

## List No. 9

<b>City Ward</b>	<b>Centre</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
		081355/OO/2006/C3	18th July 2007	14 <sup>th</sup> Feb 2008
<b>Proposal</b>	OUTLINE APPLICATION for the erection of a 13 storey building comprising hotel (use class C1) with ground floor commercial units comprising A1 (shops), A2 (professional services), A3 (restaurants), A4 (drinking establishments) and B1 (business) and associated services including 2 levels of basement parking			
<b>Location</b>	Site Formerly 122-124 Great Ancoats Street, Manchester, M4 6DE			
<b>Applicant</b>	Urbanize Ltd & Miss Aala Saleh Mehbi,			
<b>Agent</b>	John Rose Associates, The Old Pump House, Middlewood Road, Poynton, SK12 1SH			

### Description

Outline permission is sought for redevelopment of a vacant 0.07 hectare site formerly occupied by 122-124 Great Ancoats Street for a 13 storey hotel. The site is bounded by Great Ancoats Street to the east, Lomax Street to the south and Laystall Street to the north. Adjacent to the west there is a current construction site for a residential development (refs. 068295/OO/2003/C3 & 078448/MO/2006/C3). The only reserved matter for this application is landscaping.

In the wider context, the site is located on the north-eastern fringe of the City Centre, in an area characterised by edge-of-centre retail including ILVA and the Central Retail Park. It is an important and prominent site fronting the Inner Relief Route, representing another opportunity for the continued regeneration of the Great Ancoats Street corridor.

The current proposal involves construction of a 13 storey hotel accessed from Laystall Street, incorporating 2 basement levels of car parking for 30 vehicles and a ground floor commercial unit fronting Great Ancoats Street.

The mass of the building would comprise a 13 storey block fronting Great Ancoats Street rising from a recessed glazed ground floor podium. The rear section of the building would be 5 storeys in height. A screened plant room and lift overrun would be located in the centre of the roof.

The materials would comprise a limited palette of reconstituted white limestone cladding panels in 3 sizes within which would be set recessed vertically-proportioned windows. Sections of the Great Ancoats Street elevation would project beyond the main façade, and set in front of the cladding panels would be a coloured glazed screen. Coloured glazed screens would also be mounted on the Laystall Street and Lomax Street elevations.

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The ground floor frontages would be double-height and glazed for the hotel entrance and the commercial unit. Non-glazed sections of the podium would be clad in natural stone. The building would be serviced from Lomax Street, although the drop-off facility for the hotel would be located on Laystall Street.

### **Consultations**

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

**Head of Engineering Services** – No objections.

**Operational Services** – No objections received.

**Greater Manchester Passenger Transport Executive** – No objections.

**Greater Manchester Police** – No objections.

### **Publicity**

The proposal has been advertised as a major development and as a development in the public interest, and the occupiers of adjacent properties were notified about the proposals. No representations were received as a result of this publicity.

### **Issues**

**Regional Spatial Strategy** – The proposal would support the objectives of current RSS policy EC8 'Town Centres – Retail, Leisure and Office Development', policies W6 'Tourism and the Visitor Economy' and MCR2 'Regional Centre' as contained in the submitted draft RSS produced in 2006, and as contained in the May 2007 Panel Report.

**Unitary Development Plan** - The proposal would make a positive contribution to the area and street-scene and therefore the scheme is considered to be consistent with policies for regeneration (RC1), economic and employment development (I1.1, I1.4, I1.8, I2.1) and appropriate mix of uses (I1.9, S2.4, RC3). The proposal would improve the appearance of a prominent site in the City Centre adjacent to a gateway route, and is therefore considered to be consistent with policies relating to a better environment (RC4) on gateway routes (RC7) and promoting tourism (RC6). The scheme would improve the environment and encourage the area's safe use by the public (Policies E3.5, E3.6).

**The Scheme's Contribution to Regeneration** - Regeneration is an important planning consideration. Over the past ten years the City Council has had a considerable amount of success in terms of regenerating the City Centre. The work in Piccadilly, Spinningfields, the Conference Quarter, Northern Quarter and Castlefield are all good examples of this. However, much

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remains to be done, and one priority is the need to improve the appearance of the Great Ancoats Street corridor as one of the main routes into and around the City Centre and as a link between the centre and current regeneration initiatives in New Islington and New East Manchester.

