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Ancoats and Clayton Ward	Application Number	Date of Appln	Committee Date
	081291/FO/2006/C2	15 January 2007	12 April 2007

Proposal Seven storey new building plus basement parking, incorporating retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and offices (Class B1) on ground floor and offices (Class B1) on upper floors

Location Land Bounded By Lever Street, Warwick Street, Spear Street and Faraday Street, City

Applicant Argent Group PLC

Agent HKR Architects, 7th Floor, The Pinnacle, 73 King Street, Manchester, M2 4NG

DESCRIPTION

Permission is sought for redevelopment of the former Lever Street bus station site, which was cleared of buildings a number of years ago. The rectangular site is 0.193 hectares and is within the Stevenson Square area. It is bounded by Lever Street to the east and Spear Street to the west, with Warwick Street and Faraday Street to the north and south respectively.

The proposal involves the construction of a 7 storey building containing a mixture of retail (Classes A1/A2/A3) and/or offices (Class B1) on the ground floor, offices on upper floors and 49 basement parking spaces. The floor plates would range from 1,333m² (ground floor) to 884m² (fourth-sixth floors). The precise proportion of uses on the ground floor is not known at present, but retail uses are less likely on Spear Street due to lower pedestrian/vehicle flows than Lever Street.

The proposed building would include a publicly accessible arcade along the former line of Bradley Street, which once divided the site into two equal parts and which still exists east of the site.

The ground floor would incorporate active frontages to Lever Street and Spear Street, with the capacity for subdivision and multiple entrances on both streets. In addition, the Lever Street frontage would include two reception entrances to the office floors above. The ground floor units would also be accessible from the central arcade, linking Warwick Street to Faraday Street. Non-active frontages would be limited to a ramp access to the basement parking on Warwick Street, and a refuse store and substation on Spear Street.

The seven storeys of the proposed building would comprise two 4 storey blocks parallel to Lever Street/Spear Street, split by the Bradley Street arcade, above which would be two 3 storey blocks sitting parallel to Faraday Street/Warwick Street.

The design is a response to the environmental, economic and social context, in particular aiming to achieve a BREEAM rating of 'excellent' at the rigorous 2006 standards. It incorporates a number of passive measures that have informed the shape and appearance of the building, such as:

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- Narrow floor plates to support natural ventilation
- Opening windows to offer building users a level of control over their internal environment.
- Clear simple floor plates resulting in a low ratio of exposed perimeter wall to floor.
- A large quantity of thermal mass employed to moderate temperature fluctuations, storing heat during the day and releasing it at night.
- An optimised relationship between thermal mass and glazing balances views out and solar gain.
- Extensive green and brown roofs above the third, fourth and seventh floors. These offer increased thermal mass, increased insulation, reduced load on drainage and improved ecology. A brown roof of recycled aggregate above the sixth floor will encourage the creation of additional ecological habitats, whilst levels 4 to 6 are orientated to allow each of the ecological areas to receive sun.
- A solar shading screen on the first and second floors of the Lever Street elevation.

The shading screen would be a prominent feature of the building and has been identified as an opportunity for integration of public art into the building. It would be 50 metres long and 7 metres in height, 40% solid and constructed of laser cut stainless steel. In the event that permission is granted, the applicant will undertake an artistic design competition to attract concept proposals for the shading screen. The 'floral' design shown on the submitted drawings therefore illustrates the proportion of the elevation to be covered by the shading screen but may not represent the final design.

The proposed external materials of the building are brick and coloured render (blue/black and silver grey), light grey glass fibre cement (GFC) rain-screen cladding, glass, steel and white render, as follows:

- Ground floor – The base and upper sections of the building would be split with light grey GFC and timber framed silicone glazing;
- First/second floors – Blue/black brick and dark coloured mortar;
- Third floor – White render;
- Fourth to sixth floors – Silver/grey brick and light coloured mortar, with blue/black brick elevations and coloured vertical aluminium louvres facing Lever Street/Spear Street

The application is supported by:

- A full set of plans and a scale model;
- Accessibility Statement;
- Acoustic Study;
- Archaeological Report;
- Site Investigation Study;
- TV/Radio reception survey.

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CONSULTATIONS

Head of Engineering Services – No objections in principle, but has made detailed comments which have been passed to the applicant for resolution.

Head of Environmental Health – No objections, subject to conditions.

Director of Operational Services – No objections, subject to conditions.

Greater Manchester Police – No objections, subject to conditions.

GM Passenger Transport Executive – No objections, subject to conditions.

English Heritage – No objections.

