Brazenose Street is pedestrianised.

The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Albert Square area and its use in new developments will therefore be encouraged.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built.

6.0 LEGISLATIVE REQUIREMENTS

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

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting 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 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

7.0 ISSUES

7.1 The Schemes Contribution to Regeneration

Regeneration is an important planning consideration. Over the past fifteen years, the City Council has had a considerable amount of success in terms of regenerating the city centre. The work in the city centre renewal area, Piccadilly, Spinningfields, Manchester Central, the Northern Quarter and Castlefield are all good examples of this. However, much remains to be done if the city centre is to remain competitive, and it is important to ensure that investment in Manchester continues.

The Civic Quarter has been identified as a regeneration priority by the City Council. It is envisaged that the area around St Peter's Square will become a new commercial destination in the City providing opportunities for new, Grade A, large floorplate commercial offices similar to those developed successfully at Spinningfields, the commercial core and Piccadilly. This is considered to be essential to the ongoing success of the City Centre. The application site offers a major opportunity to provide the type of commercial product identified for the area and therefore its development would be wholly consistent with the City's regeneration objectives.

In order to fully contribute to the regeneration of the area, the site should be developed to the highest quality and provide a range of complementary uses.

The proposal would help to: create an urban environment which is attractive to all those who want to work in and visit the area and help to ensure that the City Centre is competitive with the other regional cities nationally and beyond; strengthen the retail and business sectors and would be accessible to all users offering a safe and accessible environment; add to the diversity of vital functions and activities, promote additional investment opportunities and enhance the City's distinctive quality of architectural and historic fabric; demonstrate economic confidence in both the civic quarter and the city centre; create a major economic benefit in terms of job creation

and investment; would emphasise the importance of Manchester city centre as a major office location; and, therefore, help to continue the successful regeneration of the city centre and its economy.

The proposal would make a major contribution towards strengthening the commercial positioning of the area and assist in establishing St Peters Square as a high quality place. The creation of a new office destination here would help to drive forward the next phase of growth in the city centre economy, and therefore promote regeneration.

The existing office buildings on the site are outdated, and are very much a product of their time. They have relatively small floorplates which limits the arrangement options and makes them incapable of meeting the long-term requirements of the type of occupiers required to achieve the objective of the regeneration framework.

There is an acknowledged shortage of Grade A office development in the city centre which has to be addressed if the City is to remain competitive. The St Peters Square area has been identified as one of those areas where this shortage can be addressed. The current proposal would meet the requirements of known market requirements in terms of footprint, layout, flexibility, location and setting.

Overall the proposals represent £80m of direct investment and would create a range of new employment opportunities, throughout the construction and operational phases, which would be easily accessible by residents from the surrounding residential communities. It is estimated that over 1000 FTE jobs would be created by the development, in addition to those which would be created during the construction phase of the development.

Impact on the Character and Appearance of the Heritage Assets

Sections 16, 66 and 72 of the Listed Buildings Act requires members to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area.

Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

The NPPF requires that applications that cause substantial harm ought to provide "clear and convincing justification" for the harm. Substantial harm to Grade II* buildings should be wholly exceptional (paragraph 132). Where development will lead to less than substantial harm to the significance of a listed building, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The scheme involves the demolition of four non-listed buildings that are situated within the George Street Conservation area. It also has an impact on the character of the George Street, St Peters Sq and Albert Sq conservation areas. Three of the buildings to be demolished have little merit and are fairly recent additions to the

street scene and English Heritage has acknowledged that they do not make a positive contribution to the Conservation Area or to the setting of nearby listed buildings. Century House however, is considered to be a heritage asset that has a role as a local landmark and does make a positive contribution to the area. Its materials relate to other nearby listed buildings and, historically, it has an association with the Quaker Movement.

Century House has been the subject of an application to English Heritage for spot listing. In assessing the application English Heritage noted that it is a well-designed building that possesses good, but overall unexceptional, architectural styling for its 1930's date, and lacks the high level of distinction required for listing. They acknowledged that it is a prominent building, which is of strong local interest that makes a positive contribution to the George Street Conservation Area. However, within a national context it lacks the special architectural and historic interest required to qualify for listing. The opposition to this scheme has largely been generated by a desire to see the retention of this building and its incorporation into the scheme.

A Heritage Statement submitted in support of the application has assessed the building's architectural value as being limited to its articulation within the streetscape and its prominent position within an important civic space. It is stated that it is of local interest and yields some communal value. However, it has little or no architectural significance. Its architectural design is not therefore of great interest and is common to the period. The decoration and 'craftsmanship', noted on the exterior, is also common to this period. The building's position away from the grouping of landmark buildings of the Central Library, Town Hall Extension and Town Hall, on the opposite side of the Square, result in it not being read as an important part of this grouping. Consequently it is not of group value.

It is considered that the demolition of Century House does cause harm to acknowledged Heritage Assets but that the harm is less than substantial. It is therefore necessary to assess whether the public benefit that would be delivered would overcome the harm that is caused against the guidance laid out in the National Planning Policy Framework i.e. that the harm caused by an application needs to be weighed against the public benefits which may accrue from the proposal.

7.2 Public benefits

As set out above, the regeneration of the City Centre remains a key priority and must remain so if the region is to deliver its growth forecasts and projections. There is an acknowledged shortage of Grade A office development in Manchester and this will begin to have an adverse effect and undermine economic performance and competitiveness unless new opportunities are identified.

St Peters Square has been identified as one of a limited number of areas where a new high quality business destination can be created that will help to address this shortage. It benefits from exceptional transport links that will be enhanced further by the expansion of the tram system, the introduction of the second city crossing and the creation of a major tram interchange within the Square, and the cross city bus routes. It also offers the opportunity to create major new developments at No1 St Peters Sq, the Odeon, Peterloo House, London Scottish House, the Theatre Royal

and at this site in a dramatically transformed environmental setting that will rival any other location in the country. This transformation is already underway with the implementation of the Town Hall transformation programme, the re-location of the War Memorial, the creation of a major new tram station, the construction of No. 1 St. Peter's Square and the re-design of the square itself as the result of an international design competition, and this will deliver the critical outcomes that are necessary.