Great Ancoats Street has already seen increasing levels of investment in new buildings, high quality refurbishments and public realm in recent years and the area is important to the overall functioning and success of the wider City Centre. The existing vacant site has a poor visual appearance and its replacement with a high quality modern building, as well as the activity associated with the proposed hotel use, would complement the other developments along Great Ancoats Street. The scheme would therefore make an important contribution to the regeneration of the City Centre and the Great Ancoats Street area.

Scale and form of the development and its impact on the area - The proposed building, whilst taller than the pre-existing buildings on the site, would sit comfortably with the range of building heights developing along Great Ancoats Street. The proposed materials are high quality and the modelling of the elevations would create considerable visual interest. It is recommended that conditions be attached to any permission requiring submission of cleaning and maintenance regimes for the proposed cladding and glazing.

The overall quality of the design and materials would therefore produce a scheme that would be acceptable in terms of its impact on the surrounding area.

Impact on Amenity – Although there are few residents in the area at present, there is potential for the proposed hotel to have an impact on future occupiers of the apartments currently under construction on the adjacent site. It is therefore recommended that conditions be imposed on any permission in order to prevent nuisance from noise, fumes and delivery movements.

Parking & Highways – The Head of Highways has confirmed that the proposed servicing and access arrangements are satisfactory. A minimum of 5% of the basement parking spaces would be reserved for use by disabled drivers.

Access – Full access is provided into and throughout the proposed building.

Crime and Disorder - It would be expected that an enhanced level of personal security for those using the area would result from this development as a result of the increased activity from customers visiting the hotel and commercial unit. The Architectural Liaison Unit of Greater Manchester Police has confirmed that there are no objections to the scheme.

**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.

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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)/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. He 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**

On the basis that the proposal is in accordance with the provisions of the City Councils Unitary Development Plan, in particular policies I1.1 'Commercial Development', I1.4 'Regional Centre development', I1.8 'Tourist facilities', I2.1 'Transport accessibility', I1.9 'Hotel developments', S2.4 'New shopping facilities', RC1 'City Centre Local Plan Policies', RC3 'Mixed Uses', RC4 'Environment', RC7 'Gateway Sites', RC6 'Tourism', E3.5 'Safer environment', E3.6 'Environmental Improvements', DC26.5 'Noise levels' and Small Area policy RC20 (Area 20) in that the development would make the area more safe and attractive; would be of a high standard of design and make a positive contribution towards improving the City's environment; there would not be any significant impacts on the residential amenities of adjoining occupiers; the development would include suitable landscaping; would reduce air pollution caused by vehicles by encouraging alternative forms of transport; would encourage energy conservation by being well served by public transport and by using high standards of energy efficiency within the development; would include measures which would lead to a safer environment; would promote regeneration and an improved environment; would include secure cycling parking facilities in the heart of the City Centre; would be mixed use and contribute to the mix of uses in the area; create leisure and recreational facilities for tourism, would provide shopping facilities and potentially street cafés in an appropriate location, would be accessible at ground floor level for people whose mobility is impaired; would not increase the risk of flooding; would not expose existing or future residents to unacceptable levels of noise; and generally the proposal would provide high quality facilities within the area to the benefit of the wider surrounding community allowing the continuing regeneration of the locality; and there are no material considerations of sufficient weight to indicate otherwise, and subject to the following 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.

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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:

\* SW Foulkes Architects drawings ref. 632.02-P500, P208A, P209A, P210A, P211A, P212A, P213B, P214B, P215B, P216B, P217B, P218B, P219B, P220B, P221B, P222B, P223B, P225B, P224B, P300B, P301B, P302B, P303B, VIZ01, VIZ02;

\* Singleton Clamp & Partners drawing ref. SCP/06292/D01;

\* Singleton Clamp & Partners report titled 'Highways Statement' ref. WB/BB/06292 dated 13<sup>th</sup> November 2006;

\* Taylor Bros. Installations (Bolton) Ltd report titled 'TV Reception Survey Report' ref. 8186 dated 10<sup>th</sup>/11<sup>th</sup> January 2007;

\* Acoustic Design Technology report titled 'Environmental Noise Impact Assessment' ref. 713/ENIA dated 28 September 2006;

\* Waste Management Strategy prepared by John Rose Associates ref. 081355/00/2006 dated 30 January 2007;

\* Michael Flynn Associates report titled 'Results of Ground Investigation at Laystall Street, Manchester' ref. 2006/141 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 Manchester Unitary Development Plan.