Historic Buildings and Conservation Areas Panel - The Panel was pleased to see that this site is to be re-developed along with the recreation of Bradley Street. It was felt that more effort is needed to enhance the recreated route and that it would be better as a traditional street rather than an arcade or internal space. The Panel asked what guarantees there would be that the street would remain permanently open and not be closed off 'out of hours'. The Panel also felt strongly that 'A1' active use is essential to the principal elevations at street level.

The Panel noted that the recent use of the site as a bus station created an unfortunate gap in the street wall and the conservation area; a new development would help repair the 'grain'. However, the Panel's understanding of the scale of built-form within the Stevenson Square conservation area was generally one of 2/3-storey domestic scale to the east of the Square, including this site, with a greater height and scale to the west of the Square. It was felt that this character had not been responded to satisfactorily by the proposed building, with Panel members generally looking for a reduction in height of the architectural massing.

Panel members were engaged in lengthy discussion and exchanges of opinions and views regarding a more appropriate height and scale for the new building. Panel members offered the following views on the proposal, including :-

- The proposed building is alien to the character of the conservation area in terms of its height, scale, massing and materials palette. It was felt that a red brick would be more appropriate, or the use of a true blue engineering brick with deeply recessed window reveals to give the building greater modelling. The use of the stainless steel sunscreen is out of character for the area.
- The proposal is not a massive overdevelopment and the base shows some respect for the scale of the 'street wall'. However, the building appears top-heavy and exaggerated by the use of brickwork as the facing material for the upper elements, a lightweight cladding material would have been more appropriate. The poor massing and poorly distributed height of the building emphasises its top-heavy appearance.

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- It was suggested that the houses that once stood on this site, that were dismantled and stored at the Museum of Science and Industry should be rebuilt along Lever Street as part of this redevelopment.
- Some height on this site would not be unreasonable, but this proposal is too high. There exists historic evidence that a building of 6/7 storeys once existed on this site. 6/7 storeys to Lever Street, dropping to 3 storeys at the rear would be more appropriate. This would also reduce the impact of the proposal on the properties to Spear Street. Concern was expressed that too much height on this site would set a dangerous precedent for the future redevelopment of adjacent sites.

Panel members agreed that height of the podium element was about right but that the base expression to the ground floor appears too squat. This is compounded by the way the mass of the podium fails to be transferred to ground successfully. It would be a better solution if the mass were transferred to ground via piers containing shop fronts at back of footpath.

In summary, concerns exist about the height and although evidence exists of an earlier 6/7 storey building to Lever Street it was felt that there is just too much development for this site. It was felt that the materials palette does not help (especially the use of dark and light grey bricks). The recreation of Bradley Street was welcomed.

A strong minority objection to the proposal was raised which considered that the proposal would have a negative impact on the character of the conservation area.

Recommend – Negotiate as above.

Publicity – The application was advertised as a major application, affecting the setting of nearby Grade II listed buildings 4-8 Bradley Street, 69-77 Lever Street and The Castle Hotel, Oldham Street, affecting the Stevenson Square Conservation Area, and affecting a public right of way. In addition, neighbours were notified of the application. Two representations were received as a result of the publicity, as follows:

- Gilbey Electrical Wholesalers Ltd (55-59 Spear Street) – Objected to the proposed development on the grounds that the new building would adversely impact upon servicing and access to their premises, reduce visibility of the business to passing trade on Lever Street, cause overshadowing, result in blockage of the narrow roads around the site and increase bus congestion in the city centre.
- Owners of Phoenix House (61-65 Spear Street) – No objection to the principle of the development but asked that the pavement be widened or the building set back, a pedestrian link incorporated from Spear Street directly into the central arcade, and removing all servicing from the Spear Street frontage.

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ISSUES

Regional Spatial Strategy – The scheme is consistent with RSS policies DP1 which gives priority to the development of sites in urban areas, DP3 which promotes good design and SP1 which promotes development in the Regional Poles.

Unitary Development Plan – The proposed use for the site is consistent with UDP policies that promote regeneration within the City Centre, building on the regeneration that has already taken place within the Stevenson Square area and stimulating investment and environmental improvements planned to take place there. The scheme is considered to be consistent with the adopted Manchester Unitary Development Plan, particularly policies RC3 'Mixed uses', RC4 'Environment', RC7 'Gateways', DC18.1 'Conservation Areas', E3.5 'Secure Environment', R1.1 'Regeneration', E1.5 'Energy conservation', DC26.4 'Noise levels' and RC20 Area 10 'Small Area Proposals'.