The current proposal is a critical part of this process presenting an opportunity to provide the type of commercial product identified for the area and meet known market requirements in terms of footplate, layout, flexibility, location and setting. It would strengthen the commercial positioning of the area and help to establish St Peter's Square as a new business destination and help to drive forward the next phase of growth in the city centre economy.

This could not be delivered within the existing office buildings on the site that are outdated, have relatively small floorplates which limits the arrangement options and do not meet the long-term requirements of the type of occupiers required to achieve the regeneration requirements.

English Heritage considers that the completion of No. 1 St Peter's Square will isolate and dominate Century House such that its positive qualities would be compromised and its ability to maintain a meaningful relationship with the architecture of the Central Library will be greatly reduced. The re-location of the War Memorial will further weaken the links of this building with its context.

They believe that the proposed new building makes a suitably large-scale response to the architecture of the civic ensemble it faces, particularly the Town Hall Extension. It would step down in height from No.1 St. Peter's Square and would be faced in limestone to maintain the continuity of materials, and the civic associations they have. The eastern gable end is to be defined by a decorative stone tracery screen which echoes that on the gable end of E. Vincent Harris' Town Hall Extension, adding architectural interest, variety and context to the new building and locating it firmly in the long held ambitions for St Peter's Square to become a civic quarter.

Therefore, it is considered that the public benefits that would be delivered by the scheme would outweigh the harm caused by the loss of Century House.

7.3 Relationship to Public Transport Infrastructure

The site is well served by a variety of sustainable modes of transport. It benefits from exceptional transport links that will be enhanced further by the expansion of the tram system, the introduction of the second city crossing and the creation of a major tram interchange within the Square and the cross city bus routes. The potential for travel by foot and cycle to and from the site is high, with a wide variety of important destinations situated within an acceptable walk or cycle distance of the site. Cycle parking facilities would be provided within the basement car park of the development.

The application site benefits from access to a range of excellent bus services. There are bus stops on Oxford Road and the Oxford Road Corridor provides services to and from the City Centre every few minutes. Significant investment is being made in

rail, Metrolink, bus and cycle services in Manchester which would improve accessibility.

The proposed Cross City Bus Travel improvements will provide a package of enhanced public transport connections along three of Greater Manchester's busiest strategic routes which included the Oxford Road/ Wilmslow Road Corridor. Plans include the introduction of bus priority and congestion management measures along with significant improvements for pedestrians and cyclists. These improvements would provide more reliable bus journey times along with quicker cross city journeys.

The closest rail station to the site is Oxford Road Station which is a short walk from St Peters Square. Eight train services per hour connect Oxford Road Station with Manchester Piccadilly which provides national rail links to the proposed site and links to the airport. Rail connections will be further enhanced as a result of the works proposed as part of the Northern Hub and HS2.

7.4 Architectural Quality

The key factors to evaluate are the architecture, scale, form, massing, proportion and facing materials of the proposed building, and relationship to other structures.

As stated earlier, the proposals are designed to integrate with both the immediate surrounding context and the wider city context. The scale of the development would be an appropriate response and reflect the changing function of the Square and its remodelled design

A condition requiring samples of materials, a strategy for quality control, and details of jointing and fixing details and would be attached to any permission granted. It is considered therefore, that the proposals for the new build element are would result in high quality building that would be appropriate to its context.

7.5 Sustainability

The environmental statement accompanying the application provides an assessment of the schemes sustainability in terms of its physical, social, economic impact and other environmental effects. This document, along with the Environmental Standards Statement, demonstrates that the proposals accord with this objective. It would be designed to BREEAM 'Excellent'

The development would:

- o Have an emphasis on passive design through the its form, with its orientation and façade design maximising solar gains, passive shading and natural daylight;
- o Have excellent connections to a wide variety of public transport modes, reducing reliance on the private car;
- o Prioritise pedestrian and cyclist on-site and adjacent to the site;
- o not increase surface water run-off from the site;
- o feature segregation and recycling of waste during the construction and operational phases;

- o reduce the use of mains water through the implementation of water efficient sanitary ware;
- o have no adverse effects on statutory or non-statutory designation of nature conservation value and no net loss of biodiversity; and

Overall, the proposed development would accord with and contribute positively to the Environmental Standards set out in the Guide to Developments.

7.6 Credibility of the Design

The application proposals have been prepared by a client and experienced design team familiar with the issues associated with developing high quality buildings in city centre locations and with an exceptional track record and capability to deliver a project of exceptional quality.

The scheme would be funded by MSVL, a corporate vehicle formed specifically to develop the 2, St Peters Square site. MSVL would retain the resultant scheme as a long term investment.

The design properly reflects the site owner's commitment to this development, together with the requirements of market demand. These are important factors in terms of the deliverability of the scheme and ensure that the scheme as submitted would be constructed.

7.7 Contribution to Public Spaces and Facilities

The existing buildings on site provide limited ground floor active frontages which together with a poor public realm combine to create a poor pedestrian experience. They currently offer little to the vitality of St Peters Square and its role as a major city centre urban space.

The proposed public realm, along with the active ground floor uses, would provide strong pedestrian connections and assist in developing a new atmosphere and perception of St Peters Square. It would also generate activity and natural surveillance throughout the day and night, leading to a more user-friendly environment.

7.8 Effect on the Local Environment and Amenity

The effect on local environment and amenity is a wide ranging consideration, and examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of the following issues:

7.8.1 Wind

A desk top modelling exercise to evaluate the potential impact of the development on wind in the vicinity of the application site has been submitted with the application. This concludes that the proposals are not expected to have any significant impact on pedestrian safety and conditions would remain safe for all users.

7.8.2 Daylight, Sunlight and Overshadowing

Sunlight, daylight, and shading assessments to existing buildings surrounding the site have been carried out to determine the possible impacts the development may cause.

The study assessed the impact that the proposed development would have on the daylight received by residents in Tuscany House, in the event that the approved proposals for Peterloo House are not implemented. It demonstrated that there will be no noticeable effect on the amount of daylight received, apart from the 7th floor. However, the resultant level of daylight received here will still be higher than that recommended for living room areas. No other adverse effects were highlighted.