3) No development shall commence unless and until samples and specifications of all materials to be used on all external elevations and a maintenance and cleaning methodology for the external cladding 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 and maintained in accordance with the approved maintenance and cleaning methodology 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, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary

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Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

5) The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept 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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) 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).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

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

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences unless otherwise agreed with the City Council as local planning authority and the Expert shall prepare a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before that phase is occupied, then any phase of the development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy/Site Investigation Report) which

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shall be submitted to and approved in writing by the City Council as local planning authority and the development of that phase shall be carried out in accordance with the Revised Remediation Strategy/Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

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 H2.1, H2.2, E3.1 and E3.2 of the Unitary Development Plan for the City of Manchester.

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 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) The development hereby approved shall seek to achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent' or 'very good' unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

9) Any ancillary plant or externally mounted equipment shall be acoustically treated in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use first commences. The scheme shall be designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location. The equipment shall be installed and maintained in accordance with the approved scheme.

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

10) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning

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authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) The details of an emergency telephone contact number for a person responsible for the site shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) Before the development hereby approved commences a scheme for the storage and disposal of refuse, including storage of recyclable materials, shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in place whilst the use or development is in operation.

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

13) The permitted hours of opening of the ground floor commercial unit (Classes A1, A2, A3, A4, B1) hereby approved are to be agreed with the City Council as local planning authority prior to occupation.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents, pursuant to Manchester Unitary Development Plan policy H2.2.

14) 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 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.

15) Before the development hereby approved commences, a shop front and signage design strategy for the building shall be submitted to and approved in writing by the City Council as local planning authority.

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

16) Before the development hereby approved commences, a paving and surfacing strategy for the public footpaths, redundant 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 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 and vehicular carriageways, pursuant to Manchester Unitary Development Plan policy H2.2.

17) Before the development 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 identified in Taylor Bros. Installations (Bolton) Ltd report ref. 8186 dated 10<sup>th</sup>/11<sup>th</sup> January 2007 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 or before the development is first occupied, whichever is the sooner, 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. 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.

18) Before the development hereby approved commences, details of the colour pattern to be applied to the externally-mounted glass screen, and a methodology for fixing and maintaining the glazing, and cleaning both sides of

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the glazing has been submitted to and approved in writing by the City Council as local planning authority.

Reason – In the interests of the visual amenity of the building, pursuant to Manchester Unitary Development Plan policy H2.2.

### **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: 082205/FO/2007/C3 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:**

Head of Highways  
Head of Environmental Health  
Environment & Operations (Refuse & Sustainability)  
Greater Manchester Police  
Greater Manchester Passenger Transport Executive

Brownsfield Mill, Binns Place, Manchester, M4 5BP  
35 Tariff Street, Manchester, M1 2FE  
24, 25-29, 28-32, 31-33, 34, 38, 48 Laystall Street, Manchester, M1 2JZ  
10 Pigeon Street, Manchester, M1 2JX  
47, 51-53, 57-59, 55-59, 61-63, 65-67, 77-79 81, 83 Ducie Street, Manchester  
Shoe City, Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ  
J J B Sports Ltd, Central Retail Park, Great Ancoats Street, Manchester, M4  
98, 100, 104, 114-122B, 122, 124, 126, 128, 130, 132-134, 140 Gt Ancoats St  
Sybil Manufacturing Co, plus Nos.1-3, 55 Lomax Street, Manchester, M1 2LP  
Children's World, Central Retail Park, Great Ancoats Street, Manchester, M4  
Toys R Us, Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ  
Currys Ltd, Central Retail Park, Great Ancoats Street, Manchester, M4 6DJ  
Lomax Street, Manchester, M1 2LP

### **Representations were received from the following third parties:**

None.

<b>Relevant Contact Officer:</b>	: Dave Robinson
<b>Telephone No.</b>	: (0161) 234 4555
<b>Email</b>	: d.robinson1@manchester.gov.uk