Environmental Sustainability – The design of the building has been driven to a significant extent by the aim to achieve a BREEAM rating of 'excellent', as described above. There is unlikely to be a requirement for externally-mounted air cooling equipment, but in the event that such equipment is required, louvred plant enclosures form part of the roof design.

Design and impact on the conservation area and residents/pedestrians – The contemporary design of the proposed relates to the neighbouring buildings in the conservation area through use of brick in a contemporary style, and by ensuring that the mass of the Lever Street frontage block corresponds to average eaves height in the immediate area. The upper part of the building, above the third floor, would be set back 6 metres from Spear Street so the new building frontage would be similar in height to other buildings on the street.

There are few residential developments in the vicinity overlooking the site, so the main impact of the building would be on the nearby business premises. The building has been set back slightly from the historic building line of Spear Street, thereby widening the footway beyond the historic width. The impact of servicing and refuse collection on surrounding streets has been minimised by restricting servicing facilities to Lever Street, whilst the refuse store/substation access points have been located away from existing entrances to buildings on Spear Street such as Phoenix House.

The 'split building' form of the development would prevent the appearance of a single monolithic block on this prominent site, maximising beneficial impacts on surrounding streets by bringing active employment uses onto an underused site. In contrast, the existing gap site has a negative impact on the conservation area, which is otherwise characterised by buildings fully occupying their blocks.

The building is not significantly larger than those pre-existing on the site and reinstates built form on a long-standing gap site in a high quality, contemporary manner. It should be noted that the proposed building is significantly smaller than the 1960s 'Griffin House' on the opposite side of Lever Street.

Although adjacent businesses would be affected by construction of the new building, the impact would not be greater than can be expected in a high density

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city centre environment and any adverse impacts would be mitigated by the high quality character of the design and materials of the proposed building.

A significant beneficial impact on pedestrians and surrounding businesses would be the improvements at street level to the routes surrounding the site through the introduction of active uses. The proposal would create an attractive, well-lit environment to encourage the use of the arcade and improve the quality and security of Spear Street and other adjacent streets by day and night.

Impact on regeneration – This is an important site in the heart of the Stevenson Square area, and would add a significant new element to the range of employment floorspace in the area. The requirement for a high quality building on this site is even more important due to its location on an important link between Piccadilly Gardens, the inner relief route (Great Ancoats Street) and the employment/residential-led regeneration taking place in Ancoats. The proposed building is of sufficient quality to fulfil this role, and would introduce new activity into a currently underused area.

Should the ground floor units not be occupied immediately, there would not be hoardings fitted in the openings but instead the glazing and entrances would be completed as an integral part of the building.

The proposed steel solar shading screen has the potential to add significantly to the distinctiveness and character of this part of the city centre, and it is recommended that a condition be attached to any permission ensuring that details of the proposed design are submitted to and agreed in writing with the City Council.

Safety and security – The applicant has confirmed that integral, building-mounted lighting would be incorporated into all pedestrian-level frontages of the building. There would be permanent on-site management and security, and gated access into the central arcade. Greater Manchester Police have confirmed that there is no reason why the scheme should not achieve 'Secured by Design' accreditation, provided the arcade incorporates security grilles. It is important that a balance be struck between public access through the arcade, security of the site and pedestrian safety, and the arcade may be able to be open for longer hours as activity in the area increases. It is therefore recommended that a condition be attached ensuring that opening times for the arcade are agreed with the City Council, and subject to review in future years as the area changes.

Parking – There are 49 parking spaces provided on the site. Secure cycle storage for a minimum of 25 bicycles is proposed within the building, including male and female shower rooms and lockers.

Access - Level access would be incorporated into and throughout the interior of the proposed building. The applicant has confirmed that of the 49 parking spaces, at least 3 will be suitable for wheelchair users.

Servicing - Refuse storage, including a dedicated area for recyclable materials, would be contained within the building and refuse collection would take place from Spear Street. Servicing for the building, including all ground floor uses, would take from Lever Street due to the narrow width of other surrounding streets.

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Signage Strategy – The applicant has submitted a signage strategy for the building as part of the application. Although separate applications for advertisement consent will be required, the signage strategy would ensure that there is a design-led context for all advertisements on this building.

Potential impact on TV reception - The applicant has submitted a report that states that television reception is unlikely to be affected by the development, although disruption to TV signals by cranes during the construction period is possible. The applicant has accepted the conclusions of the report and has undertaken to carry out appropriate remedial measures to ensure that any impact on TV signals is minimised.