7.8.3 Air Quality

An Air Quality Assessment has been carried out which does not identify any air quality constraints associated with the development. There will be no significant impact associated with traffic generated by the proposed development, given the limited provision for car parking that is being made (43 spaces).

Activity on site during the construction phase may cause dust and particulate matter to be emitted into the atmosphere but any adverse impact is likely to be temporary, short term and of minor adverse significance. A condition would be attached to any consent granted which requires that the developers adopt a scheme for the wheels of contractors vehicles leaving the site to be cleaned and the access roads leading to the site swept daily to limit the impact of amount of dust and debris from the site on adjacent occupiers.

7.8.4 Noise and vibration

Whilst the principle of the proposed office and associated uses are considered to be acceptable, the impact that noise sources might have on occupiers, particularly from the active ground floor uses, needs to be considered in relation to the potential impact that the uses within the development might have on the adjacent occupiers.

An acoustic report has concluded that with appropriate acoustic design of the proposed buildings, reasonable internal noise levels can be achieved. The impact of noise from the proposed development can be controlled through acoustic insulation measures and appropriate conditions to address the comments of the Head of Environmental Health should be attached to any consent granted.

The level of noise limits and any necessary mitigation measures for the ground floor units and any externally mounted plant and ventilation associated with the building are capable of being conditions of any consent granted.

In addition, the submitted report confirms that the increased vehicular movements associated with the proposed development are unlikely to invoke significant noise impact. It also sets out a series of measures that will be taken to ensure demolition / construction noise levels are kept to a minimum.

7.8.5 TV and Radio reception

A statement on television and radio reception forms part of the planning application submission. The statement assesses the impact of the proposed development on television and radio reception and proposes a series of measures that would be required to mitigate any potential impacts that may arise after the development has been completed.

This can be dealt with by use of an appropriate planning condition.

7.8.6 Contribution to Permeability of the Wider Area

The proposed building would front an area of St Peters Square and restaurants and bars would be located here. This would provide animation in the street scene, and an active frontage to the square would enhance and contribute to linkages through it.

There is limited amenity space on the application site at present. The development proposes some hard landscaping in the entrance area within the recess to the elevation facing Mosley Street. This would enable the proposed development to form a logical boundary to the high quality public realm proposals for St Peters Square, including improvements associated with Metrolink

7.8.7 Night-time Appearance

The appearance of the building outside the hours of daylight is an important consideration. The appearance of the building when illuminated, together with the contribution it makes to the night-time street scene will make a significant impact on St Peters Square, and from more distant views.

The application sets out the following commentary for the lighting aspirations for proposed development. It is understood that lighting will have an important role in providing a 24 hour backdrop to the new square.

7.8.8 The Provision of a Well-Designed Environment

The modern design of the building and the new, open aspect to the ground level accommodation would contribute positively with its surroundings. The site at ground level has been designed to respond to surrounding civic space, so as to provide a positive urban experience.

7.8.9 Sustainable Design & Construction

The Environmental Standards Statement accompanying the application for planning permission provides a detailed assessment of the physical, social, economic and other environmental effects of the proposed development and considers the proposals in relation to sustainability objectives. This document demonstrates the overall credentials of the proposals

7.8.10 Listed Buildings and Conservation Areas.

The impact of the development on listed buildings and conservation areas during construction is temporary. Good construction practices and the use of high quality hoardings will serve to ameliorate to a certain extent the potential impacts as a result of demolition and construction activities.

The application clearly states that the adjacent listed building at 77, 79 Mosley Street / 14, 16, Princess Street, will suffer no impact to its fabric from the proposed demolition of adjacent buildings, or from the construction of the proposed development.

In addition, the development would see the replacement of some poor quality late twentieth century buildings of little heritage value, which detracts from its surroundings, both in terms of the character and appearance of the conservation areas that it immediately affects and the setting of a number of important listed buildings.

7.8.11 Microclimate

The application is accompanied by a report which considers wind and microclimate effects associated with the proposal. It demonstrates that there will be no residual impacts and the site and its surroundings will remain comfortable for pedestrians.

7.8.12 Highway and Traffic Implications

A transport assessment has been submitted to support the planning application. The focus of the assessment is on the potential impact of traffic generated by the proposed development, although it also covers the possible impact of the construction period on traffic movement.

Whilst there maybe some temporary localised impact during construction, it is considered that following completion there would only be a small increase in vehicular traffic. The assessment concludes that there would be no material impact on the local highway network.

Car parking for vehicles is proposed within the basement, which has access off Back George St, and cycle parking at ground level which has associated changing facilities.

7.8.13 Parking, Servicing and Access

Regarding traffic impact, once the development has been constructed, there will not be any significant increase in traffic levels, resulting from the proposed development. The planning application is accompanied by a Transport Statement which deals with the traffic and transport issues relating to the proposals. The report examines the site and considers the existing infrastructure (for car and non-car transport modes) and then comments on the suitability of the site for the proposed uses and how the building is generally serviced.

The report does not identify any significant traffic or transport related issues that would be likely to arise as a result of the development.

In view of the above the proposals are consistent with section 4 of the National Planning Policy Framework, and Core Strategy Policies SP1, DM1 and T2.

7.8.14 Green Travel Plan / Cycling

A Framework Travel Plan which aims to reduce unnecessary car journey's and increase the number of people who walk, cycle and use public transport for journeys as opposed to car based journeys has been submitted with the application. This recognises the need to encourage those employed within the development and visitors to travel to work and business by sustainable transport modes and the applicant has indicated their commitment to the development and implementation of a Travel Plan that would promote car sharing, cycling, walking, and public transport, thereby reducing the demand for on-site parking spaces. Cycle parking facilities for 75 bikes would be provided in the basement of the development.

A Green Travel Plan will be required by use of condition.

In view of the above the proposals are consistent with section 4 and 10 of the National Planning Policy Framework and Core Strategy policies DM1 and T2.

7.8.15 Full access and Inclusive Design

The detailed design of the proposals would be developed such that the development would be legible, easy to navigate and accessible by users with mobility, hearing and visual impairments.

The proposed development would have excellent design credentials to meet the needs of disabled people.

No 2 St Peters Square has been designed to ensure that inclusive access is provided throughout the proposed development without exception. People with mobility, sensory and or cognitive impairments will be able to fully use the building and facilities with full ease of access. All visitors and staff, regardless of age, gender or any disabilities will find the proposed development to be fully accessible. Where there are opportunities to exceed minimum standards set out in the statutory regulations the design team are committed to doing so. The external environment, including the location and orientation of entrances, has been considered so as to not impede the use of any visitors; whilst the internal building environment will optimize the use of colours, textures and materials, which along with careful space planning, will ensure it can be easily and safely navigated by all building users.

7.8.16 Crime and Disorder

The density and mix of uses would bring significantly more activity into the area, allowing adjacent streets to be overlooked and provide public spaces that would be used throughout the day and night, contributing towards a safe and secure environment.

The ground floor areas of the building would contain active uses, together with the entrance to the offices. This would maximise the active frontage to existing Mosley

Street and St Peters Square, and providing an opportunity for related seating areas to spill out into the central public space, if considered appropriate. All these measures would encourage passive surveillance.

Greater Manchester Police have been involved in pre-application discussions and have provided a Crime Impact Assessment that looks in detail at potential crime and disorder issues, which could affect the proposed development and neighbouring area.

A condition requiring Secured by Design accreditation is proposed.

In view of the above the proposals are consistent with Core Strategy Policy DM1.

7.8.17 Contaminated Land Issues

The Ground Engineering Desk Study confirms that there is no significant risk posed to the site arising from ground conditions. A condition requiring that a full site investigation is carried out and that appropriate remediation measures are submitted and agreed is capable of being attached to any consent granted. Subject to compliance with an appropriate condition the above the proposals are considered to be consistent with policy EN18 of the Core Strategy.

7.8.18 Reduction of CO2 Emissions- The application is supported by a Sustainable Energy Report, which sets out how the proposals would meet the requirements to reduce CO2 emissions

7.8.19 Archaeological issues

An archaeological and Cultural Assessment has been undertaken which shows that the proposed development is very unlikely to affect any known archaeological features, and will not affect any listed / scheduled buildings. There is only very limited potential for the discovery of hitherto unknown sites or features. The proposals would be consistent with section 12 of the National Planning Policy Framework, policy CC9 of Core Strategy and saved UDP policy DC20.

7.8.20 Biodiversity/Wildlife Issues

The application is supported by an Ecological Assessment, which comprises a desk-top study and a Phase 1 Habitat Survey. The response from the Greater Manchester Ecology Unit identifies the possible presence of bats and Black Redstarts. Has confirmed that there is no evidence of bats or birds at the buildings to be demolished, apart from a single pipistrelle, which was recorded around the buildings on several occasions, but it did not emerge from any of the buildings being surveyed. It is therefore intended to impose a condition requiring the surveys to be completed before any demolition works commence. In view of the above the proposals are considered to be consistent with policy EN15 of the Core Strategy.

7.8.21 Flood Risk

The application sites lie within Flood zone 1 and is deemed to be classified as a low risk site. In view of the above the proposals are consistent with section 10 of the National Planning Policy Framework and Core Strategy policy EN14.

8.0 RESPONSE TO CONSULTATIONS

The objections referred to earlier in this report, from residents, the Historic Buildings and Conservation Areas Panel the Twentieth Century Society and SAVE Britains Heritage can be summarised as relating to the loss of Century House, and the impact of the proposed building on conservation areas and nearby listed buildings.

These issues are all addressed in full, earlier in this report.

This is a highly prominent site and is an acknowledged regeneration priority. It represents an important element in providing a more positive aspect at St Peter's Square and the uses that are proposed, namely offices and café/ restaurants, are all acceptable and appropriate in this area.

9.0 CONCLUSION

The approach for developing the application site is entirely supported by the provisions of the National Planning Policy Framework. It clearly provides a sustainable development, as defined by the NPPF, and the benefits in bringing forward this major development opportunity justifies approval of this scheme.

The Civic Quarter- Manchester Central Regeneration Framework and the Manchester City Centre Strategic Plan highlight the need for the Square to strengthen its commercial positioning. The existing buildings on the application site comprise small footplates, offering only limited arrangement options. The Regeneration Framework identifies the redevelopment of the application site as a "fundamental ingredient" in contributing to the future success of St Peters Square.

The proposed development would provide new office space capable of meeting the next generation of office occupiers and help strengthen the commercial offering of the Square, in accordance with the Council's objectives. It would also improve the primary frontage on to St Peters Square and has the potential to deliver active frontages along Mosley Street, thus encouraging permeability and footfall, and continue the progressive improvement of the streetscape framing the north eastern extent of St Peters Square.

It is anticipated that within 1 - 2 years there will be an acute shortage of new large scale Grade A office floor space within Manchester City Centre. This is fully recognised by the City Council in its promotion of the Civic Quarter as a major new commercial destination, capable of delivering the large scale offices which are required to ensure that the future economic growth of the city centre is not constrained by the lack of office space.

Of the four buildings which are proposed to be demolished, it is clearly the potential loss of Century House which has raised the most concerns. Objections have been received which strongly support the view that the building should be retained. This is

on the basis of the design and architecture of Century House, its role as a local landmark, the contribution it makes to St Peters Square, and the materials which relate to other nearby listed buildings, and, its history, in particular its association with the Quaker Movement.

However, the harm that this loss would cause has been identified as being less than substantial and this is a position that is shared by English Heritage. On this basis, it is necessary to demonstrate that the public benefits that the scheme would deliver would outweigh this less than substantial harm. As has been set out extensively in the report, the scheme, together with those being promoted in the area, many of which are committed and underway, would transform the area and create a major new business destination at the very heart of the region. On this basis, the scheme has been fully justified.

The proposals represent a key project within the wider regeneration agenda and would make a significant contribution towards the Council's ambition to generate further economic growth for the benefit of the City Region.