Third Party Representations - The issues raised concerning active frontages on Spear Street and visual amenity have been satisfactorily addressed above. Outstanding issues are as follows:

1. Inclusion of pedestrian link between Spear Street and the central arcade: This would significantly reduce the amount of frontage available for active uses on Spear Street without creating a route that would be on a natural pedestrian desire line.
2. Adverse impact on servicing of existing businesses: The Head of Highways has confirmed that there should be no adverse impact on servicing provided that only refuse collection takes place from Spear Street, and all other servicing takes place from Lever Street.
3. Potential increase bus congestion in the city centre: Construction of the Shudehill Interchange, combined with other changes to bus movements in the city centre, means that the Lever Street site is no longer required as a bus station.

Conclusion - The proposed development is acceptable in terms of use and in the broad principles of its design. It comprises a high quality landmark scheme that would introduce new activity and employment floorspace into the area on an important gateway route, and should promote the continued regeneration of the Stevenson Square area. It would also create substantial improvements to the streets surrounding the site. In this context, it is recommended that Committee approve the application.

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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered

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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. He believes that any restriction on these rights posed by 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**

The application is recommended for **APPROVAL** subject to the following conditions on the basis that the proposal is consistent with the Central Spine Development Framework and in accordance with the City Council's Unitary Development Plan, in particular policies RC3 'Mixed uses', RC4 'Environment', RC7 'Gateways', DC18.1 'Conservation Areas', E3.5 'Secure Environment', R1.1 'Regeneration', E1.5 'Energy conservation', DC26.4 'Noise levels' and RC20 Area 10 'Small Area Proposals'.

Conditions

- 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 unless otherwise agreed in writing by the City Council as local planning authority:

- * HKR Architects drawings ref. 1162_00 03 P1, 103 P1, 1R1 P1, 1162_02_B1 P1, 00 P1, 01 P1, 02 P1, 03 P1, 04 P1, R1 P1, 1162_04 01 P1, 02 P1, 03 P1, 111 P1, 112 P1, 11 P1, 12 P1, 13 P1, 14 P1, 21 P1, 22 P1, 23, 1162_05_01 P1, 02 P1, 03 P1, 04 P1, 05 P1, 06 P1, 1162_15_111 P1, 1162_07_B1 P1, 00P1, 01 P1, 03 P1, 04 P1;
- * HKR Architects Planning Report titled 'Stevenson Square Phase 1' dated November 2006, section 3.11 'Sustainability and BREEAM', section 3.12 'Environmental Strategy', section 3.13 'Landscape Design', 3.14 'Accessibility Statement', section 3.15 'Transport', section 3.17 'Security', section 3.18 'Signage', 3.19 'Servicing Strategy';
- * Strata Surveys Limited report no. 13724 titled 'Ground Investigation Report' dated 12 October 2006;
- * TVA Installations (Stockport) Ltd report titled 'Lever Street – Manchester – TV Reception Survey' ref. AM, dated 30 October 2006.
- * Ove Arup & Partners Ltd report titled 'Argent Estates Limited – Stevenson Square – Transport Statement', ref. 120633-00, dated October 2006.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy H2.2 of the adopted Manchester Unitary Development Plan.

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- 3) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development, including the roof, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed 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, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

- 4) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the local planning authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development", pursuant to Manchester Unitary Development Plan policy E3.5 and E2.7.

- 5) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason -To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to Manchester Unitary Development Plan policy H2.2.

- 6) Before the development hereby approved commences a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Manchester Unitary Development Plan policies H2.1, H2.2, E3.1 and E3.2.

- 7) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of all external areas within and

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surrounding the site 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 shall be submitted to and approved in writing by the City Council as local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to Manchester Unitary Development Plan policies H2.2, E3.3 and E3.5.

- 8) A landscaping and long-term maintenance scheme for all external areas of the site, incorporating all hard landscaping proposals, roof terrace areas, brown roofs and green roofs, shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out, pursuant to Manchester Unitary Development Plan policies H2.1, H2.7, E2.6 and E3.5.

- 9) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'excellent'. Written confirmation of this rating is to be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to adopted Manchester Unitary Development Plan policy E1.6, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

- 10) The ground floor commercial units hereby approved shall not be occupied unless and until the permitted hours of opening have been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area, pursuant of Manchester Unitary Development Plan policy H2.2.

- 11) The uses hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading 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

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approved strategy unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of residential amenity, pursuant to Manchester Unitary Development Plan policy H2.2.

- 12) Before the ground floor commercial unit hereby approved is occupied a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within the unit shall be submitted to and approved in writing by the City Council as local planning authority, and thereafter implemented in full before the unit is occupied.