Both applications which are the subject of this report are therefore recommended for approval, subject to conditions relating to the following:

- Compliance with approved plans
- Samples of materials on external elevations
- Construction methodology
- Materials to be used in external areas
- Hard surfacing strategy
- Building illumination scheme
- Secure by Design
- Construction Management Plan / Site Waste Management Plan
- Ground contamination
- Piling
- BREEAM
- Servicing
- Contractor's wheels
- Emergency telephone number
- No large unit convenience retail occupancy
- No hot food take aways
- Opening hours of ground floor units
- Shop front signage strategy
- Servicing strategy for external units
- No external amplified sound
- Deliveries
- Acoustic insulation
- Vapour extraction Travel Plan
- TV reception
- No external telecommunication equipment
- Ecology
- Tenant Management Strategy
- Archaeology
- Noise

External area design
Safeguarding overhead lines
Revised elevational design

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE 102356/FO/2013/C2

Article 31 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. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Officers also advised the applicants about the level of information that would need to be submitted with the application to overcome any concerns in relation to potential impacts on amenity, the environment and highway safety, and issues relating to these aspects of the scheme are detailed in this report. Officers also worked with the applicant during the planning application process to deal with comments raised by consultees.

Reason for recommendation

On the basis that the proposals are in accordance with Section's 1 (Building a strong and competitive economy), 2 (Ensuring the Vitality of Town Centres), 4 (Promoting Sustainable Transport), 7 (Requiring Good Design), 8 (Promoting healthy communities) and 10 (Meeting the challenge of climate change, flooding and coastal change), 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Core Strategy policies SP1(Spatial Principles), EC1 (Land for Employment and Economic Development), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC5 (Transport), CC6 (City Centre High Density Development),CC7 (Mixed Use Development), CC8 (Change and Renewal), CC10 (A Place of Everyone),T1

(Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), EN 3 (Heritage), EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk Policy), EN 16 (Air Quality), EN 17 (Water Quality), EN 18 (Contaminated Land and Ground Stability), Policy EN19 (Waste) and DM1 (Development Management) and saved UDP policies DC10.1(Food and Drink), DC20 (Archaeology) and DC26 (Development and Noise) in that the development would encourage regeneration within the Regional Centre, would be in accordance with the saved policies from the Unitary Development Plan policies DC 10.1- 5 (food and drink use), DC 14.1 - 5 (shop fronts and related signs), DC 17.1 (Telecommunications) 18.1 (Conservation Areas), 19.1 (Listed Buildings), DC 20 (archaeology), DC 26.1 (Development and Noise), would be consistent with the regeneration objectives for the Civic Quarter and would provide new office and A1, A2, A3, and A4 uses which would support further economic growth in this strategically important location and would aid in the creation of a `sense of place in St Peters Square, would develop a key strategic in a highly accessible location, would be a high density development, would have a high quality of design appropriate to its context and character which would make good use of the site in terms of efficient use of space and enhancement of the sense of place within the wider area, would in design terms respond positively at street level, would be in a highly sustainable location and would aim to secure a Breeam very good / excellent accreditation, would be consistent with the Manchester City Centre Strategic Plan having regard to the character, issues and strategy for this area, would create a well designed place that would both enhance and create character, would reuse previously developed land and reduce the need to travel, would support the City's economic performance and by developing a major landmark site in the City Centre, spread the benefits of economic growth across the City, would create a number of new jobs during the construction phase along with permanent employment once operational which would in turn contribute to economic growth, would be in an appropriate location for this type of development, would improve pedestrian safety, would improve the adjacent public realm and due to its location contribute to improving air quality by being accessible by a variety of modes of transport, would enhance its linkages with surrounding areas, would reduce CO2 emissions, would minimise flood risk, would minimise emissions from traffic generated by the development, would not have an adverse impact on water quality, would minimise surface water run-off and groundwater contamination, would be consistent with the principles of waste hierarchy, would not have an adverse impact on amenity including privacy, light, noise, vibration, air quality and road safety and traffic generation; would be fully accessible and would increase natural surveillance which in turn would reduce opportunities for crime and disorder related issues.

Conditions to be attached to the decision

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:

7274-A-G100-P-00-002-099 - Red Line Planning Boundary, 7274-A-JC20-P-AL-099 - Demolition Plan, 7274-A-G100-P-EX-099 - Ground Floor Site Plan (Existing Context), 7274-A-G100-P-00-099 - Existing Site Plan, 7274-G100-E-NE-099 -Princess Street Site Elevation, 7274-G100-E-NW-099 - Mosley Street Site Elevation, 7274-G100-E-SE-099 - Back George Street Site Elevation, 7274-G100-E-SW-099 - Dickinson Street Site Elevation, 7274-A-F200-P-MATRIX-099 - Accommodation Matrix, 7274-A-G200-P-B2-099 - GA Basement -02 Level Plan, 7274-A-G200-P-B1-099 - GA Basement -01 Level Plan, 7274-A-G200-P-00-099 - GA Ground Floor Plan, 7274-A-G200-P-01-099 -GA Level 01 Floor Plan, 7274-A-G200-P-02-099 - GA Level 02 Floor Plan, 7274-A-G200-P-03-099 - GA Level 03 Floor Plan, 7274-A-G200-P-04-099 -GA Level 04 Floor Plan, 7274-A-G200-P-05-09-099 - GA Level 05-09 Floor Plan, 7274-A-G200-P-10-099 - GA Level 10 Floor Plan, 7274-A-G200-P-11-099 - GA Level 11 Floor Plan, 7274-A-G200-P-12-099 - GA Level 12 Floor Plan, 7274-A-G200-P-RF-099 - GA Roof Plan, 7274-A-G200-S-AA-099 - GA Section AA, 7274-A-G200-S-BB-099 -GA Section BB, 7274-A-G200-S-CC-099 -GA Section CC, 7274-A-G200-S-DD-099 - GA Section DD date stamped by the City Council as local planning authority on 2nd May 2013

7274-A-G200-E-NE-099 01 - GA Princess Street Elevation, 7274-A-G200-E-NW-099 01- GA Mosley Street Elevation, 7274-A-G200-E-SE-099 01- GA Back George Elevation, 7274-A-G200-E-SW-099 01 -GA Dickinson Street Elevation, 7274-A-G251-D-01-099 01 - Mosley Street Cladding - Straight Reveals - Sheet 01, 7274-A-G251-D-02-099 01, Mosley Street Cladding - Straight Reveals - Sheet 02, 7274-A-G251-D-03-099 01 -Mosley Street Cladding - Angled Reveals - Sheet 01, 7274-A-G251-D-04-099 01 - Mosley Street Cladding - Angled Reveals - Sheet 02, 7274-A-G251-D-05-099 01 - Princess Street Cladding - Double Module - Sheet 01, 7274-A-G251-D-06-099 01 - Princess Street Cladding - Double Module - Sheet 02, 7274-A-G251-D-07-099 01 - Dickinson Street Cladding- Tracery - Sheet 01, 7274-A-G251-D-08-099 01 -Dickinson Street Cladding - Tracery - Sheet 02, 7274-A-G251-D-09-099 01 - Upper Floor Detail - Curtain Walling, 7274-A-G251-D-010-099 01 - Back St George Street Cladding -Angled Reveals - Sheet 01, 7274-A-G251-D-011-099 01 - Back St George Street Cladding -Angled Reveals - Sheet 02 date stamped by the City Council as local planning authority on 31st May 2013

Planning, Regeneration and Economic Justification Statement, prepared by Deloitte date stamped by the City Council as local planning authority on 2nd May 2013

Economic and Regeneration Justification Addendum prepared by Deloitte date stamped by the City Council as local planning authority on 17th June 2013

Design and Access Statement prepared by Ian Simpson Architects

Heritage Assessment, Visual Impact Assessment and NPPF Justification Statement prepared by Heritage Architecture, date stamped by the City Council as local planning authority on 2nd May 2013

Wind Study prepared by Buro Happold, date stamped by the City Council as local planning authority on 2nd May 2013

Transport Statement prepared by Arup, date stamped by the City Council as local planning authority on 2nd May 2013

Framework Travel Plan prepared by Arup, date stamped by the City Council as local planning authority on 2nd May 2013

Air Quality Assessment prepared by Buro Happold, date stamped by the City Council as local planning authority on 2nd May 2013

Noise Assessment prepared by HannTucker, date stamped by the City Council as local planning authority on 2nd May 2013

Ground Engineering Desk Study prepared by Buro Happold, date stamped by the City Council as local planning authority on 2nd May 2013

Archaeological Desk-Based Assessment prepared by Prof. N. J. Higham, date stamped by the City Council as local planning authority on 2nd May 2013

TV Reception Survey prepared by Taylor Brothers, date stamped by the City Council as local planning authority on 2nd May 2013

Ventilation Strategy prepared by Troupe, Bywaters and Anders, date stamped by the City Council as local planning authority on 2nd May 2013

Waste Management Strategy prepared by Ian Simpson Architects, date stamped by the City Council as local planning authority on 2nd May 2013

Demolition Statement and Listed Building Protection Statement prepared by Keltbray, date stamped by the City Council as local planning authority on 2nd May 2013

Environmental Standards Statement and BREEAM Pre-Assessment) prepared by Troupe, Bywaters and Anders, date stamped by the City Council as local planning authority on 2nd May 2013

Sustainable Energy report, prepared by Troupe, Bywaters and Anders, date stamped by the City Council as local planning authority on 2nd May 2013

Ecology Statement prepared by EVR Ecology date stamped by the City Council as local planning authority on 2nd May 2013

Protected Species Report, prepared by EVR Ecology dated 25th June 2013 and received by the City Council as local planning authority by e-mail dated 25th June 2013-06-27

Crime Impact Statement prepared by Greater Manchester Police date stamped by the City Council as local planning authority on 2nd May 2013

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP, EC1, CC1, CC5 , CC6 ,CC7 , CC8 , CC10 ,T1 , T2, EN1 , EN2 , EN6 , EN 8 , EN9 , EN14 , EN 16 , EN 17 , EN 18 , Policy EN19 and DM1 and saved UDP policies DC10.1, DC20 and DC26 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details have been submitted to and approved in writing by the City Council as local planning authority.

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.

4) No development shall take place unless and until a method statement detailing the control of workmanship in the manufacture, transportation to, and handling and erection on site of the external materials so as to maintain their appearance and quality, have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

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 as specified the Guide to Development supplementary planning document and policies SP1 and DM1 of the Core Strategy.

5) No development shall commence unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

The development shall be constructed only using the approved materials. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

6) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

7) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of all external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. The approved scheme shall be implemented in full before the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

8) Before development commences or within a timescale as otherwise agreed in writing by the City Council details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction, has been submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

10) Before the development hereby approved commences, 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 City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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.

11) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development as described in condition 17 or within a timescale to be agreed in writing by the City Council as local planning authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

13) The development hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

14) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

15) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

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

16) Before commencement of the development hereby approved details/plans of the proposed sub-division of the commercial units shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details/plans. Notwithstanding the provisions of Part A of the Town and Country Planning (Use Classes) Order 1987 or any Order revoking and re-enacting that Order with or without modification no A1 or A2 use shall be permitted without the prior written consent of the City Council.

Reason: To ensure that there is sufficient opportunity for restaurant, cafes and bar uses to exist within the development at ground floor level, pursuant to policies DC10.1 - 5 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

17) This consent does not give consent for any uses within the development to operate, fully or in part, as a hot food take away (use classA5).

Reason: In the interests of amenities of the area, pursuant to policies DC10.1 - 5 of the Unitary Development Plan and policies DM1 and SP1 of the Core Strategy.

18) Before any ground floor commercial unit is first brought in to use, full details of a shop front and signage design strategy for the commercial units of that phase shall be submitted to and approved in writing by the City Council as local planning authority. Any works approved in compliance with this condition shall be fully implemented before any of the commercial ground floor uses are brought in to use.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

19) No ground level commercial unit shall be brought in to use, unless and until details of the proposed opening hours for the unit(s) has been submitted to and approved in writing by the City Council as local planning authority. The unit(s) shall be not be operated outside the hours approved in discharge of this condition.

Reason: In order that the local planning authority can action the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the area, pursuant to policies DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester

20) Use of the development for the ground floor retail (Class A1 and/or A2 and/or A3 and/or A4) uses shall not commence unless and until a servicing strategy, for each unit including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy

21) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the

levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

22) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07.00 to 20.00 Monday to Saturday, and no deliveries or waste collections shall take place on Sundays or Bank Holidays.