Reason - In the interests of the amenity of the occupiers within the building and nearby properties, pursuant to Manchester Unitary Development Plan policy H2.2.

- 13) No deliveries, servicing or collections, including waste and recycling collections, shall take place outside the following hours: 7.30 a.m. - 8.00 p.m. Monday to Saturdays, and 10.00 a.m. – 6.00 p.m. Sundays and Bank Holidays.

Reason - To protect the amenity of occupants of buildings surrounding the development, pursuant to adopted Manchester Unitary Development Plan policy H2.2.

- 14) Before the development hereby approved is commenced, a repaving strategy for the public footpaths, pavements and redundant vehicular crossings 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 the development hereby approved is first occupied, unless otherwise agreed in writing by the City Council as local planning authority.

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 Manchester Unitary Development Plan policy H2.2.

- 15) The applicant shall, with regard to television reception in the area containing the application site, provide the City Council as local planning authority with studies that:

- a) Measure the existing television signal reception within the potential impact area, as identified in the TVA Installations (Stockport) Ltd report titled 'Lever Street – Manchester – TV Reception Survey' ref. AM, dated 30 October 2006, and within an area of 500 metres radius surrounding the building, 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 (Ofcom), 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 or before the development is first occupied, whichever is the sooner, and at any other time during the

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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. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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 affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications, and pursuant to policy H2.2 of the Manchester Unitary Development Plan.

- 16) No externally mounted equipment shall be mounted on any part of the buildings hereby approved, including the roofs outside the designated louvred plant enclosures shown on drawing ref. 1162_02_R1 P1, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the high quality of the design hereby approved is not adversely affected and pursuant to adopted Manchester Unitary Development Plan policy H2.2.

- 17) The development hereby approved shall not be brought into use unless and until details of the management scheme and opening hours for the Bradley Street arcade hereby approved has been submitted to and approved in writing by the City Council as local planning authority. The pedestrian arcade shall thereafter be managed in accordance with the scheme unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of pedestrian safety in accessing the pedestrian arcade, pursuant to adopted Manchester Unitary Development Plan policy E3.5.

- 18) Before the development hereby approved commences, full details of the proposed stainless steel solar shading screen on the Lever Street elevation shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the high quality of the design hereby approved is not adversely affected and pursuant to adopted Manchester Unitary Development Plan policy H2.2.

- 19) The development hereby approved shall not commence unless and until full details which address all outstanding highway design issues, as raised by the City Council's Head of Engineering Services (Traffic), have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt public funds will not be available for highway works required to be carried in discharge of this condition.

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Reason - In the interests of public and highway safety and to ensure that the development can be accessed and serviced satisfactorily, pursuant to adopted Manchester Unitary Development Plan policy T3.1.

- 20) Details of a Green Travel Plan Strategy, implementation and monitoring of 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 Green 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 remains 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 Green Travel Plan Strategy shall be adopted and implemented.

Reason – In accordance with the provisions contained within Planning Policy Guidance, pursuant to adopted Manchester Unitary Development Plan policy T2.4.

- 21) The windows at ground level fronting onto Lever Street, Spear Street, Warwick Street, Faraday Street and the central Bradley Street arcade shall be retained as clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way unless agreed in writing by the City Council as local planning authority.

Reason - The clear glazed windows are an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting streetscene consistent with the use of such areas by members of the public, and pursuant to policy DC14.1 of the Manchester Unitary Development Plan.

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: 081291/FO/2006/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 all held by the Planning Division.

THE FOLLOWING RESIDENTS, BUSINESSES AND OTHER THIRD PARTIES IN THE AREA WERE CONSULTED ON THE APPLICATION:

14-18 Faraday Street
3-27, 59 Hilton Street
2-6, 24, 30-34 Houldsworth Street
47, 50, 55-61 Spear Street
1-5, 9-11A Stevenson Square
4, 6, 8 Bradley Street
22 Little Lever Street
Royal Mail, Oldham Road

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42 – 88 (evens), 71-103, 107, 111-133 (odds) Oldham Street
55, 63, 77-89, Greater Manchester Police Museum, Newton Street
19, 32, 40, 43-45, 57, 69, 73-79, 79a Lever Street
8, 56-62, 66-74, 78-106, 110-112, Sachas Hotel, Tib Street
5 Warwick Street

Representations were received from the following third parties:

Gilbey Electrical Wholesalers Ltd (55-59 Spear Street)
Owners of Phoenix House (61-65 Spear Street)

Relevant Contact Officer:	: David Robinson
Telephone No.	: (0161) 234 4555
Email	: d.robinson1@manchester.gov.uk