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

Deliveries

23) Before development commences or within a timescale as otherwise agreed in writing by the City Council a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band 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. The approved scheme shall be implemented prior to occupancy of each part of the development as described in condition 17 and shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP policies DC26.

24) Before development commences or within a timescale as otherwise agreed in writing by the City Council, a scheme for the extraction of any fumes, vapours and odours shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme, required for each individual unit, shall be implemented prior to occupancy the individual unit to which the scheme and shall remain operational thereafter.

Reason -To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

25) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its

implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

26) Before the development hereby approved commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, as defined in the submitted Radio and TV Reception Impact Assessment, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above unless otherwise agreed in writing with the City Council as local planning authority.

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy

27) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

28) No development shall take place, unless and until the elevation of the building facing Princess Street has been amended to include a design which is the same, or similar, to the tracery detailing employed to the elevation facing Oxford Road.

Reason. To ensure that the details of the external appearance of the building are acceptable, in relation to the context of the adjacent listed building and the Conservation Area within which the building is located, pursuant to Policy DM 1

(Development Management) of the Manchester Core Strategy and saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings)

29) No development shall take place unless and until a Tennant Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Tennant Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, administration, exterior services, tenant fit out approvals and Landlord Consent, asset management, site rules, fit out guides, building [policies in relation to waste disposal, storage and deliveries.

Reason. To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

30) Prior to any demolition or development excavations commencing the applicant or their agents or their successors in title shall secure the implementation and submission of a report on a programme of archaeological works. That programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - an archaeological watching brief
 - (where merited by the watching brief) targeted open area excavation
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological, historical and architectural interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Policy 12, paragraphs 128, 129, 135, and particularly 141 - "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".

31) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

32) No development shall take place unless and until a scheme for the detailed design (including threshold levels between the frontage of the proposed development, along its northern boundary, and the proposed Metrolink Second City Crossing) has been submitted to, and approved in writing by the City Council, as local planning authority.

Reason

In order to ensure that the design and appearance of external areas are acceptable, in relation to the design and appearance of adjacent areas, pursuant to Manchester Core Strategy policy DM 1 (Development Management) and saved UDP policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).

33) No development shall take place unless and until a scheme for the future safeguarding of overhead line fixing shall be submitted to, and approved in writing by the City Council as local planning authority.

Reason.

In order to contribute toward the reduction of street clutter and improve visual amenity by reducing the number of overhead line poles directly adjacent to buildings, pursuant to Manchester Core Strategy policy DM 1 (Development Management) and saved UDP policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).

34) No development shall take place unless and until a detailed Ecology Report, including reference to protected species, has been submitted to the City Council as local planning authority, and all recommendations approved by the City Council as local planning authority shall be carried out prior to the commencement of development.

Reason.

In order to ensure that the details of the development do not adversely affect the natural wildlife and ecology of the area, pursuant to Manchester Core Strategy policies DM1 (Development Management) and EN 15 (Biodiversity and Geological Conservation).

35) No development shall take place, unless and until the elevation of the building facing Princess Street has been amended to include a design which is the same, or similar, to the tracery detailing employed to the elevation facing Oxford Road.

Reason. To ensure that the details of the external appearance of the building are acceptable, in relation to the context of the adjacent listed building and the Conservation Area within which the building is located, pursuant to Policy DM 1 (Development Management) of the Manchester Core Strategy and saved UDP policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings)

Recommendation APPROVE 102357/CC/2013/C2

Article 31 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. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Officers also advised the applicants about the level of information that would need to be submitted with the application to overcome any concerns in relation to potential impacts on amenity, the environment and highway safety, and issues relating to these aspects of the scheme are detailed in this report. Officers also worked with the applicant during the planning application process to deal with comments raised by consultees.

Reason for recommendation

On the basis that the proposals are in accordance with Section 12 of the National Planning Policy Framework, and would be in accordance with the saved policies from the Unitary Development Plan policies 18.1 (Conservation Areas) and 19.1 (Listed Buildings)

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site approved under planning permission 102356/FO/2013/C2 has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason – To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 102356/FO/2013/C2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Highway Services

Corporate Property
Environmental Health
Contaminated Land Section
Environment & Operations (Refuse & Sustainability)
City Centre Regeneration
English Heritage (NW Region)
Transport For Greater Manchester
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
6 Oxford Road, Manchester, M1 5GA
Third Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
1 Cooper Street, Manchester, M2 2FW
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor, 5 Cooper Street, Manchester, M2 2FW
Oscars, Cooper Street, Manchester, M2 2FW
Unit 1, Abbey House, Cooper Street, Manchester, M2 2FW
Unit 3, Abbey House, Cooper Street, Manchester, M2 2FW
Peterloo House, Dickinson Street, Manchester, M1 4LF
77 Mosley Street, Manchester, M2 3LQ
Ground Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
First Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Second Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Ground Floor, 87 - 89 Mosley Street, Manchester, M2 3LR
First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Third Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN
87 - 89 Mosley Street, Manchester, M2 3LR
1 St Peter`s Square, Manchester, M2 3DE
Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
9 Cooper Street, Manchester, M2 2FW
14 Princess Street, Manchester, M1 4NB
16 Princess Street, Manchester, M1 4NB
73 - 75 Princess Street, Manchester, M2 4EG
Abbey House, 74 Mosley Street, Manchester, M2 3LW
Abbey House, Cooper Street, Manchester, M2 2FW
5 Cooper Street, Manchester, M2 2FW
Century House, 11 St Peter`s Square, Manchester, M2 3DN
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
First Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
Second Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fourth Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Ground Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Bank Of China Rear Of 67 To 69, Mosley Street, Manchester, M2 3JE
Basement And Ground Floor, 67 - 69 Mosley Street, Manchester, M2 3JE
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL

Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Fifth Floor, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Second Floor, 12 Princess Street, Manchester, M1 7AG
Manchester Advertising Promotions Ltd, St Peter`s Square, Manchester, M2 3DF
Fifth Floor, 83 - 85 Mosley Street, Manchester, M2 3LG
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor Commissionaires Room, Royal Buildings, Mosley Street, Manchester, M2 3AB
First Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AB
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Basement, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Basement Left, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Basement Right, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Second Floor, 5 Cooper Street, Manchester, M2 2FW
Second Floor Front Left, 5 Cooper Street, Manchester, M2 2FW
Third Floor, 5 Cooper Street, Manchester, M2 2FW
Fourth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Fifth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 8, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor, 5 Cooper Street, Manchester, M2 2FW
Ground Floor And Second Floor, Sussex House, 83 - 85 Mosley Street, Manchester, M2 3LG
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit B4, The Exchange, Mosley Street, Manchester, M1 4AJ
Ground Floor Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit B3, The Exchange, Mosley Street, Manchester, M1 4AJ
Midland Hotel, Peter Street, Manchester, M60 2DS
Arora Internation Hotel, 18 - 24 Princess Street, Manchester, M1 4LY
Ground Floor Left, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor To Sixth Floor, 87 - 89 Mosley Street, Manchester, M2 3LR
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Front, Permanent House, 71 Mosley Street, Manchester, M2 3JN
First Floor Rear, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Peter House, Lower Mosley Street, Manchester, M2 3WQ
Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, Oxford Street, Manchester, M1 5AN
12 Princess Street, Manchester, M1 7AG
Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
79 Mosley Street, Manchester, M2 3LQ
81 Mosley Street, Manchester, M2 3LQ
83 - 85 Mosley Street, Manchester, M2 3LG
Sussex House, 83 - 85 Mosley Street, Manchester, M2 3LG
Abbey House, Mosley Street, Manchester, M2 3LW
Royal Buildings, Mosley Street, Manchester, M2 3AB
The Exchange, Mosley Street, Manchester, M1 4AJ
Central Library, St Peter`s Square, Manchester, M2 5PD
80 Mosley Street, Manchester, M2 3FX
Abbey House, 32 Booth Street, Manchester, M2 4AB
77 Princess Street, Manchester, M2 4EG
Unit 5, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 6, Abbey House, 32 Booth Street, Manchester, M2 4AB
Greggs, Unit 7, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 8, Abbey House, 32 Booth Street, Manchester, M2 4AB
Bellissimo, Unit 9, Abbey House, 32 Booth Street, Manchester, M2 4AB

First Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Second Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Third Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Fourth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Mezzanine Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Car Park Spaces, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room A, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room B, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room C, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room D, Abbey House, 32 Booth Street, Manchester, M2 4AB
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Suite 4, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Third Floor, Sussex House, 83 - 85 Mosley Street, Manchester, M2 3LG
Fourth Floor, Sussex House, 83 - 85 Mosley Street, Manchester, M2 3LG
Fourth Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN
Fifth Floor, Century House, 11 St Peter`s Square, Manchester, M2 3DN

Representations were received from the following third parties:

Environmental Health
Contaminated Land Section
Highways
Greater Manchester Ecology Unit
English Heritage
Transport for Greater Manchester
United Utilities
The Historic Buildings and Conservation Areas Panel
The Twentieth Century Society

SAVE Britains Heritage

13 Highfield, Dene Road, Didsbury, M20 2ST

7 Rochdale House, 15 Slate Wharf, M15 4SX

157 Olivia Court, Asgard Drive, Salford, M5 4TR

Flat 44, Velvet house, 60 Sackville St, M1 3WE

Flat 19, The Burton Building, 90 Oldham St, M4 1LJ

Flat 29, Opal House, 11A Whitworth St, M1 3GW

Howard Smith –

33 Grosvenor Road, Urmston, M41 5AG

Matthew Schofield –

Flat 9, Westpoint, 3 Duke St, M3 4NF

Flat 1, The Foundry, 2A Lower Chatham St, M1 5TF

50 Hunmanby Ave, M15 5FE

Anne Brandolani –

151 St George's Ave, Bolton, BL5 2ER

66 Oakcliffe Rd, M23 1DA

11 Freckleton Ave, M21 7PR

138 Egerton Rd North, M16 0DB

77 Norfolk Ave, Denton, M34 2WL

Flat 6, Lancaster House, 71 Whitworth St, M1 6LQ

15 Sibson Rd, M21 9RH

54 Alphonsus St, Old Trafford, M16 7RA

72 Rosebury St, M14 4US

72 Fir St, Salford, M6 5LX

20, Josephine Avenue, Brixton, London SW2 2LA

Flat 25, City Heights, 1, Samuel Ogden Street, Manchester

Petition signed by:

8 Rozel Square, M3 4FQ

56 Rosslyn Hill, Hampstead, London, NW3 1ND

94 Northleigh Rd, M16 0EQ

305 Castlegate, 2 Chester Rd, M15 4QG

Apt 8, Bay Building, 5 Mirabel St, M3 1NG

Flat 114, Smithfield Building, 44 Tib ST, M4 1LA

10 Evans St, Salford, M3 7GE

Apt 1106, 18 Leftbank, Spinningfields, M3 3AL

Apt 101, Skyline 2, 49 Goulden St, M4 5EL

305 Castlegate, 2 Chester Rd, M15 4QG

613 Rossetti Place, 2 Lower Byrom St, M3 4AN

513 Rossetti Place, Lower Byrom St, M3 4AN

Lock Keepers Cottage, 14 Castle St, M3 4LZ

311 Vicus, Castlefield, M3 4AQ

305 Middle Warehouse, Castle Quay, M15 4NT

9 Westpoint, M3 4NF

62 Langdale Road, M14 5PN

319 Vicus, 73 Liverpool Rd, M3 4AQ

37 Granby house, Granby Row, M1 7AR

Flat 23, 91 Liverpool Rd, M3 4JN

47 Parris Wood Ave, Didsbury, M20 5NB

Apt 28 City Gate, 11 Blantyre St, M15 4JT
802 The Base, 12 Arundel St, M15 4JR
345 Deansgate, M3 4IG
125 Empress Court, Chester Rd, M15 4EJ
101 City Gate, Blantyre St, M15 4JU
10 Stone St, Castlefield, M3 4NE
20 Green Walk, Whalley Range, M16 9RF

Relevant Contact Officer : David Brettell
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Email : d.brettell@manchester.gov.uk